

Local Planning Panel

24 September 2025

Application details

Address: 12A Dadley Street, Alexandria

Application: D/2025/468

Applicant: The Council of City of Sydney

Owner: The Council of City of Sydney

Designer: Chief Operations Office

Proposal

- New hours of operation for existing community facility
- Proposed hours from 7am - 12midnight, Monday to Sunday

Recommendation

Approval

Reason reported to LPP

The application is reported to the LPP for determination as:

- the applicant and landowner is the Council of City of Sydney

Notification

- exhibition period 2 June 2025 to 3 July 2025
- 230 owners and occupiers notified
- 11 submissions received

Submissions

- noise impacts from increased use intensity
- increase in traffic and no parking proposed
- ambiguous uses
- building class inappropriate
- privacy impacts
- waste management plan not acceptable

Submissions

- odour from outdoor cooking
- plan of management not comprehensive
- alcohol misuse and anti-social behaviour

Site





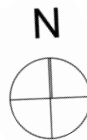
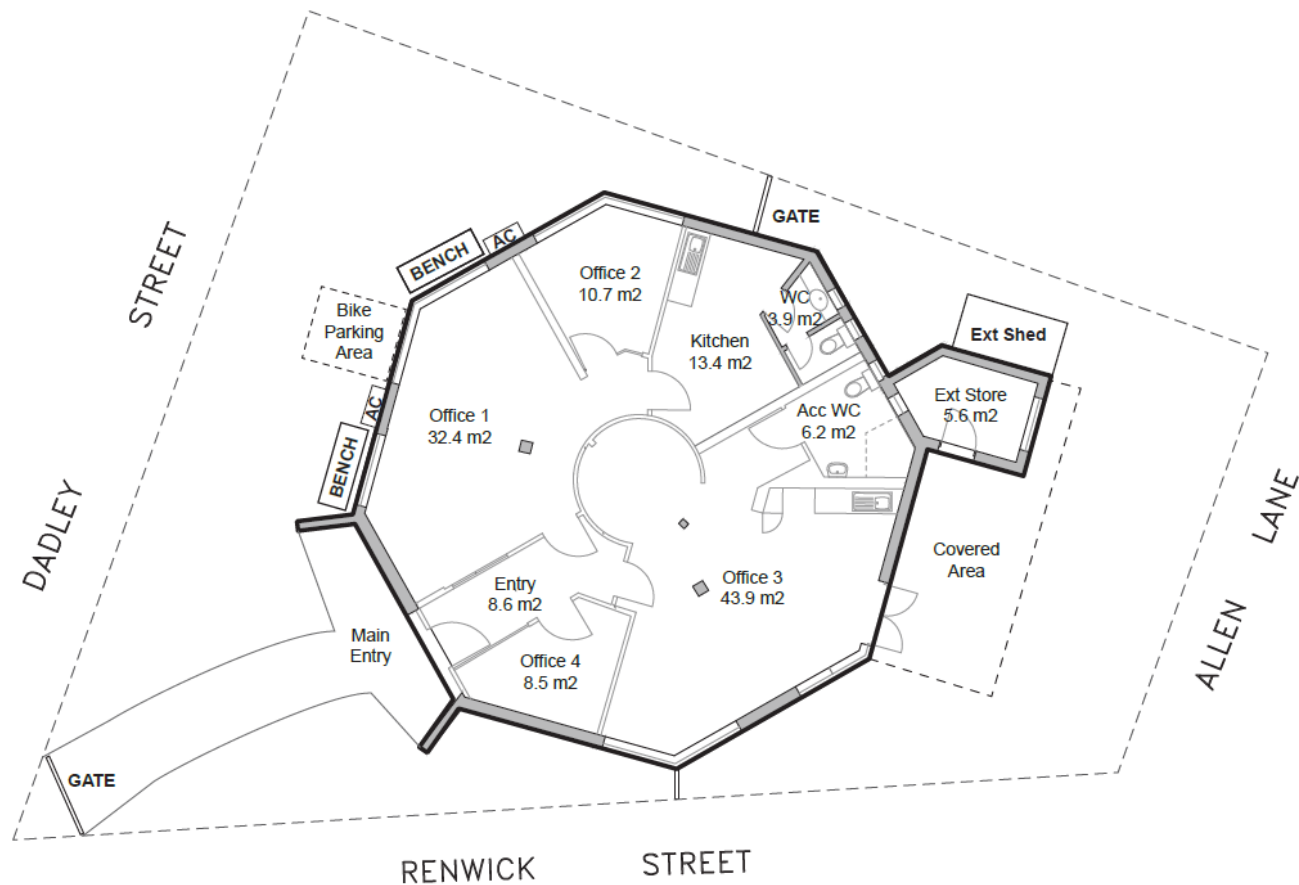
view of premises facing east



front entrance of community centre



rear garden area of community centre



existing floor plan

Compliance with key LEP standards

	control	proposed	compliance
height	9m	9m no change	yes
floor space ratio	1:1 (site area 384sqm) (existing GFA 134sqm)	134sqm no change	yes

Hours of operation

	existing hours	proposed hours	recommended hours
Monday to Friday	base: 9.00am - 5.00pm	base:7.00am - 10.00pm extended:10.00pm - 12midnight	as proposed extended hours trial period
Saturday	closed	base:7.00am - 10.00pm extended:10.00pm - 12midnight rial period	as proposed extended hours trial period
Sunday	closed	base:7.00am - 10.00pm extended:10.00pm - 12midnight	as proposed extended hours trial period

Issues

- late night trading hours
- residential amenity impacts (noise, odour, anti-social behaviour)
- traffic and parking

Compliance with SDCP Section 3.15

2-year trial for extended hours supported:

- no recent complaints/compliance issues (past 5 years)
- acceptable Plan of Management, including noise management measures
- proposed hours similar to nearby Cliff Noble Community Centre and Alexandria Town Hall
- maximum patronage of 25 persons limiting intensity of use
- unlikely to operate full hours every day/hours provide flexibility for use

Residential amenity

- acceptable Plan of Management, including noise management measures
- City's Conditions of Hire agreement and lease/licences for potential operators address noise management to minimise disturbance
- formal comprehensive complaints procedure implemented by the City
- no external cooking
- no alcohol to be consumed outside
- no access to external areas after 8pm

Traffic and parking

no on-site parking provision supported:-

- unrestricted on-street parking available on Renwick Street
- 2P parking available on Dadley Street (between 8am and 6pm Mon to Fri)
- centrally positioned community centre
- site is centrally located and in proximity to multiple modes of public transport
- Unlikely to generate significant amounts of traffic

Recommendation

Approval subject to conditions