

210 O'Riordan Street, Mascot



Faster RSDA's kick off briefing for PPSSEC-154 –
Bayside - DA-2021/450



Project Team

Investment and Development Company

Boston Atlas Hickory Hotels

- ▶ Atlas Investment Corporation
- ▶ Hickory Group
- ▶ Boston Global

Planning

Mecone

Architecture

Rowthelowman

Approval History

DA-2008/132 granted 26/03/2009

- ▶ 12 level commercial office building.
- ▶ FSR of 7.28:1.
- ▶ Consent activated by physical commencement and remains in force.

DA-2012/230 refused 4/12/2014 by L&E Court

- ▶ For the construction of a 12 storey (233 rooms) hotel with ancillary facilities (restaurant, bar, retail space and commercial area);
- ▶ LEP 1995 had an FSR control of 1.5:1 and a height control of 44m.
- ▶ The development application sought **FSR of 6.6:1** (or GFA of 13,380sqm).
- ▶ While the DA was refused, the commissioner supported FSR.

Strategic Context

Metropolis of Three Cities - Eastern District City

- ▶ Key Priorities
 - ▶ Growing investment, business opportunities and jobs in strategic centres; and
 - ▶ 732,000 jobs by 2036
- ▶ Green Square – Mascot Strategic Centre
 - ▶ Will support increased productivity in the District with an employment target of 80,000 jobs by 2036.

Bayside Local Strategic Planning Statement

- ▶ Priority 15 - *Growing investment, business opportunities and jobs in Bayside's strategic centres and centres*



