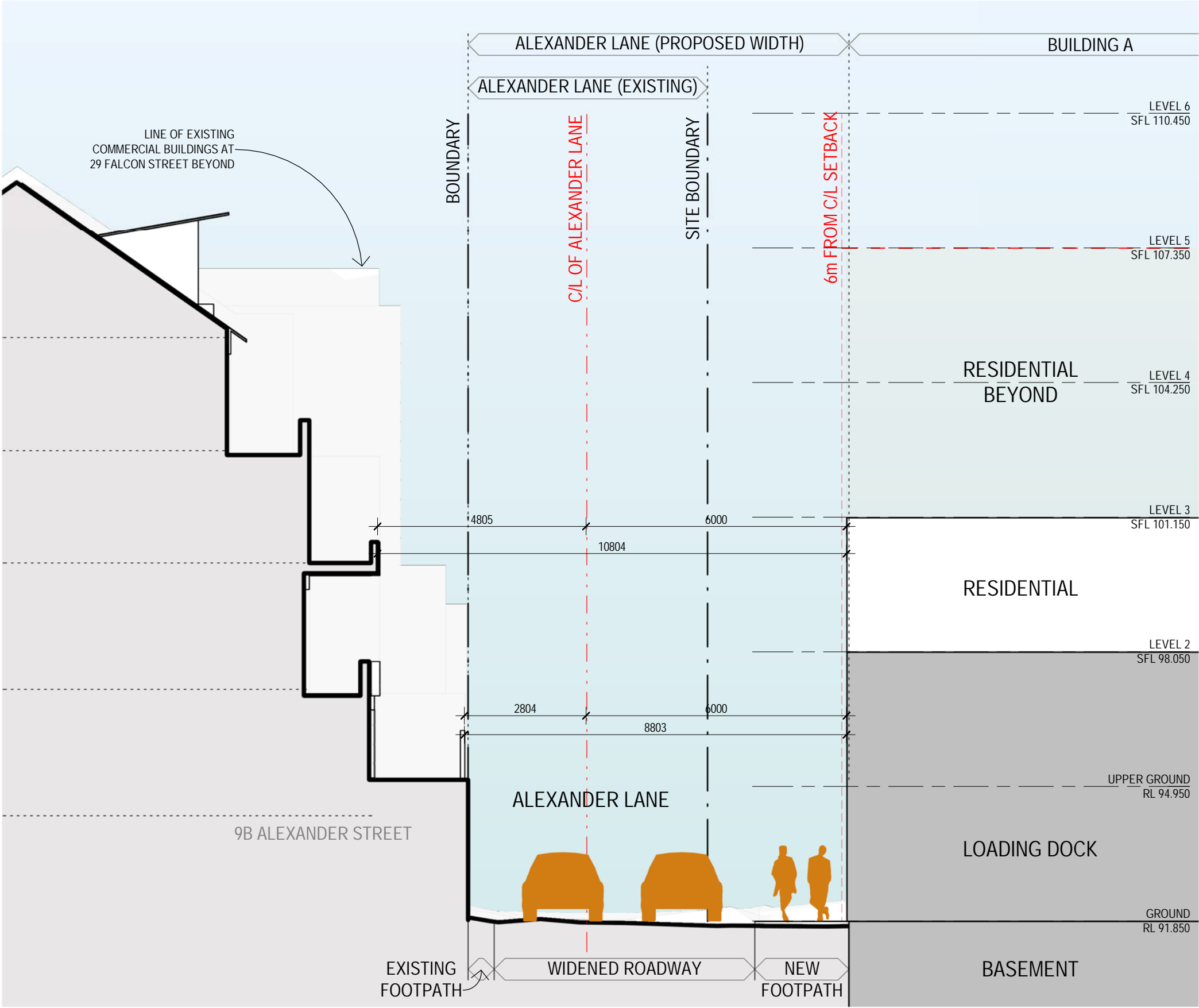


We propose to increase the width of Alexander Lane to allow two-way traffic and add a wider footpath to the eastern side of the lane to facilitate safe pedestrian access to and from the Crows Nest Centre.

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 No. Date Description App'd Ver'd A 05/06/20 ISSUE FOR INFORMATION BM	Key	Client Lindsay Bennelong Developments Pty Ltd	Architect AJ+C ALLEN JACK+COTTIER 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project 27 - 57 FALCON STREET CROWS NEST Proj. No. 19014	Drawing Title ALEXANDER LANE SECTION Project Status NOT FOR CONSTRUCTION	Scale 1 : 100 @A3 0 0.5 1 2 4 m	Drawing No. SK1490 A	Issue A