

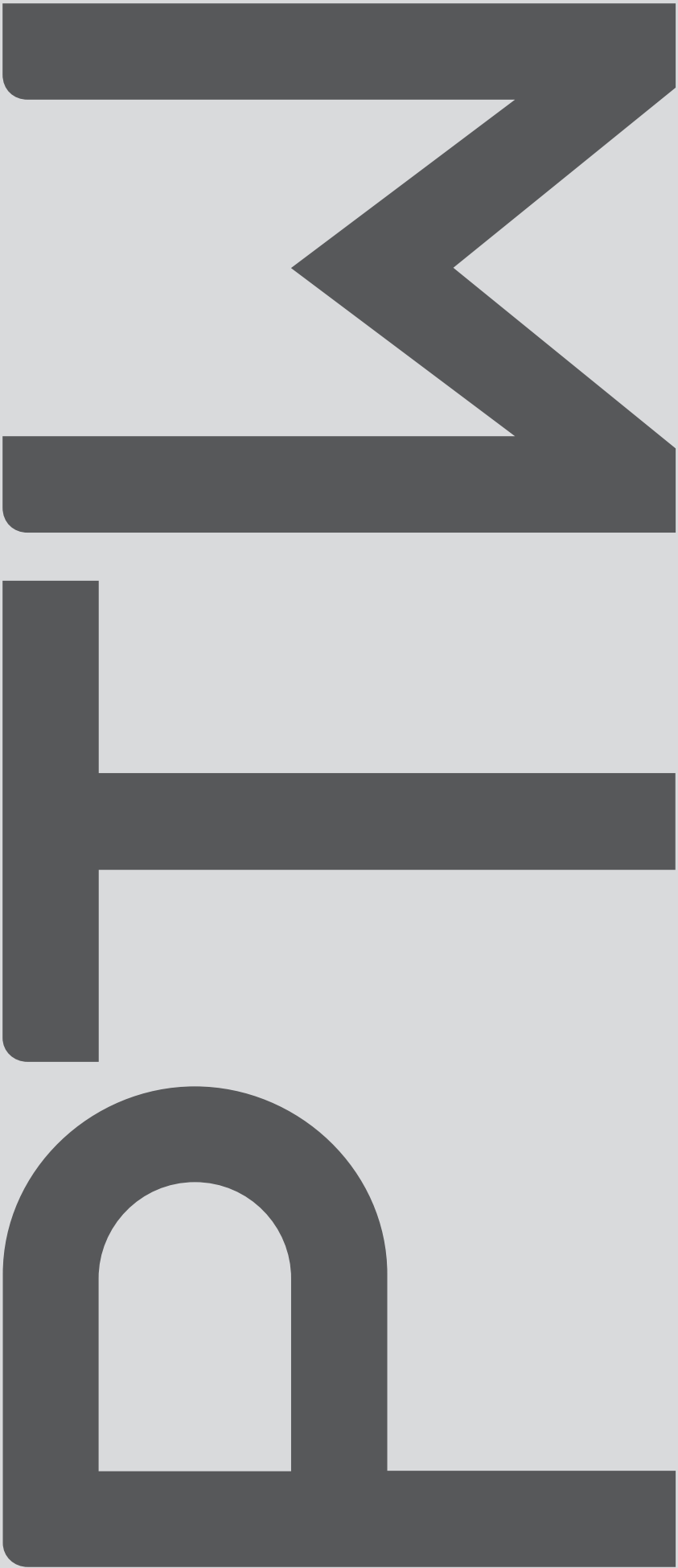
PTW

146 -154 O'Riordan St, Mascot

Building Height Analysis Urban Design Response

Prepared for Toplace
OCTOBER 2020





Peddle Thorp & Walker Pty Ltd

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Report Register
The following report register documents the development and issue of this report by PTW Architects.

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This report has been reviewed and approved for issue.



