

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

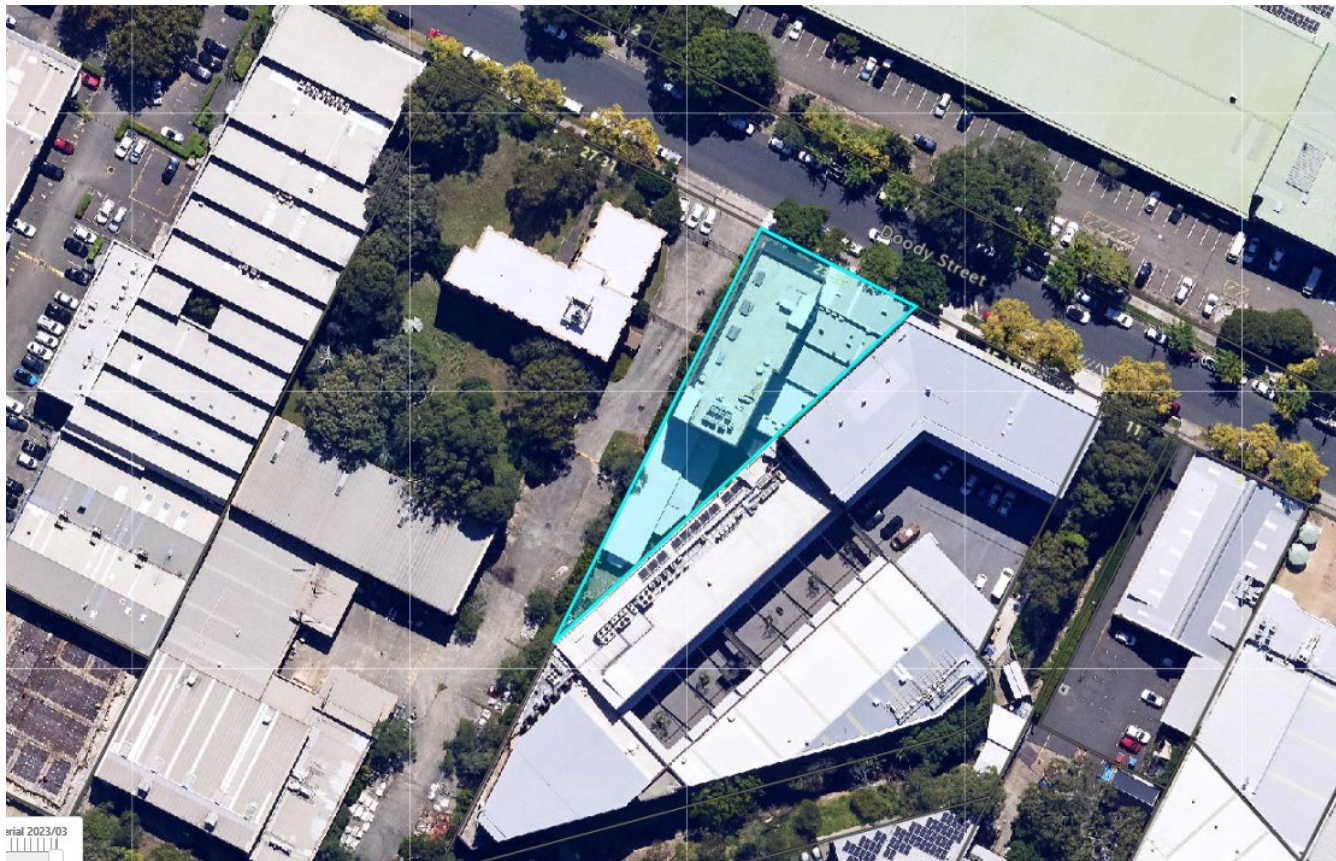
Recommendation

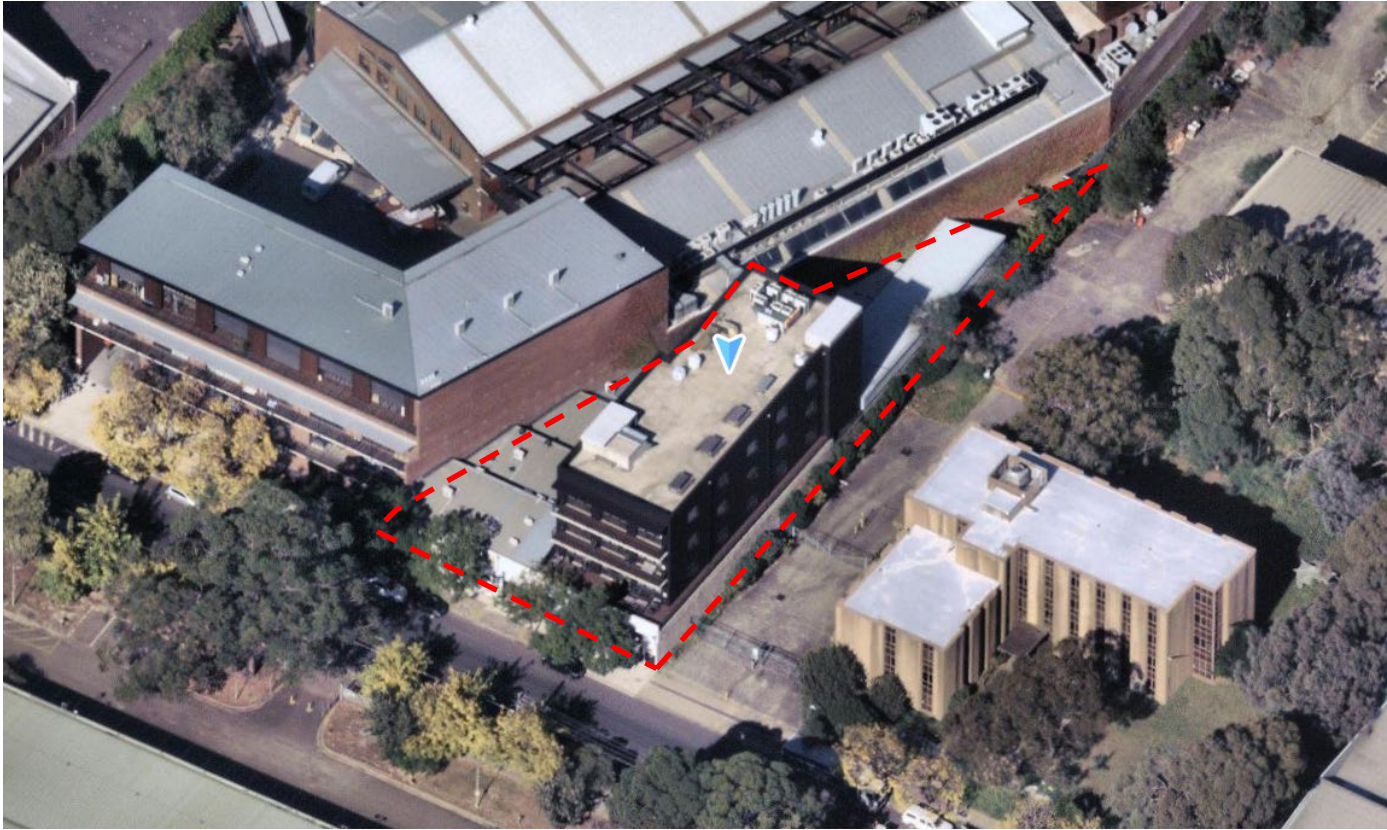
Approval

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