Subject Site

Urban and Cultural Context



CITADINES CONNECT



STAMFORD HOTEL



QUEST



MANTRA



FELIX

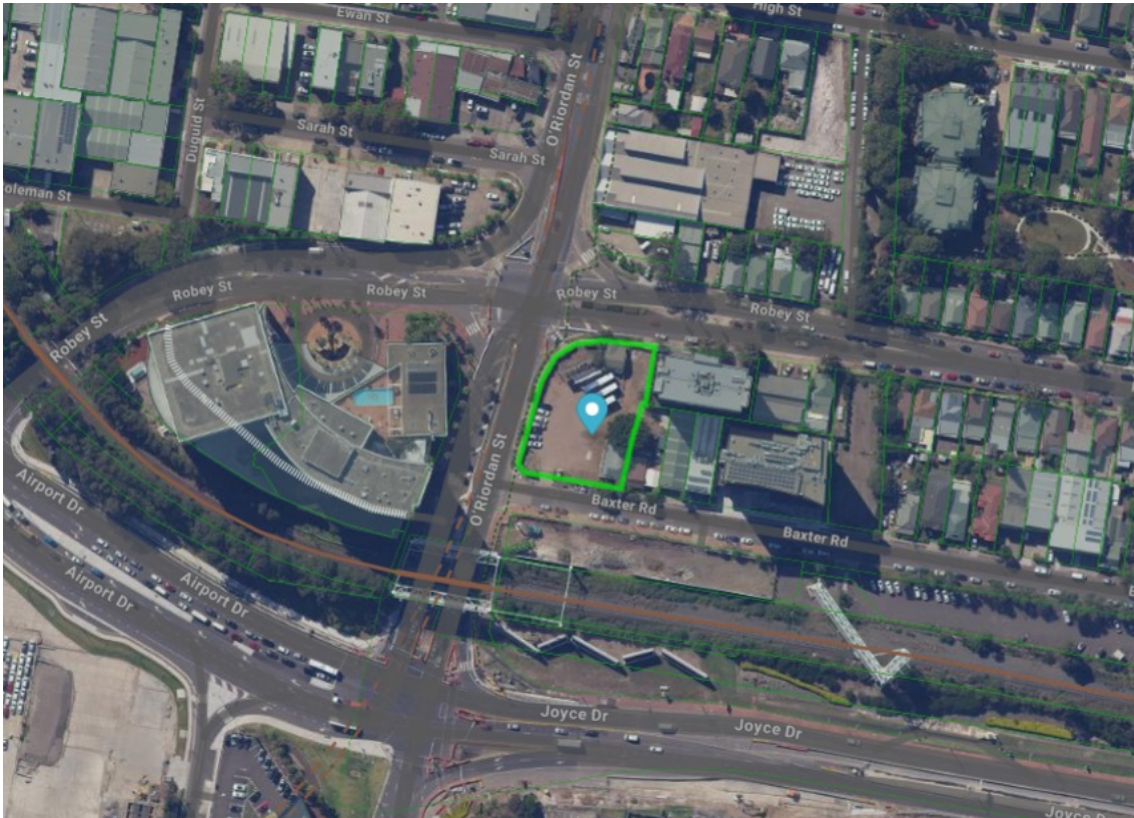


PULLMAN



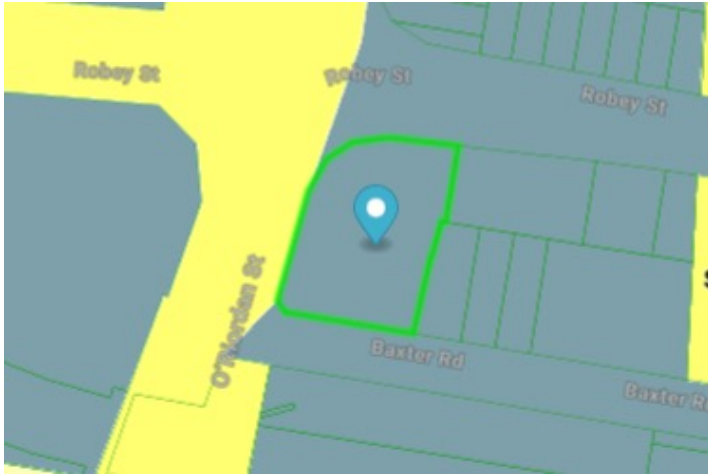
HOLIDAY INN

The site

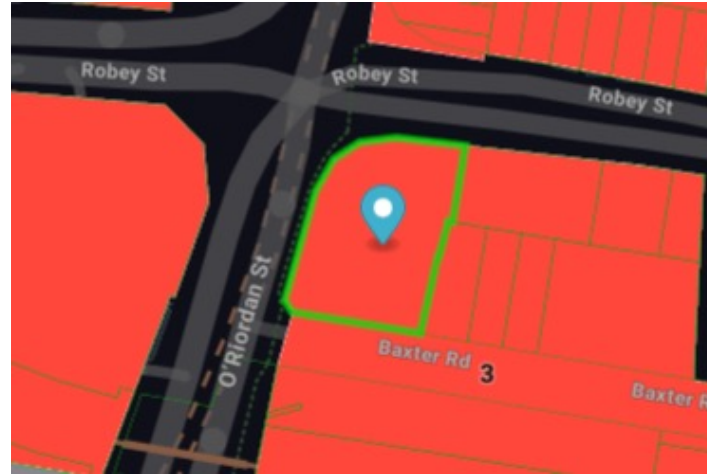


- ▶ 210 O'Riordan Street (Lot 1/DP1190559).
- ▶ Total area of 2,095sqm.
- ▶ Currently occupied by:
 - ▶ Two detached dwellings
 - ▶ Commercial carpark
 - ▶ General advertising sign
 - ▶ COVID-19 testing

