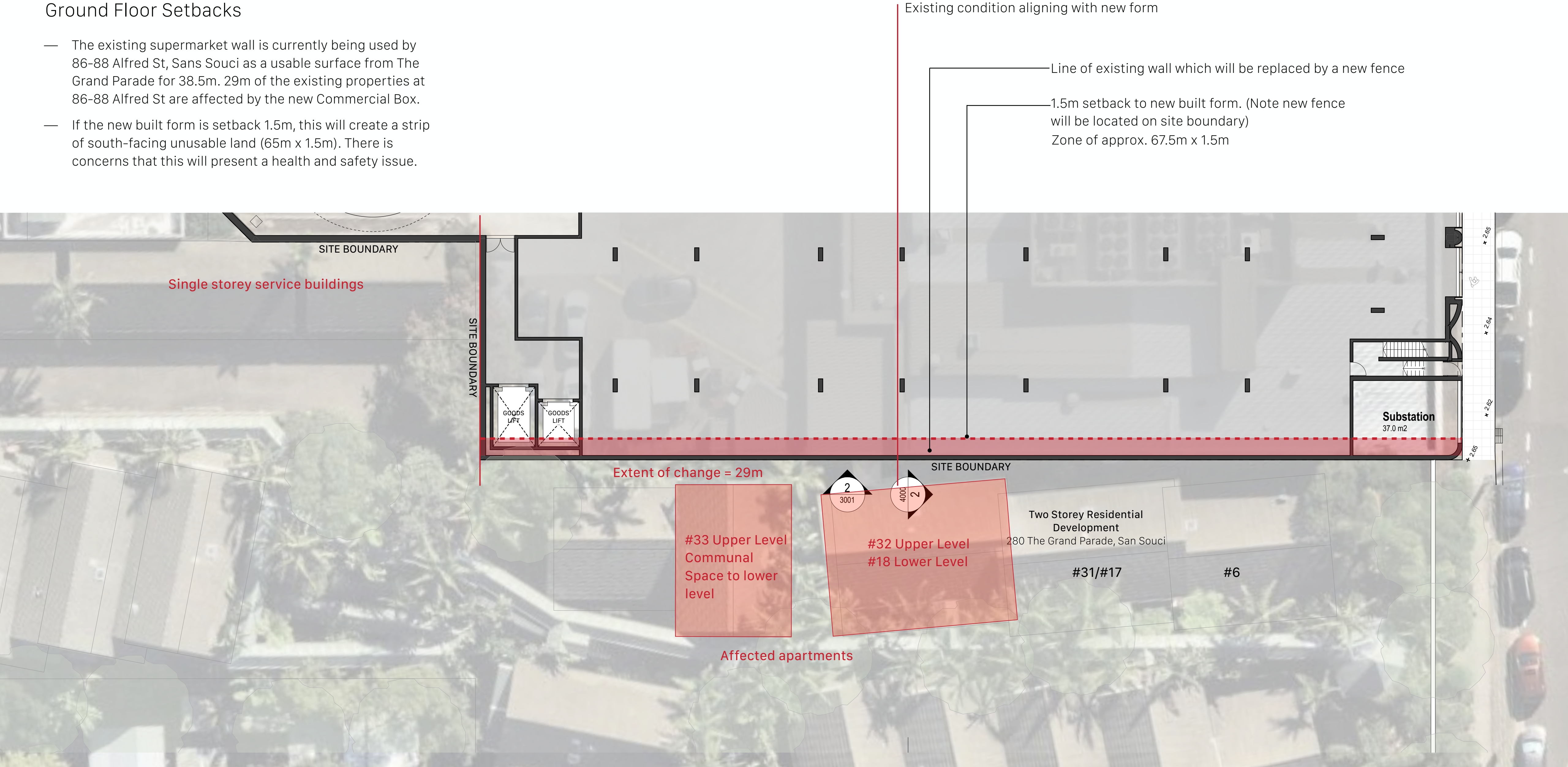


Proposed Revised Scheme

Ground Floor Setbacks

- The existing supermarket wall is currently being used by 86-88 Alfred St, Sans Souci as a usable surface from The Grand Parade for 38.5m. 29m of the existing properties at 86-88 Alfred St are affected by the new Commercial Box.
- If the new built form is setback 1.5m, this will create a strip of south-facing unusable land (65m x 1.5m). There is concerns that this will present a health and safety issue.