existing lift and stair overrun and half-height door to stair

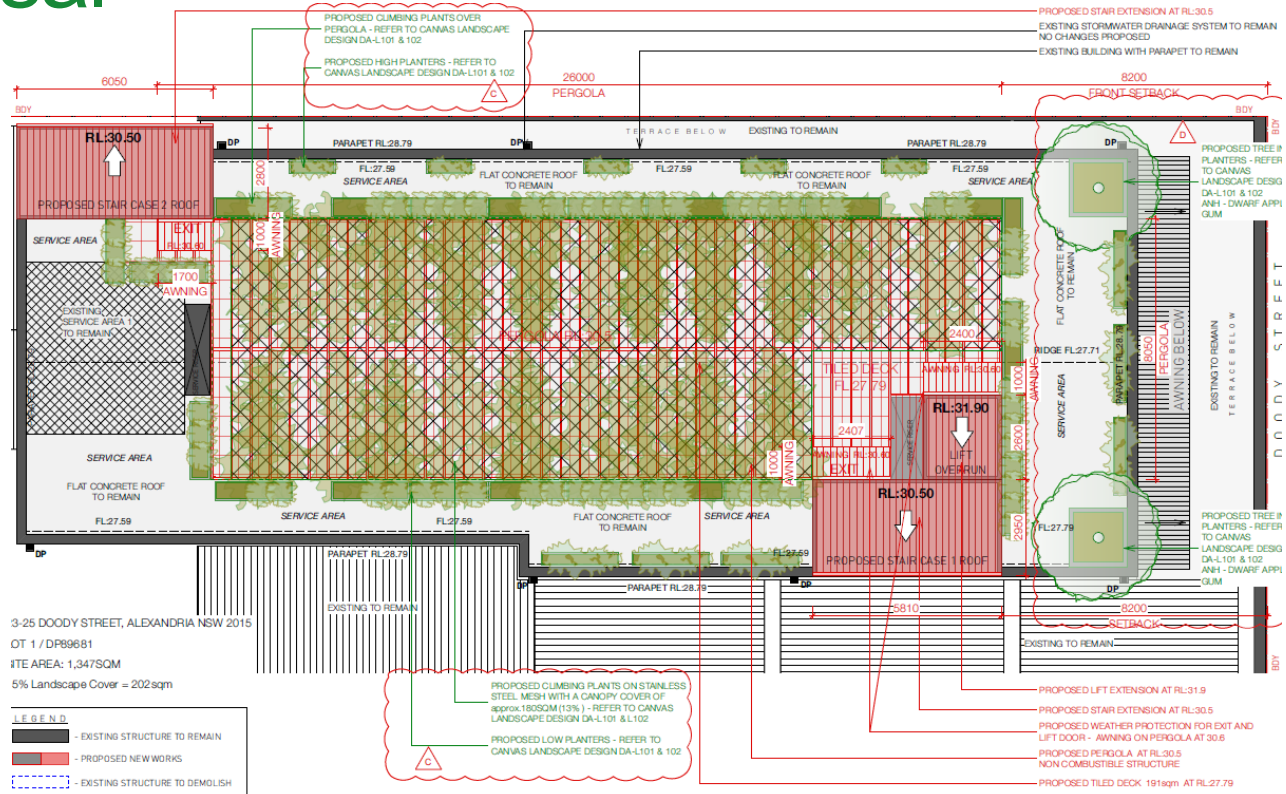


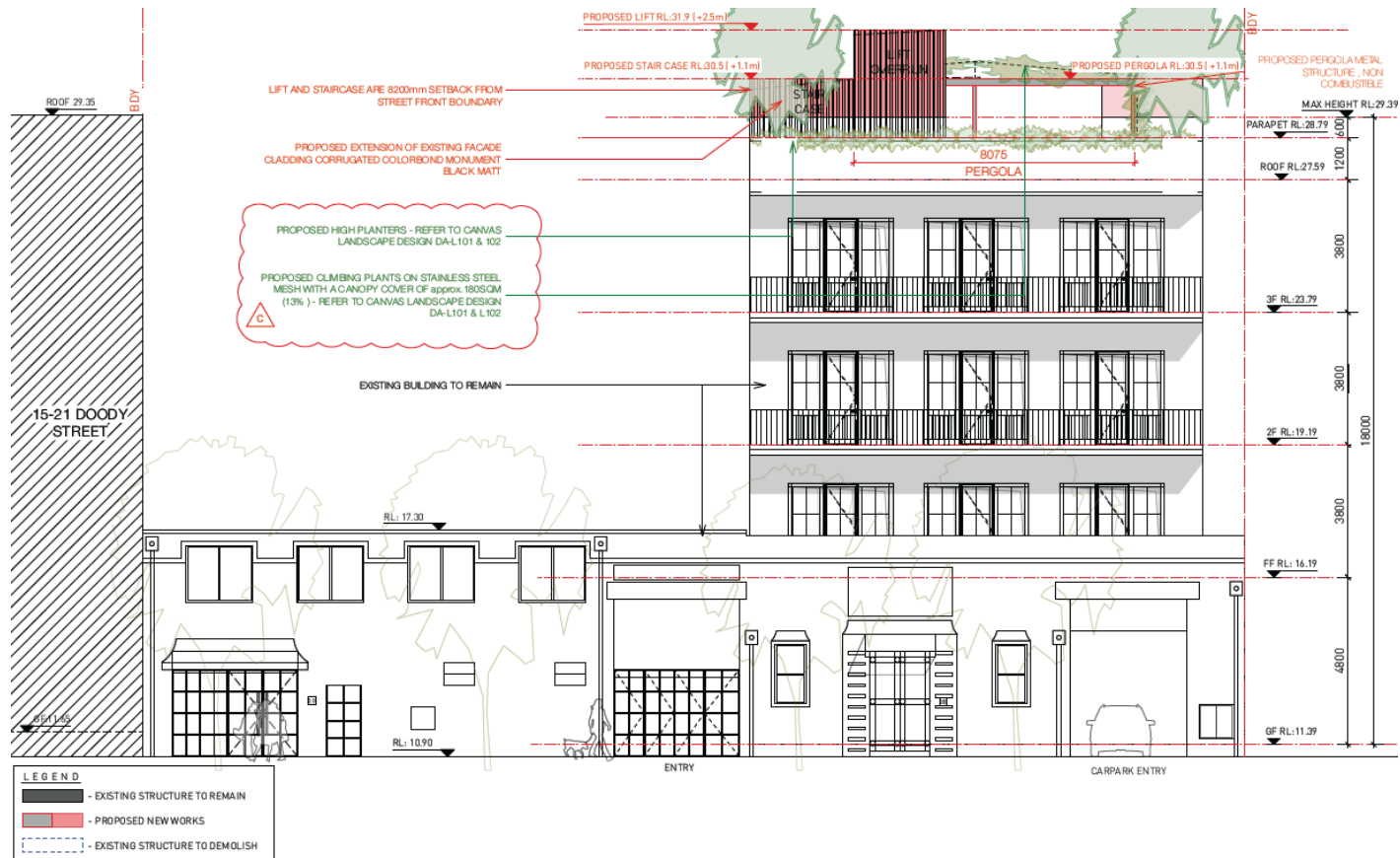
southern end of rooftop



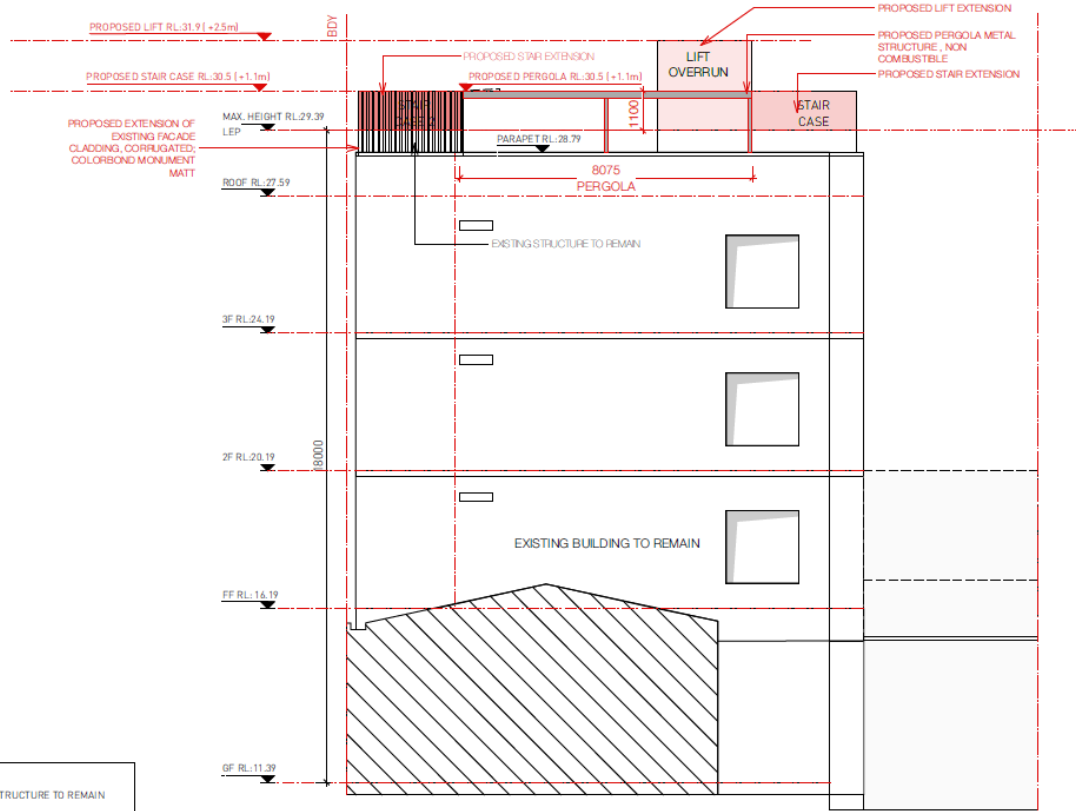
north-west corner of rooftop