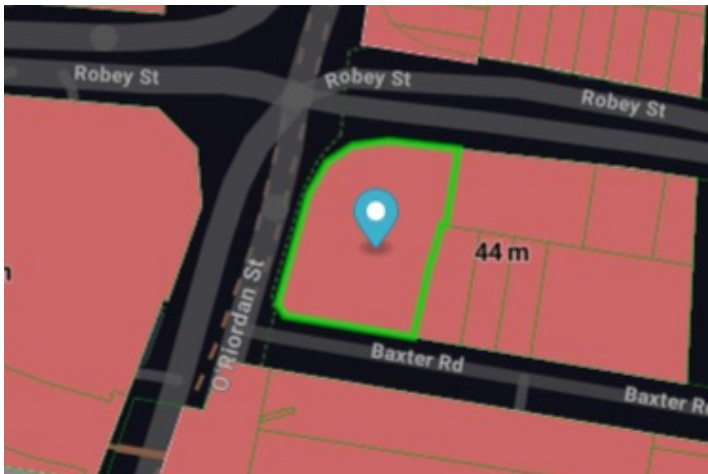
Bayside Local Environmental Plan 2021



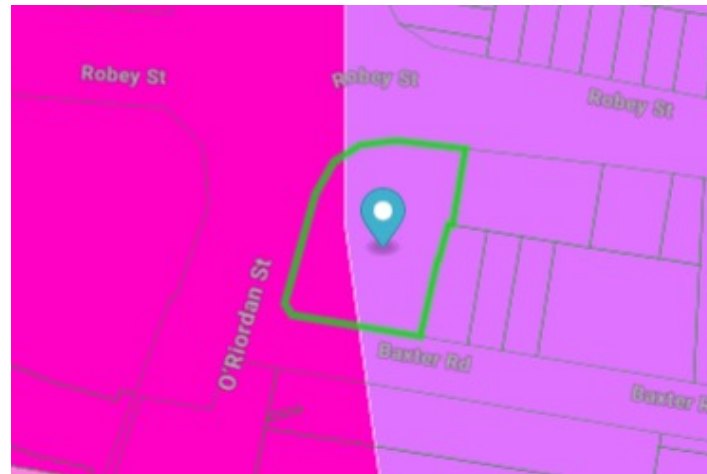
B5 Mixed Use Zone



FSR: 3:1



Maximum Height: 44m



Acid Sulfate Soil: Class 4 and Class 5

The Proposal



- MF01
Material Finish - Charcoal
Location
Hotel Levels - Window Frames
- MF02
Material Finish - Light Grey
Location
Ground Floor Levels Window Frames
- MF03
Material Finish - Blue
Location
GT02 Shadowbox
- GT01
Glassing - Clear
Location
Hotel Levels
- GT02
Glassing - Blue colourback to match MF03
Location
Hotel Levels Feature Panels
- GT03
Glassing - Shadowbox, GT01 with MF03
Location
Hotel Level Spandrels/Retail spandrels
- GT04
Glassing - Clear
Location
Commercial/ground floor levels
- CF01
Paint - Sandstone texture coating
Location
Podium Walls
- CF02
Paint - Dark Grey texture coating
Location
Ground Floor Walls & Columns
- CF03
Paint - Light Grey texture coating
Location
External Planters and Landscape Walls
- CF04
Paint - Terracotta texture coating
Location
External Ramp and Feature Walls
- CR01
Finish - Light Grey
Location
Hotel Soffit

Numeric Overview

Site Area

Before Road Widening: 2095.1sqm
After Road Widening: 2001.7sqm

Land Use

Commercial Hotel Development

Gross Floor Area

8207.1sqm
Retail Area
Total: 144.7sqm
Hotel Area
Total: 8062.4sqm

FSR

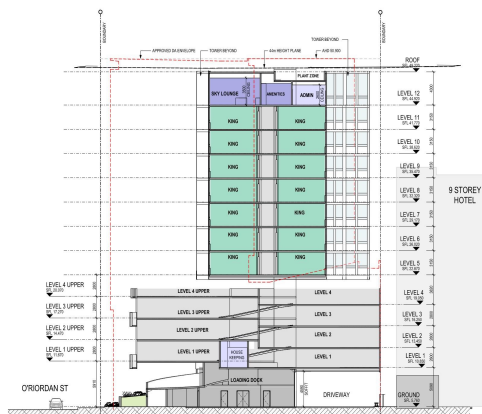
Before Road Widening: 3.92:1
After Road Widening: 4.10:1

