

# Local Planning Panel

1 November 2023

# Application details

23-25 Doody Street, Alexandria

D/2022/1367

Applicant: Mr Uwe Stache

Owner: Twenty Three Doody Pty Limited

Architect/Consultants: U+I Building Studio / R&H Projects

## **Proposal**

- convert rooftop of 4 storey commercial building to outdoor communal terrace
- extend lift and fire stairs to provide access to rooftop
- construct pergola structure and associated landscaping
- 13.9% variation to 18m height control

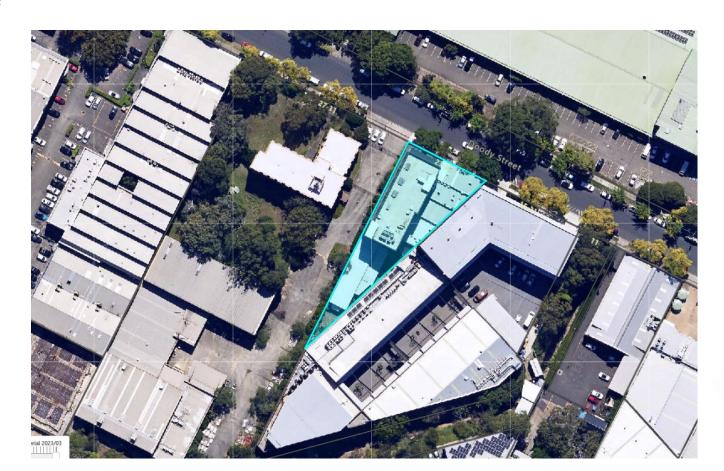
### Recommendation

**Approval** 

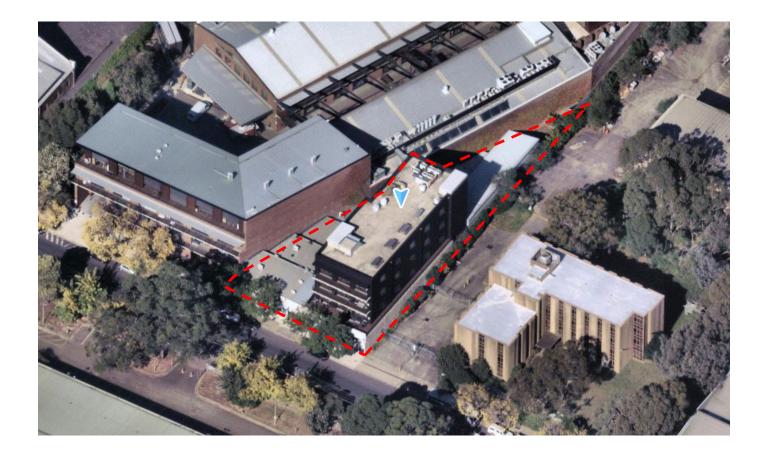
### **Notification**

- exhibition period 5 May 2023 to 27 May 2023
- 63 owners and occupiers notified
- no submissions received