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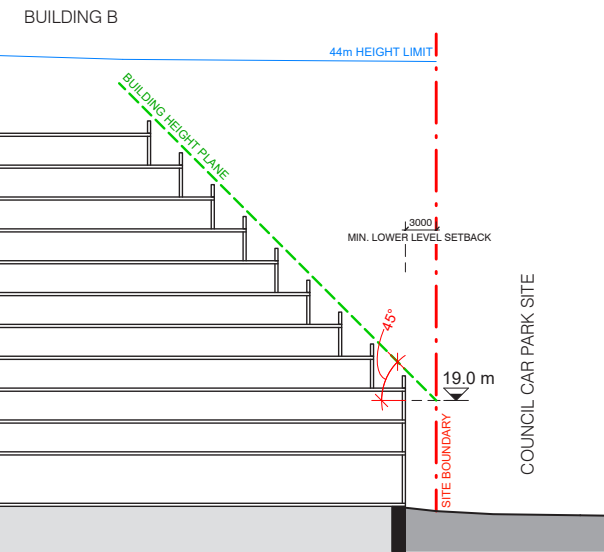
Introduction

Introduction:

- The site plan shows the Approved DA for Buildings A, B, C & D. The buildings, between 6 and 7 storeys, currently sit under the 22m LEP Building Height Limit.
- The subject of this report is a Planning Proposal, intended to increase the height limit to 44m for Buildings A & B, to match the adjacent sites on O’Riordan Street (this then also achieves this site’s FSR of 3:1)
- The Council Report, Heritage report, etc. support the approval of this Planning Proposal as submitted.
- However, the Local Planning Panel recently while recommending approval, now wish to impose an arbitrary Building Height Plane on Building B’s northern edge, a move which lacks any visual, architectural or urban design principle.
- We believe this Building Height Plane imposition would produce a rather poor Urban Design outcome (see sectional diagram below). Through the key Urban Design principles described in this report, we will demonstrate the strength of the currently proposed 44m Planning Proposal.
- NB: All RLs are measured to the Australian Height Datum (AHD) as per standard practice.



Site Plan



Building Height Plane applied to Building B

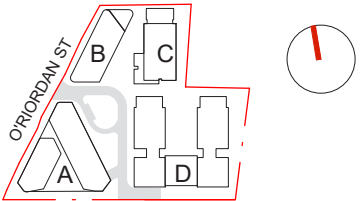
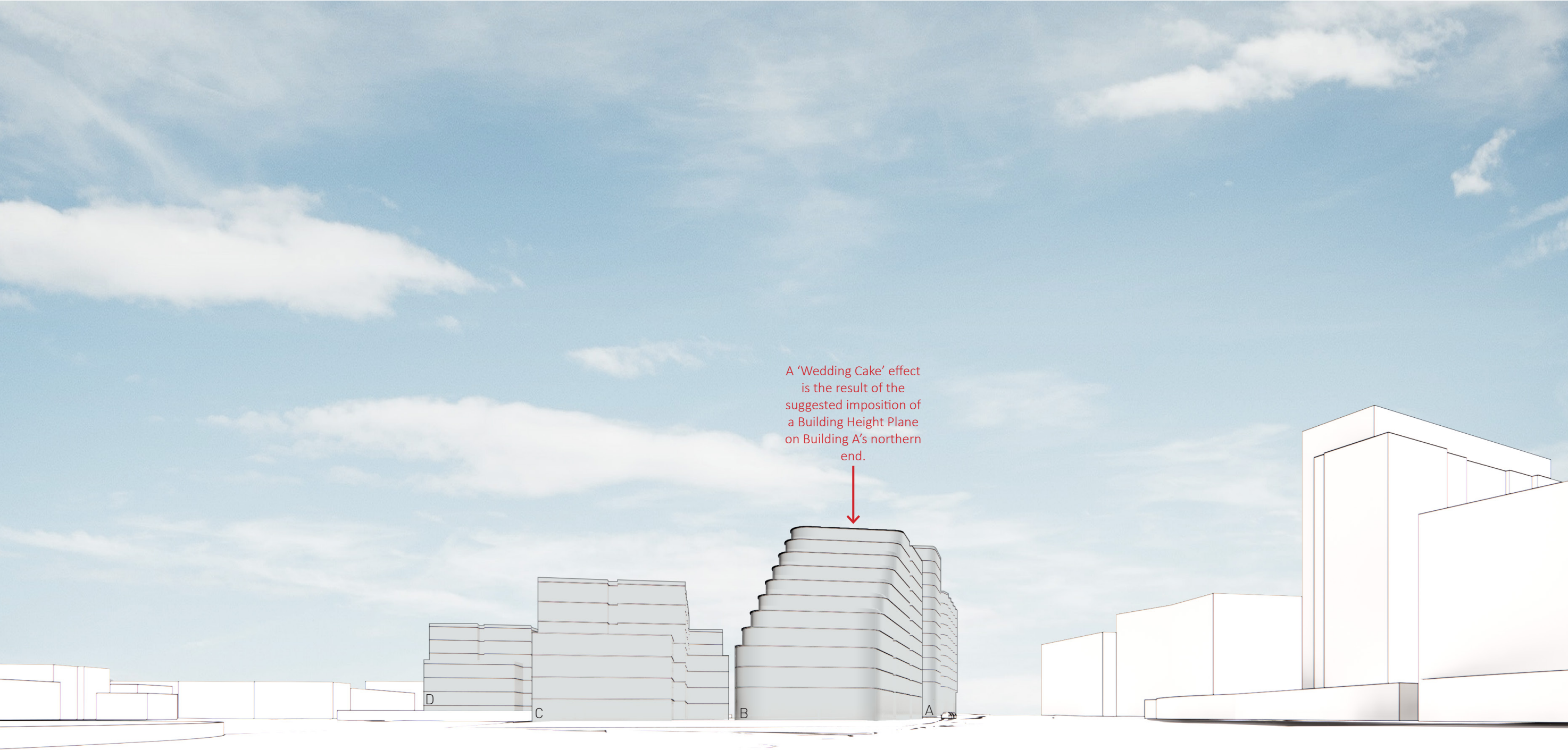
Building Height Plane applied to Building B creates Wedding cake