Building Height

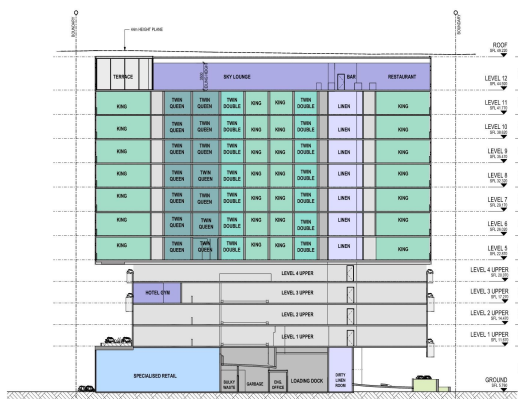
44m

Operating Hours

24hrs a day, 7 days a week

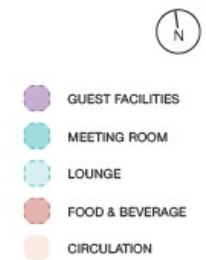
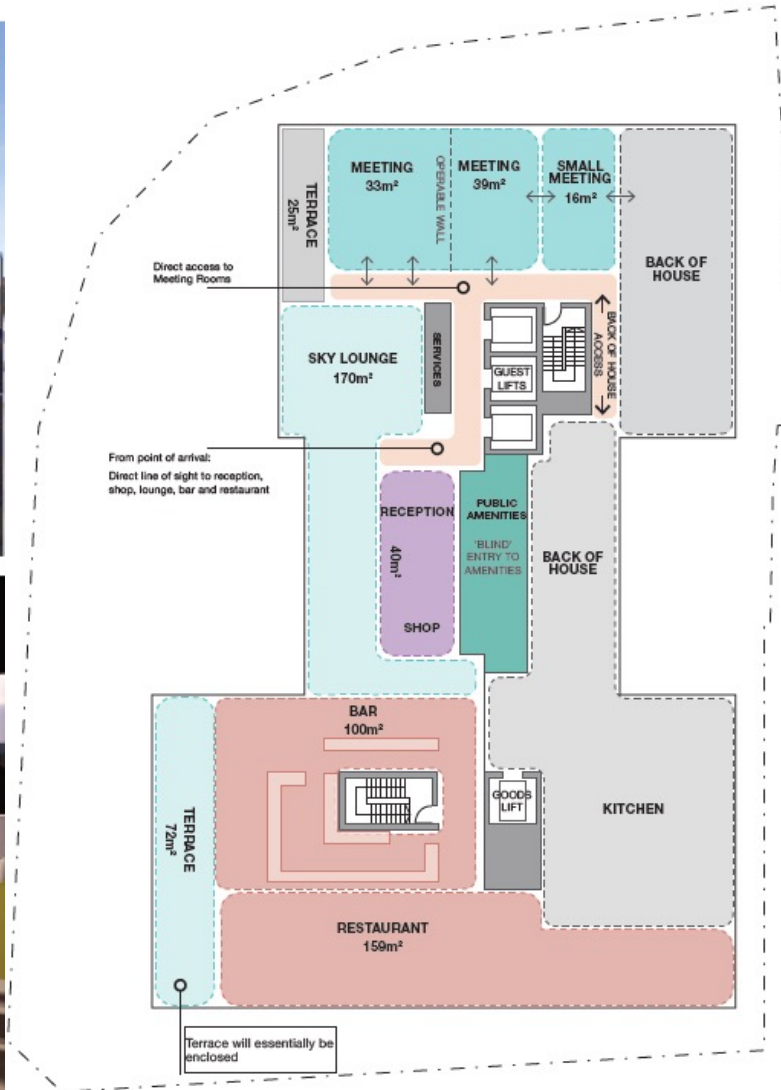