# Site







aerial view

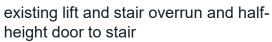


site viewed from Doody Street



site viewed from Doody Street







southern end of rooftop

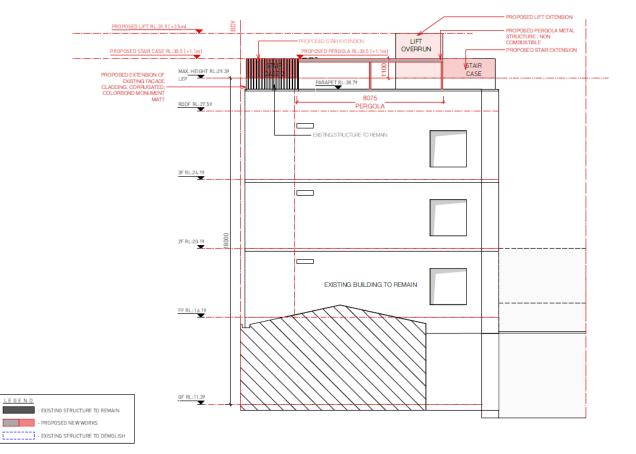


north-west corner of rooftop

Proposal PROPOSED STAIR EXTENSION AT RL:30.5 EXISTING STORMWATER DRAINAGE SYSTEM TO REMAIN PERGOLA - REFER TO CANVAS LANDSCAPE NO CHANGES PROPOSED DESIGN DA-L101 & 102 EXISTING BUILDING WITH PARAPET TO REMAIN PROPOSED HIGH PLANTERS - REFER TO CANVAS LANDSCAPE DESIGN DA-L101 & 102 26000 TERRACE BELOW EXISTING TO REMAIN RL:30.50 PARAPET RL:28.79 PARAPET RL:28.79 PROPOSED TREE IN PLANTERS - REFER FL:27.59 PLAT CONCRETE ROOF TO CANVAS FLAT CONCRETE ROOF SERVICE AREA SERVICE AREA LANDSCAPE DESIG TO REMAIN TO REMAIN DA-L101 & 102 ANH - DWARF APPL GUM RIDGE FL:27.71 RL:31.90 SERVICE AREA FLAT CONCRETE ROOF RL:30.50 TO REMAIN SERVICE AREA FLAT CONCRETE ROOF SERVICE AREA PROPOSED TREE IN PLANTERS - REFER FL:27.59 FL:27.59 TO CANNAS LANDSCAPE DESIG DA-L101 & 102 ANH - DWARF APPL GUM PARAPET RL 28.79 3-25 DOODY STREET, ALEXANDRIA NSW 2015 OT 1 / DP89681 EXISTING TO REMAIN ITE AREA: 1,347SQM 5% Landscape Cover = 202 sqm PROPOSED CLIMBING PLANTS ON STAINLESS PROPOSED LET EXTENSION AT RL:31.9 STEEL MESH WITH A CANOPY COVER OF approx.180SQM (13%) - REFER TO CANVAS PROPOSED STAIR EXTENSION AT RL:30.5 LEGEND LANDSCAPE DESIGN DA-L101 & L102 PROPOSED WEATHER PROTECTION FOR EXIT AND - EXISTING STRUCTURE TO REMAIN LIFT DOOR - AWNING ON PERGOLA AT 30.6 PROPOSED LOW PLANTERS - REFER TO CANVAS LANDSCAPE DESIGN DA-L101 & 102 PROPOSED PERGOLA AT RL:30.5 NON COMBUSTIBLE STRUCTURE - PROPOSED NEW WORKS - EXISTING STRUCTURE TO DEMOLISH - PROPOSED TILED DECK 191sqm AT RL:27.79