Building Height Plane Study

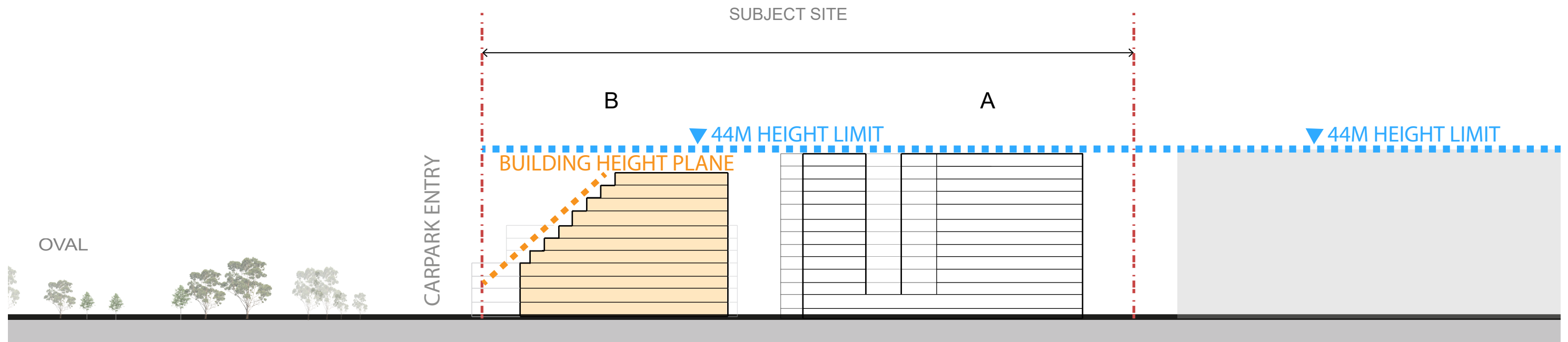
Building Height Plane applied to Building B Envelope - Perspective

