We propose to increase the width of Alexander Lane to allow two-way traffic and add a wider footpath to the eastern side of the lane to facilitate safe pedestrian access to and from the Crows Nest Centre.

The setback to the western face of Block A is therefore increased to 6m from the centreline of Alexander Lane, which is an equal share of the required ADG setback of 12m between habitable rooms up to 4 storeys.

The Residential Flat Building at 9 Alexander Street appears to have been built before SEPP65 came in to effect and is in part built to the street boundary on Alexander Lane. The neighbouring zone is similar in density to the subject site so additional setbacks across zone boundaries so not apply



	Revisions	Key	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
	No. Date Description Apprid Ver'd A 05/06/20 ISSUE FOR INFORMATION BM		Lindsay Bennelong Developments Pty Ltd	$AJ_{ALLEN JACK+COTTIER}$	27 - 57 FALCON STREET CROWS NEST	ALEXANDER LANE SECTION	1 : 100 @A3	SK1490	A
				79 Myrtle Street Chippenda NSW 2008 AUSTRALA pl +61 2 9311 822 (x +61 2 9311 8200 ABN 53 003 782 250		Project Status NOT FOR CONSTRUCTION	0 0.5 1	2	4 m
o not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to	o the commencement of any work, the preparation of shop drawings or the fab	rication of components. This drawing is the copyright of Allen Jack + Cottier	Architects and is protected under the Copyright Act 1968. Do not alter, reprod	uce or transmitt in any form, or by any means without the express permission	of Allen Jack + Cottier Architects. Nominated Architects: Michael Heenan 5264,	Peter Ireland 6661			

BUILDING A

LEVEL 6 SFL 110.450

LEVEL 5 SFL 107.350

LEVEL 4 SFL 104.250

LEVEL 3 SFL 101.150

LEVEL 2

RESIDENTIAL

SFL 98.050

LOADING DOCK

GROUND RL 91.850

BASEMENT

5/06/2020 11:17:59