Proposal



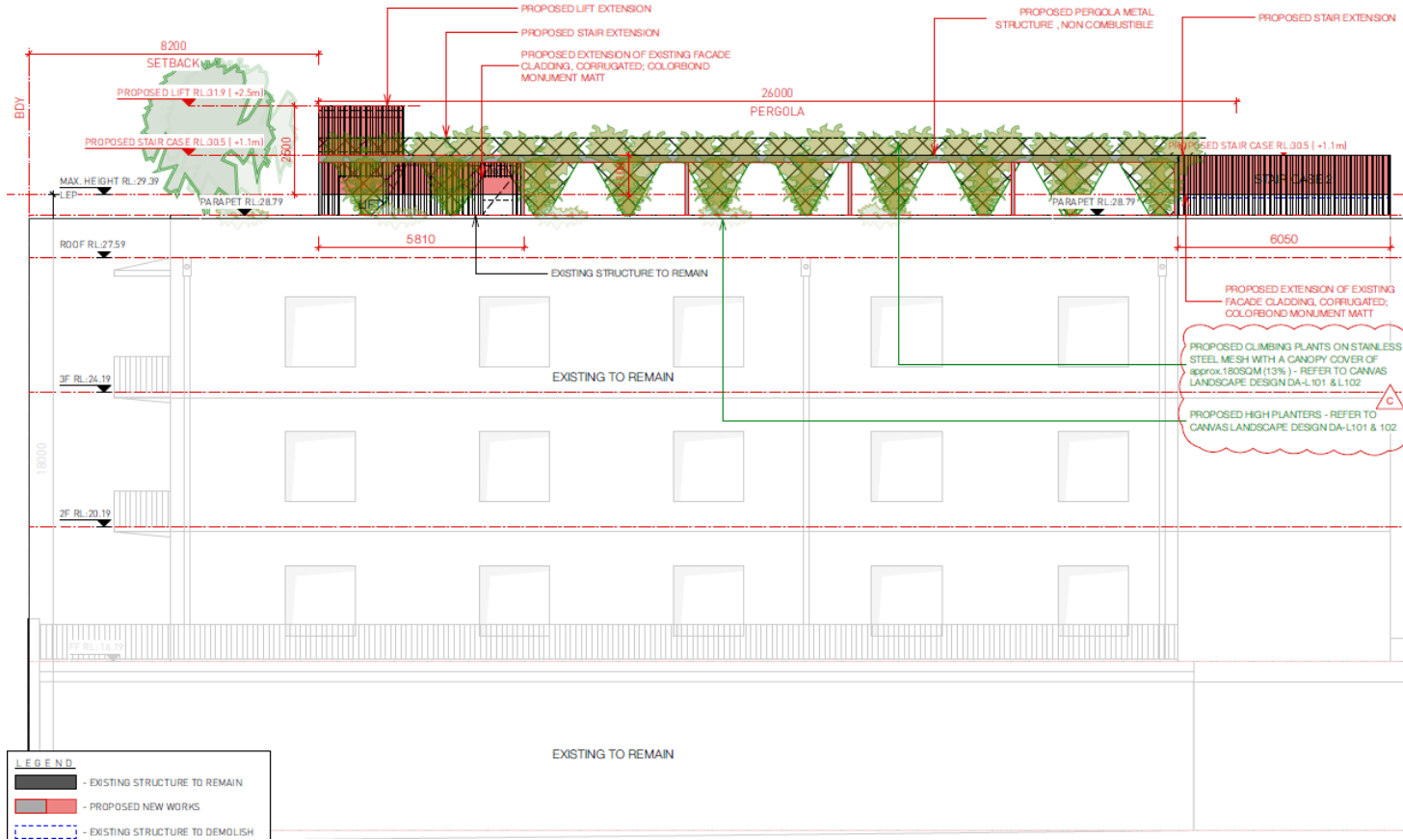


north elevation

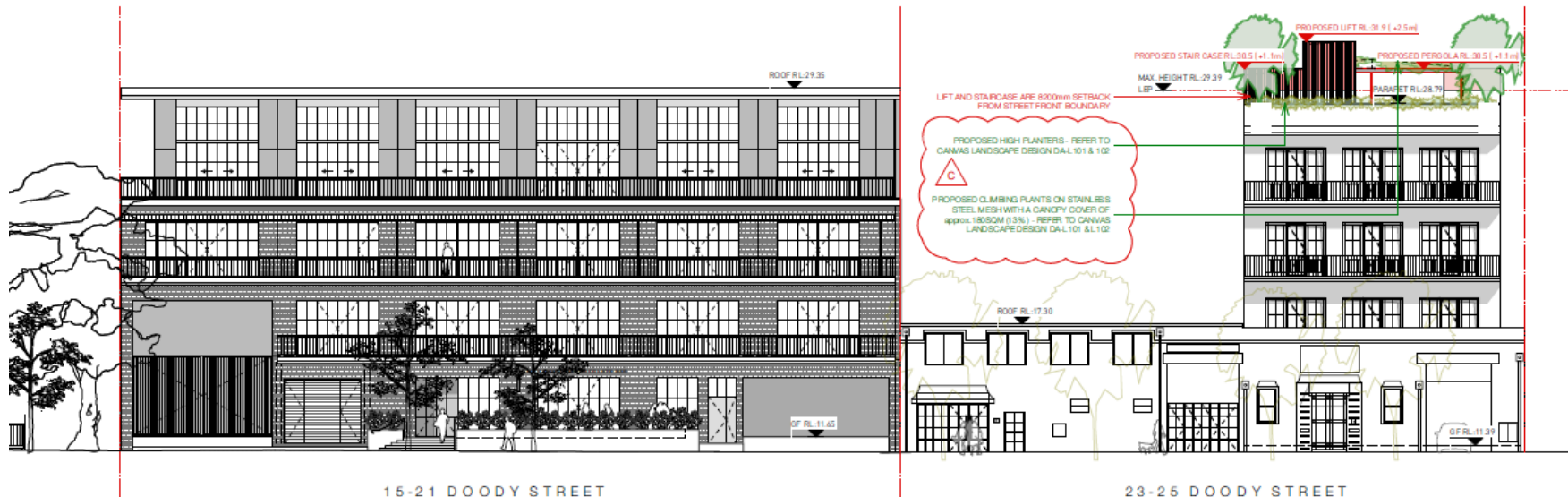


L E G E N D	
	- EXISTING STRUCTURE TO REMAIN
	- PROPOSED NEW WORKS
	- EXISTING STRUCTURE TO DEMOLISH