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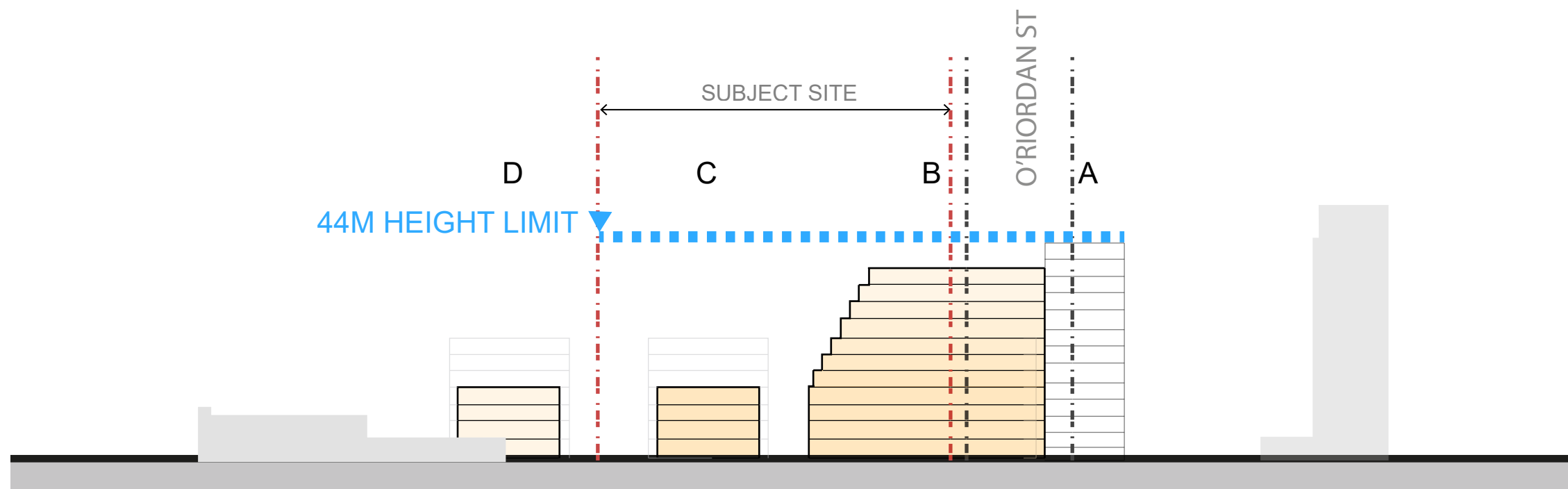


Building Height Plane Study

Building Height Plane applied to Building B Envelope - O'Riordan Street Elevation and Site Plan



West Elevation (O'Riordan St)



North Elevation (Mascot Oval)

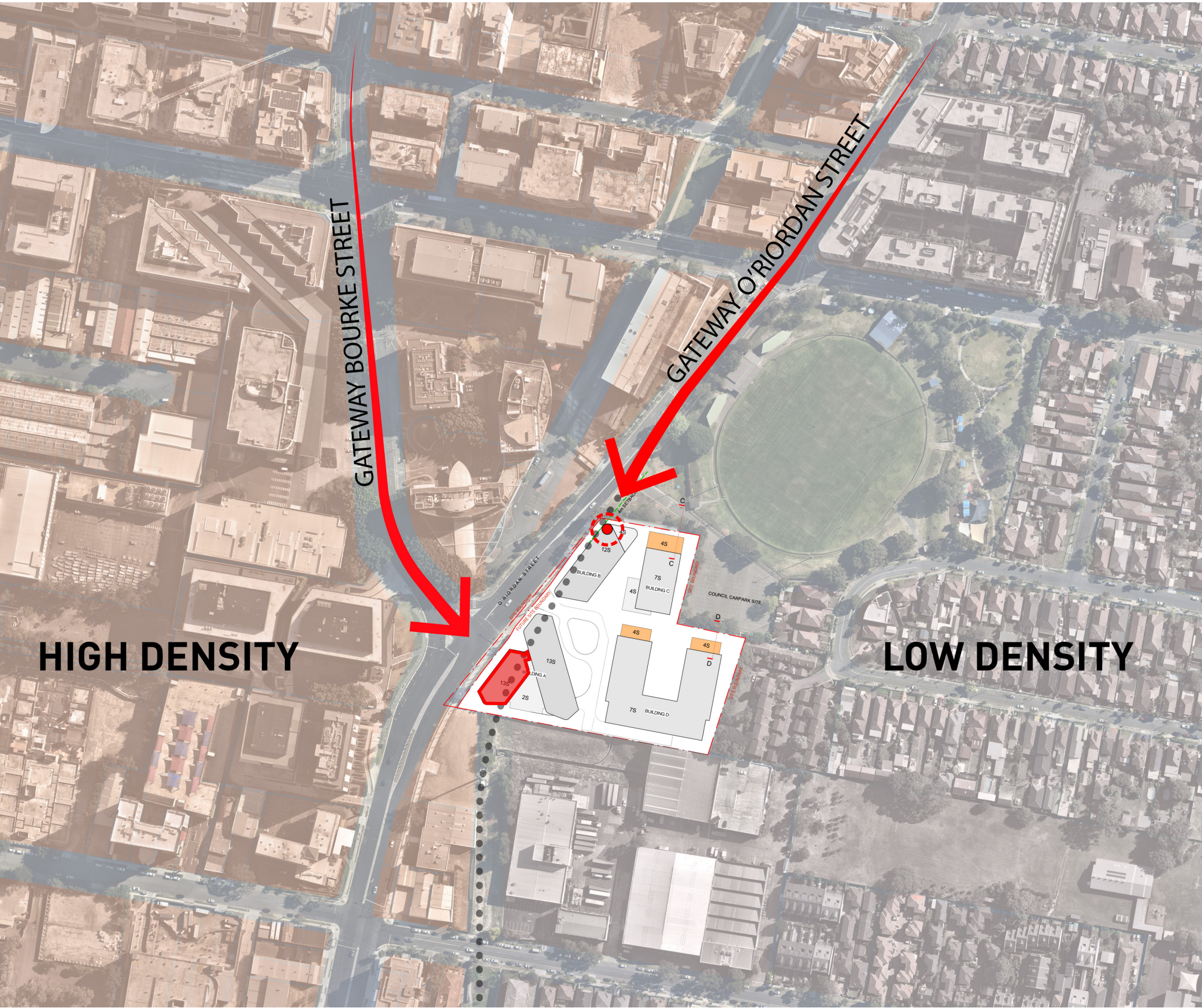
As requested by council, a study of the effect that the Building Height Plane on Building B has been undertaken. A plane of 45 degrees starting at RL 19.00m AHD from the northern site boundary has been applied to the footprint of Building B. The result (as demonstrated in the two accompanying elevations) is a fractured and stepped building mass that lacks a sensible formal streetscape definition.