Proposed Revised Scheme

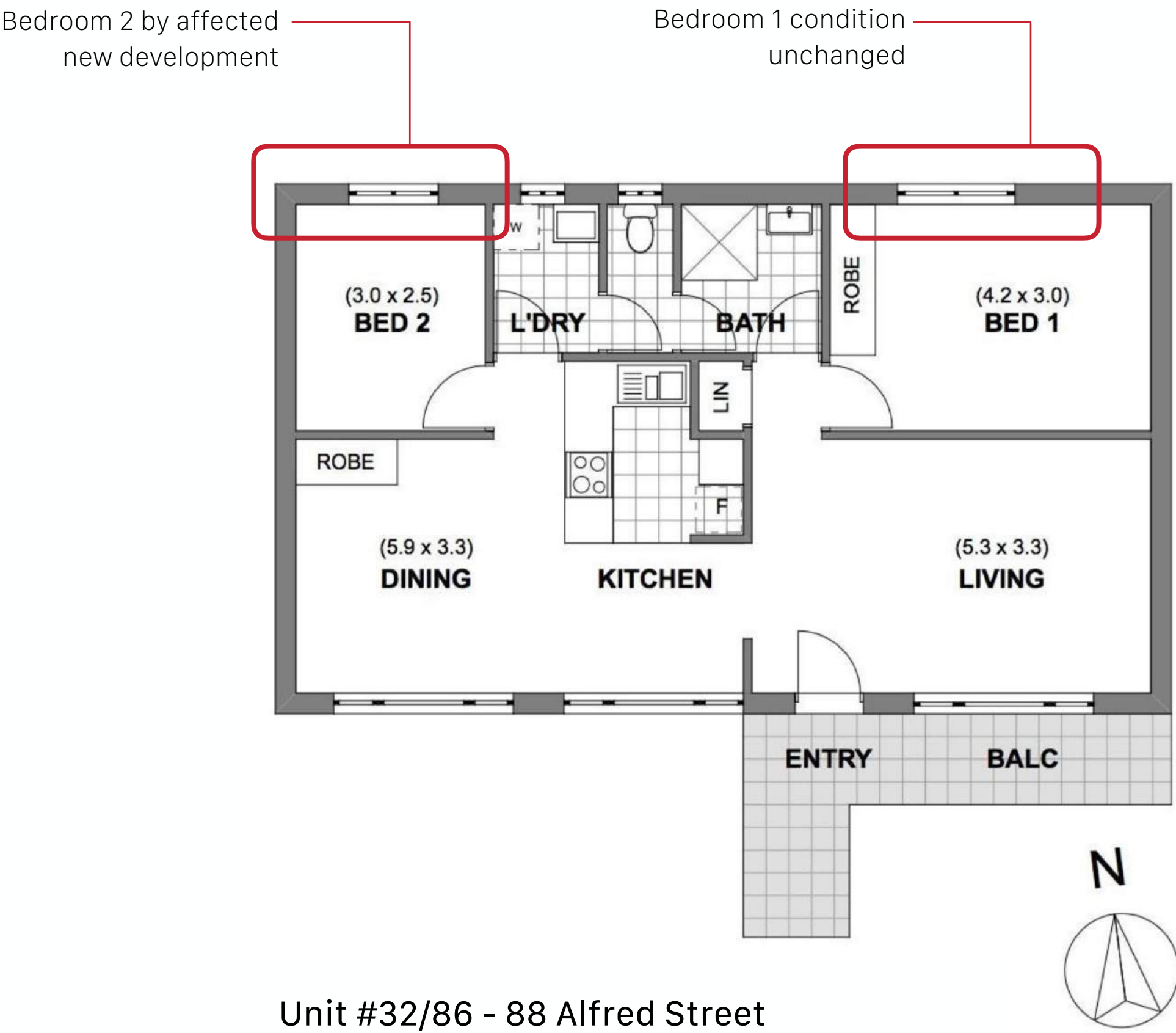
Affected Units #32/86-88 Alfred Street

- Affected Units

The adjacent property is an “Over 55’s” complex. (Now replaced by the Housing SEPP) Upon review of the plans of the adjacent properties, only 2 units (#32 and #33) are affected by the new development and all other conditions remain as existing.
- 2nd Bedroom

The 2nd bedroom is affected on both #32 and #33/86 - 88 Alfred Street as indicated which is compliant with the Housing SEPP requirements for Seniors Living as it is not the main bedroom.
- Living Rooms (Dining)

The living areas to the 2 affected units are not materially affected by the new large format retail “supermarket” box as the current DCP Envelope already overshadows the units. There is no additional overshadowing - refer page 108 - 113. There is no effect to #32 as the windows are to the south of the Living Area and #33 has the advantage of the shared window from the Living Area to the south.