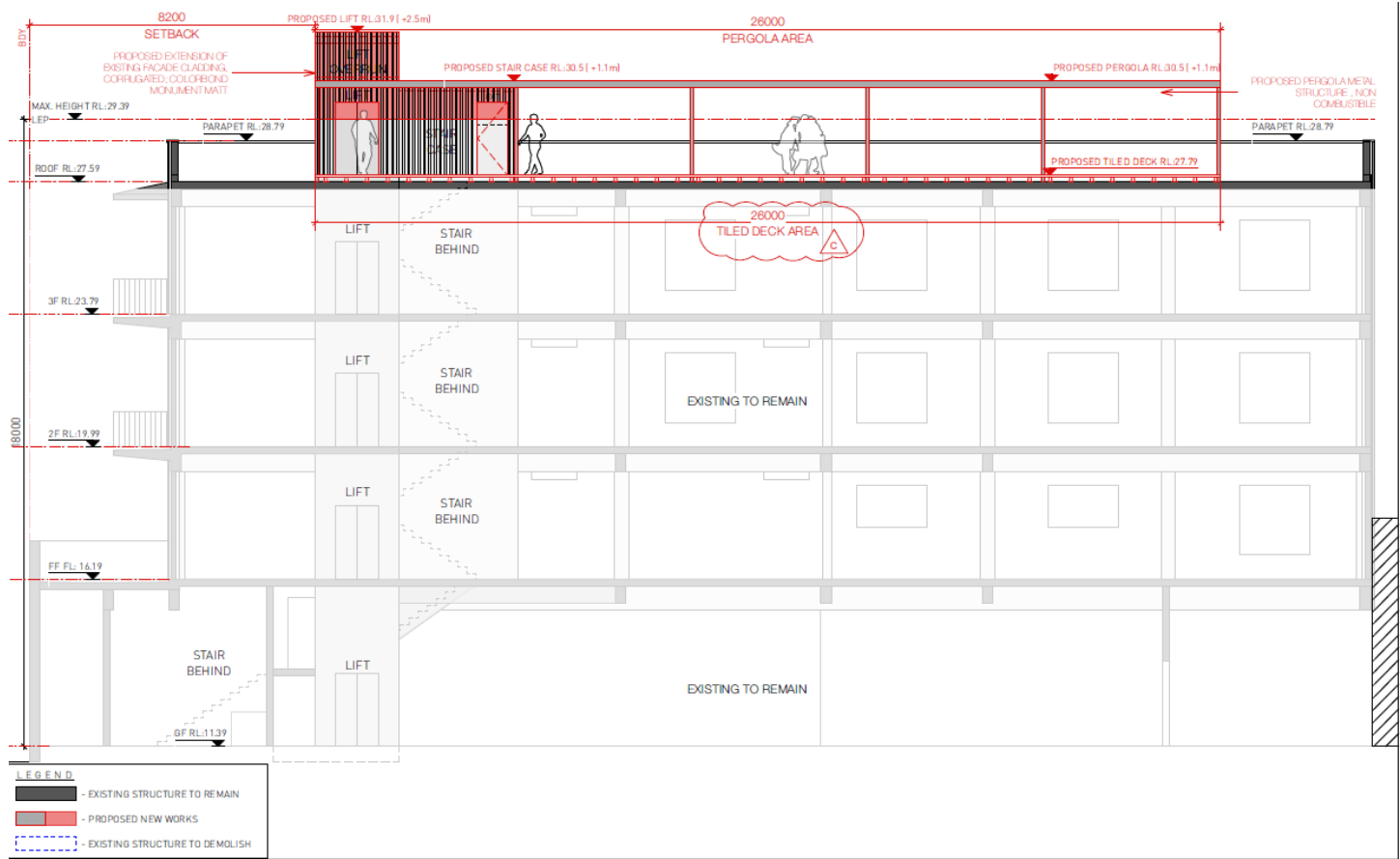
south elevation



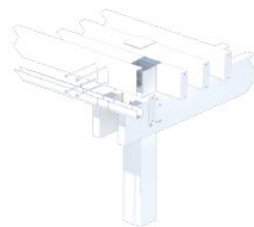
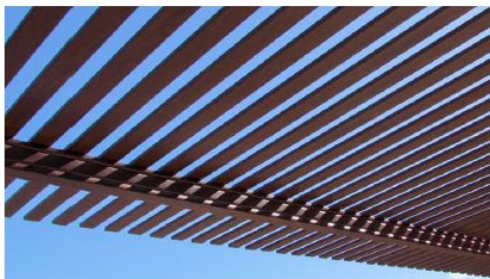
west elevation



Doody Street elevation



section



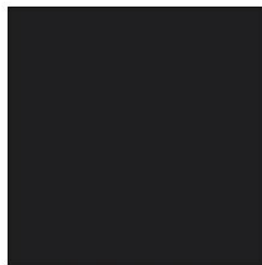