From an architectural perspective, a stepped form of this nature is inefficient, both in terms of design and construction.

Urban Design

High Points as Urban Landmarks

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Building A's well-modulated building form successfully addresses the intersection of Bourke and O'Riordan Street. In the same way, it is important for Building B to have a recognisable form that anchors the tall-building spine to create a clear delineation between the O'Riordan Street building wall and the low scale medium-density residential zone to the east of the site. The stepped form that resulted from the Building Height Plane ignores this urban opportunity.

The "wedding cake" building form would erode the urban fabric. It would create a poorly defined elevation on O'Riordan Street. It also misses the opportunity to create a landmark corner that marks the edge of Mascot Oval and the beginning of the O'Riordan Street tall-building urban spine.



Preliminary Artist Impression of Building B



Preliminary Artist Impression of Building A

Urban Design

Proposed LEP Amendment

Under the Botany Bay 2013 LEP, the building height for the site is 22m. The lots to the north (across O’Riordan Street), the south and the west of the site already have a height limit of 44m. There is a tall-building spine that defines this portion of O’Riordan Street. This is the street that leads directly from Sydney CBD to Sydney Airport.

The heritage listed Mascot Oval is an open area that marks the beginning of this tall-building spine on O’Riordan Street. The planning proposal seeks to complete the north-east end of this spine and reinforce the site’s relationship to the oval.

EXISTING



Botany Bay Local environmental Plan 2013, 10 December 2018
<https://www.legislation.nsw.gov.au/#/view/EPI/2013/313/maps>