Proposed Revised Scheme

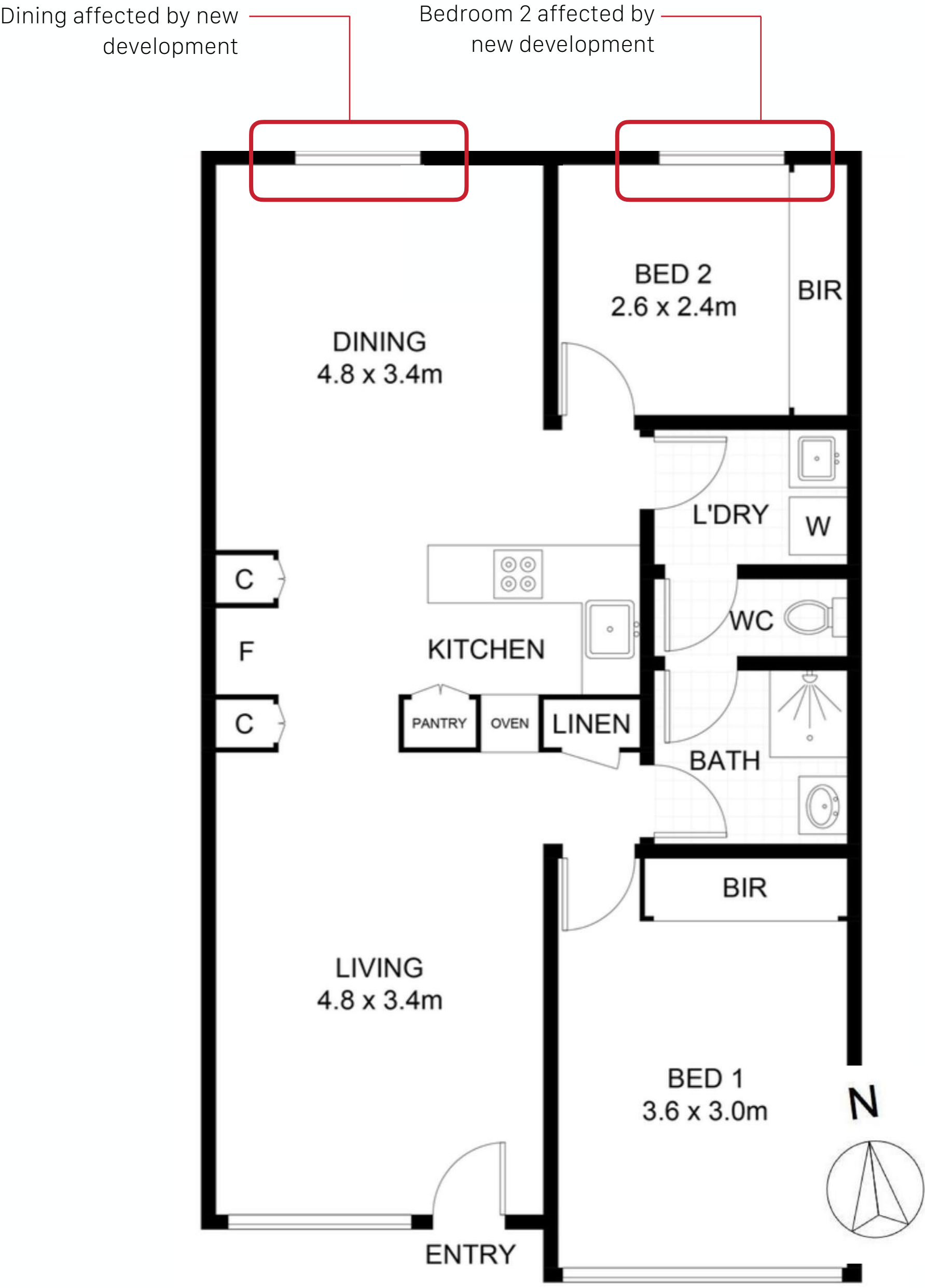
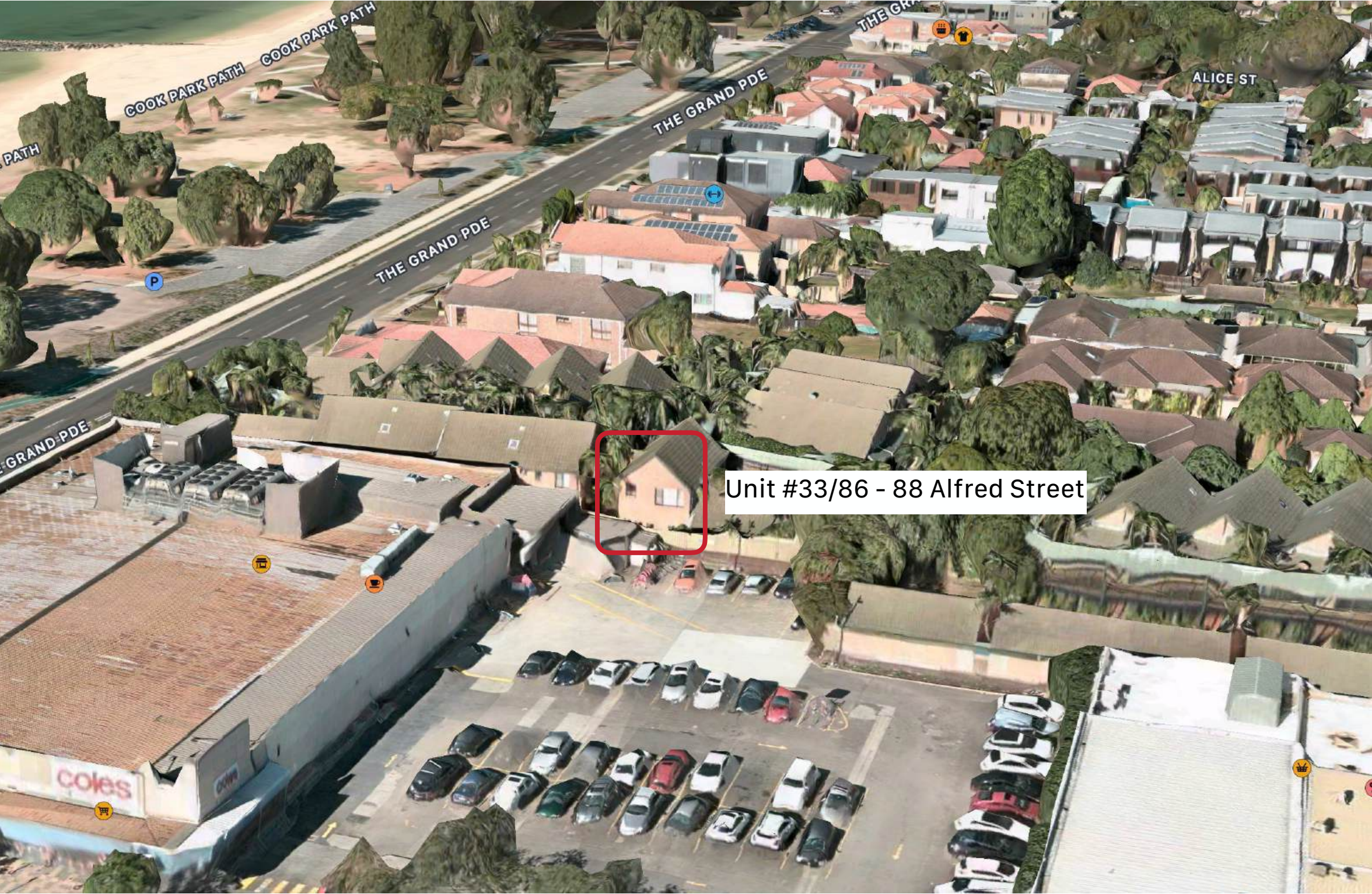
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The 2nd bedroom is affected on both #32 and #33/86 - 88 Alfred Street as indicated which is compliant with the Housing SEPP requirements for Seniors Living as it is not the main bedroom.



Unit #33/86 - 88 Alfred Street - Indicative Plan