ALUMINIUM AWNING STRUCTURE



LYSAGHT CUSTOM CRB--WALL CLADDING AND ROOFING



KEKXIA SE SERIES SELF LEVELLING PEDESTAL PAVER



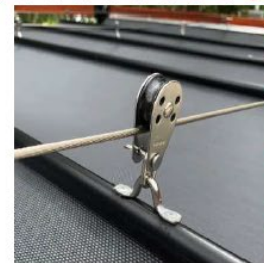
COLORBOND MONUMENT MATT



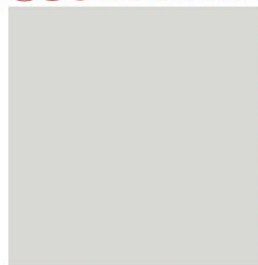
BASALT GREY TILE



RETRACTAROOOF CM5 SUNSCREEN



RETRACTAROOOF CM5 SUNSCREEN



COLORBOND SOUTHERLY

AWNING STRUCTURE:
ALUMINIUM AWNING STRUCTURE -
FOR POSTS & JOISTS

ROOFING:
CUSTOM CRB COLORBOND
SOUTHERLY

PAVEMENT:
KEKXIA SE SERIES SELF LEVELLING
PEDESTAL PAVER

TILES:
600x600x20 BASALT GREY TEXTURED
P5 PAVER



NATURAL WOODGRAIN TEXTURE
POWDERCOAT COLOUR GREY ASH

AWNING:
ALUMINIUM STRUCTURE WITH A
NATURAL WOODGRAIN TEXTURE
POWDERCOAT
COLOUR : GREY ASH

SUNSCREEN FABRIC:
COLOUR : LIGHT GREY - PLATINUM



WALL CLADDING:
CUSTOM CRB -COLORBOND
MONUMENT MATT

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

Recommendation

Approval subject to conditions