PROPOSED



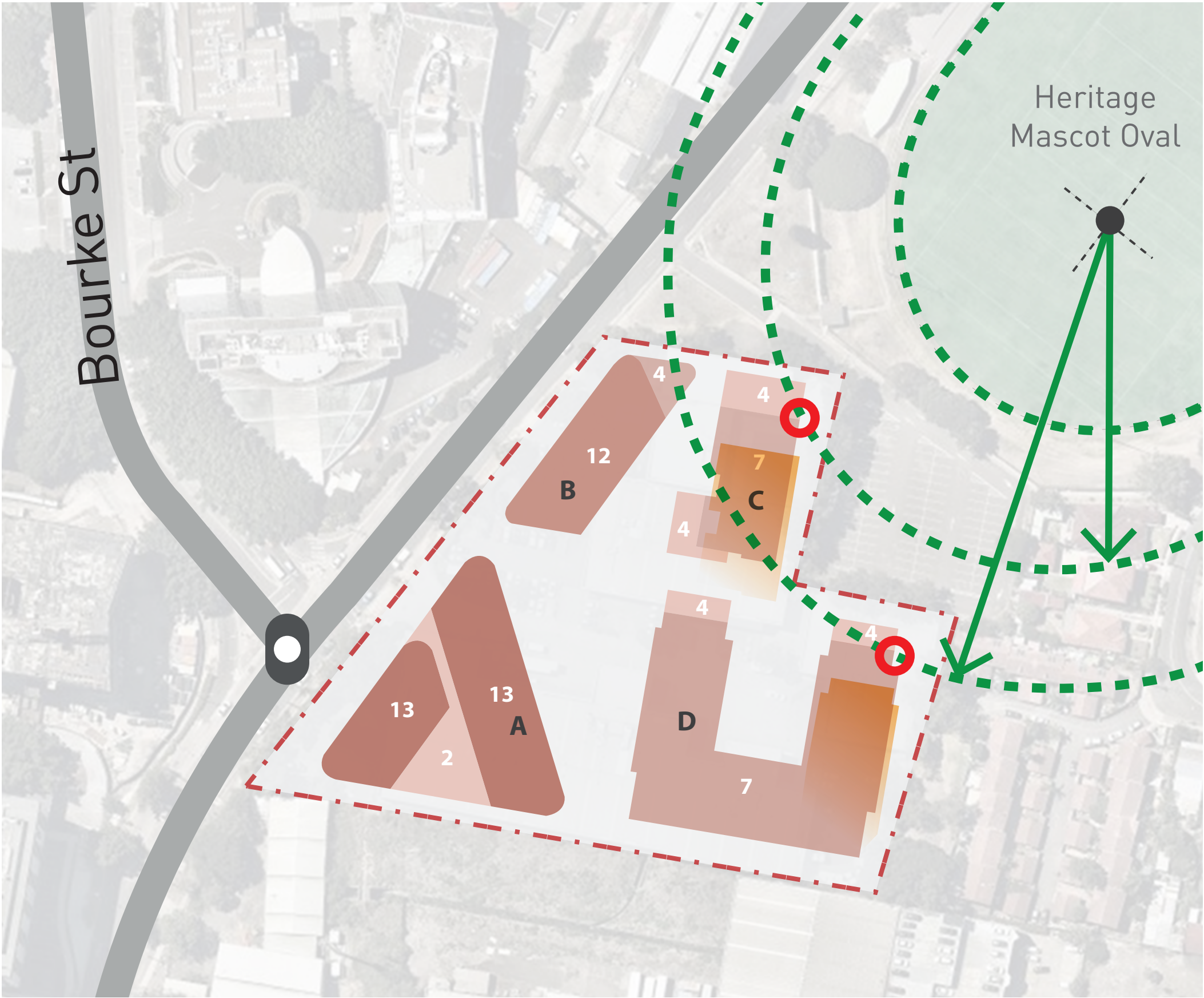
W	44m	M	12m
T2	26m	J	9m
R	22m		



Urban Design

Distance between surrounding buildings and Mascot Oval

The heritage item is the picket-fenced Mascot Oval itself. It is not the service road leading to the council carpark nor the surveyor's haphazard property boundaries. Therefore, our approach has been to design height transitions relative to the oval's perimeter geometry. Thus, the design responds directly to the heritage oval.