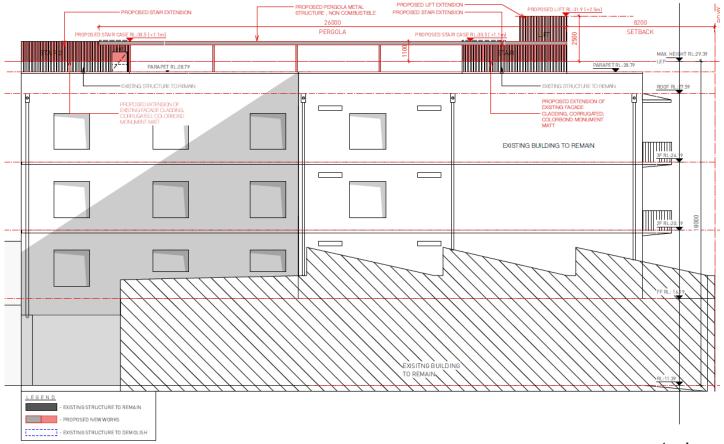


north elevation

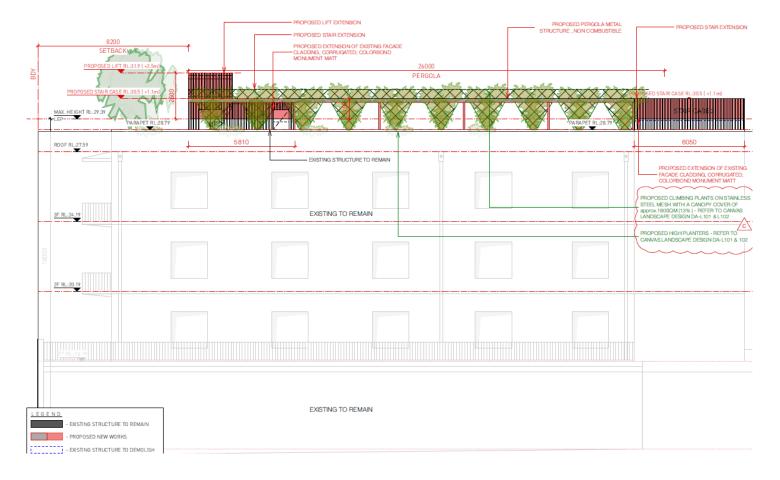


LEGEND

south elevation



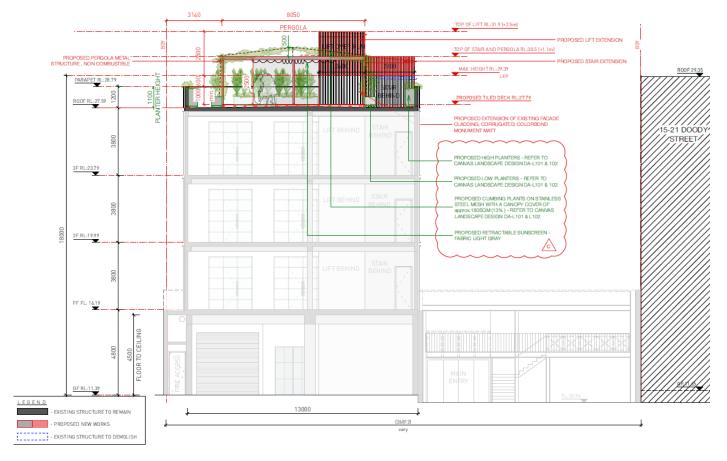
east elevation



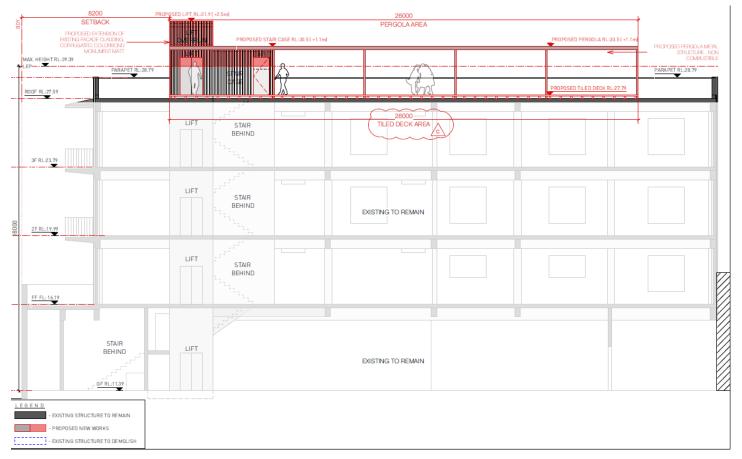
#### west elevation

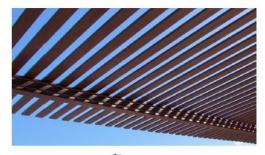


**Doody Street elevation** 



#### section







LYSAGHT CUSTOM ORB--WALL CLADDING AND ROOFING



KEKSIA SE SERIES SELF LEVELING PEDESTAL PAVER



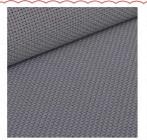
ALLMINIUM AWNING STRUCTURE



COLORBOND MONUMENT MATT



BASALT GREYTLE



RETRACTAROOF OM5 SUNSCREEN



RETRACTAROOF QM5 SUNSCREEN



COLORBOND SOUTHERLY



600x600x20 BASALT GREY TEXTURED MONUMENT MATT



POWDERCOAT COLOUR GREY ASH

#### AWNING:

ALLMINUM STRUCTURE WITH A NATURAL WOODGRAIN TEXTURE COLOUR: GREY ASH

#### SUNSCREEN FABRIC:

COLOUR: LIGHT GREY - PLATNUM

#### WALL CLADDING:

CUSTOM ORB -COLORBOND

# Compliance with key LEP standards

	control	proposed	compliance
height	18m	20.5m	no
floor space ratio	1.5:1	no change	yes

## Compliance with DCP controls

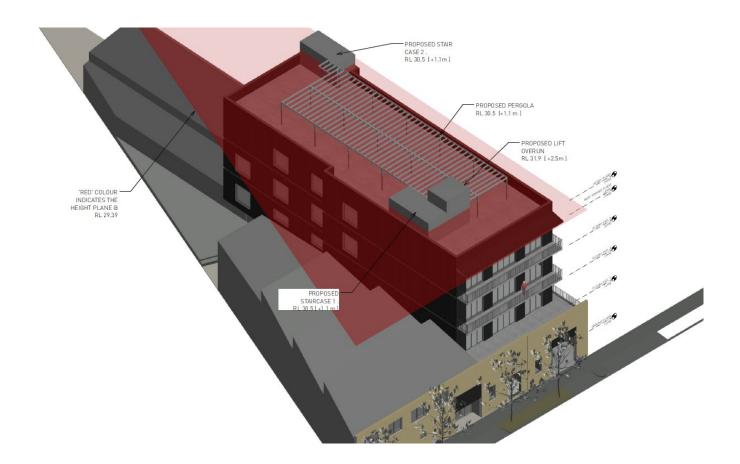
	control	proposed	compliance
height in storeys	4 storeys	no change	yes

### Issues

• height non-compliance - Clause 4.6

## Height

- 2.5m non-compliance
- restricted to lift / stair access and proposed pergola structure
- elements that exceed height limit are setback from Doody Street
- site is located within mixed-use commercial / industrial zone (no surrounding residential uses)
- no adverse amenity impacts arising from non-compliance
- Clause 4.6 request is supported



height of 20.5m – 13.9% variation to 18m height control

### Recommendation

Approval subject to conditions