Distance relationship to picket fence of Mascot Oval



12 storeys

8 storeys

8 STOREYS

8 storeys

10 STOREYS*

8 Storeys

8 storeys

MASCOT OVAL

HOLIDAY INN
11 STOREYS

3 storeys

10 STOREYS*

PULLMAN HOTEL
14 STOREYS

delete potentially
**POTENTIALLY 44m
HEIGHT ALLOWED**

4-7 storeys

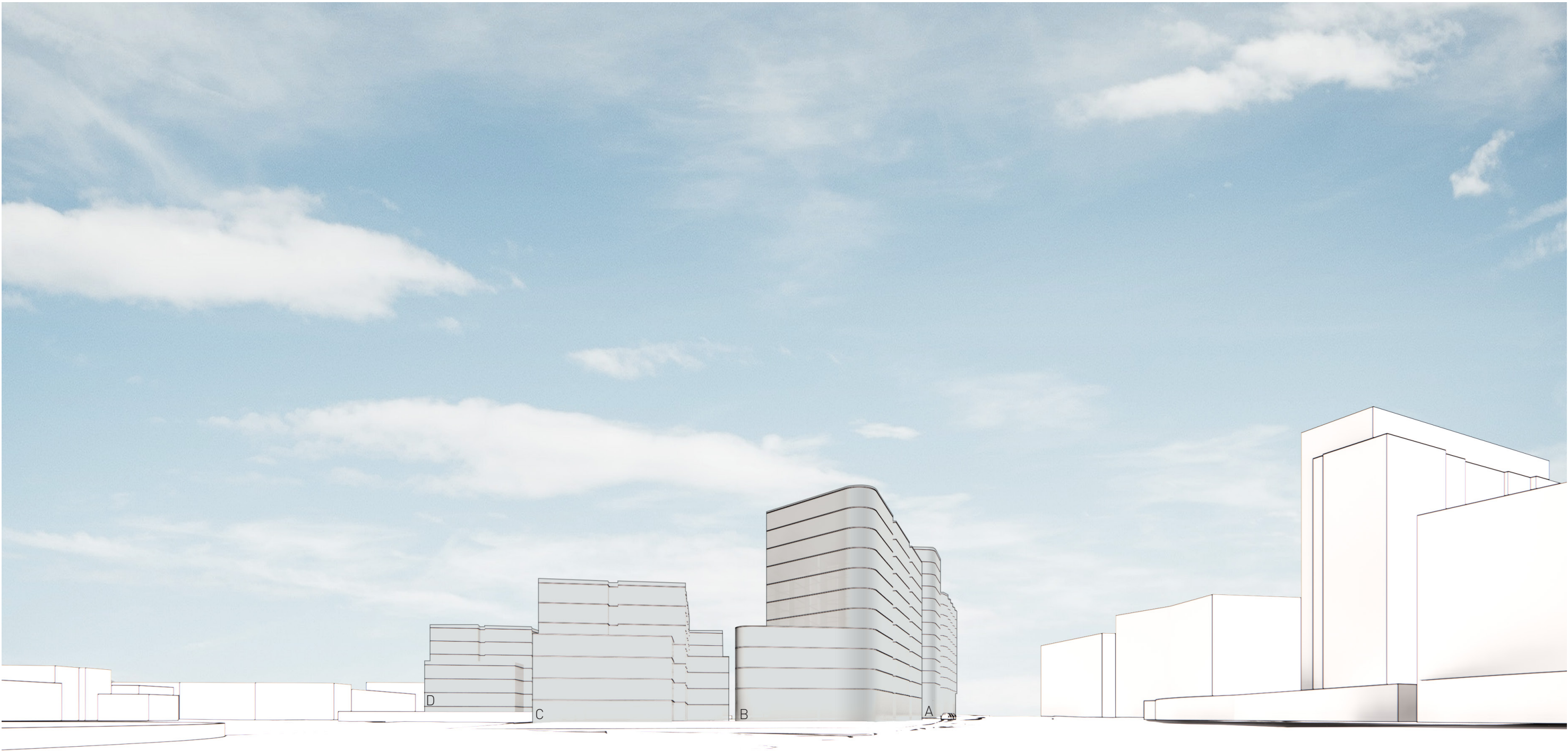
4-7 storeys

*commercial buildings - higher floor to ceiling heights

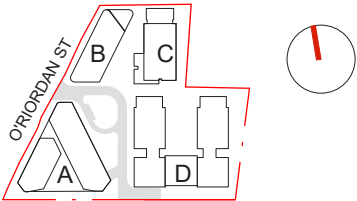


Proposed Envelope

Perspective



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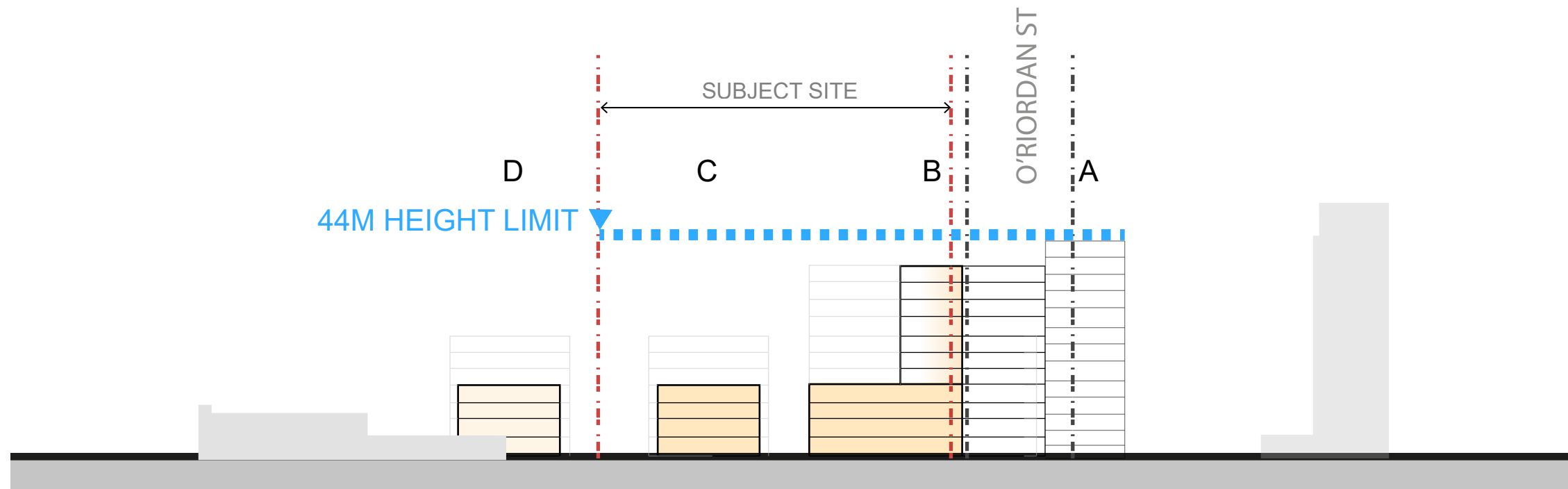
Proposed Envelope

O'Riordan Street Elevation and Site Plan

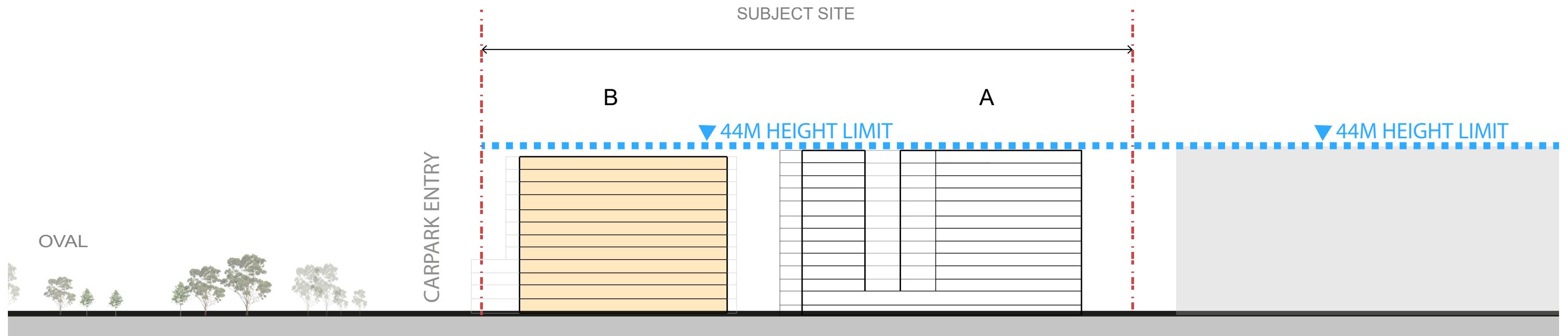
The proposed building envelope achieves two main goals:

- It creates a recognisable urban gateway that marks the start of the tall-building spine on O'Riordan Street.
- It creates a 4-storey built form relating to the oval's perimeter.

The proposed reference design for this Planning Proposal is intended to exactly match the built forms for the subsequent DA application.



North Elevation (Mascot Oval)



West Elevation (O'Riordan Street)



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