Section 1



Section 2

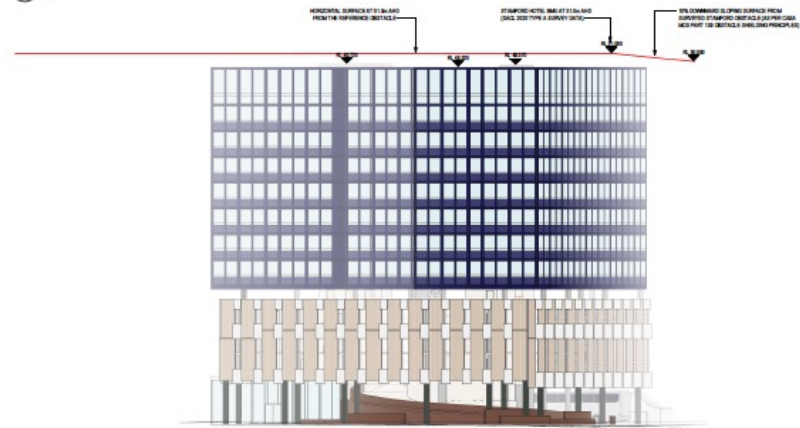
The Proposal



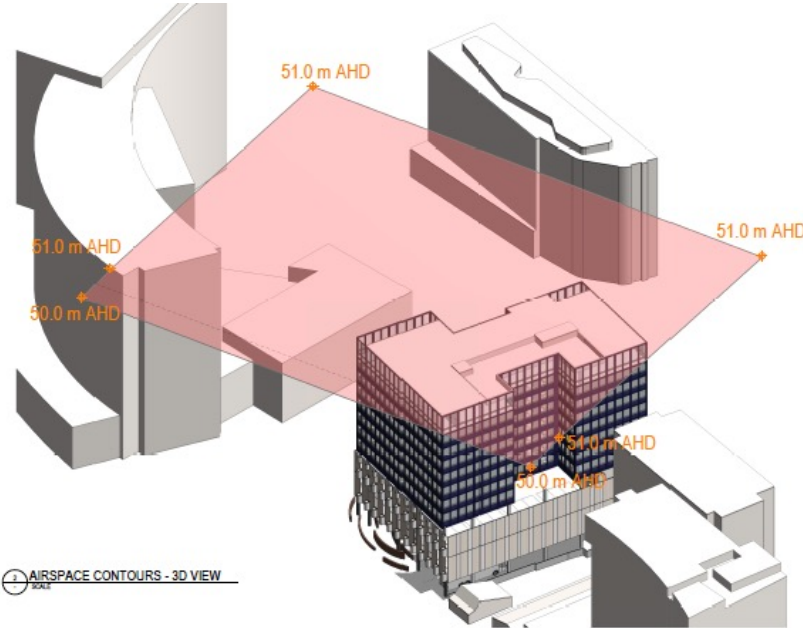
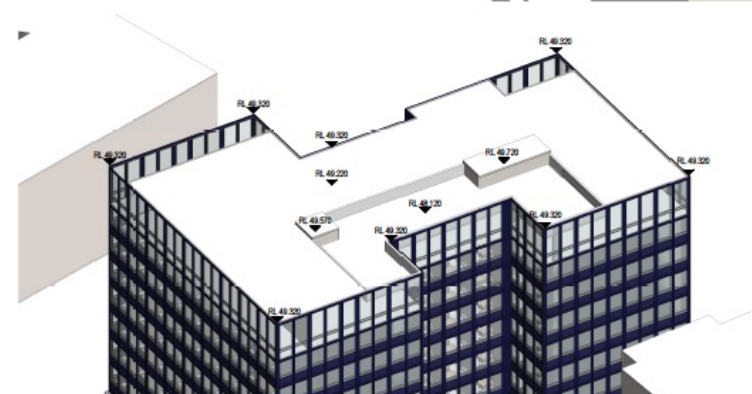
Aviation Impact



1 AIRSPACE CONTOURS - PLAN
SCALE 1:500

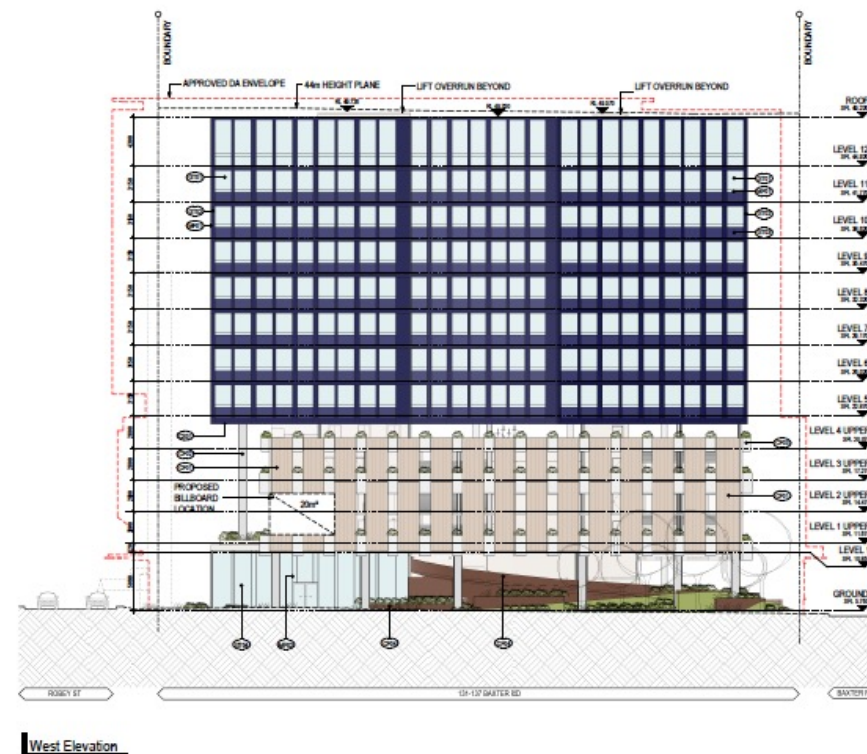


AIRSPACE CONTOURS - ELEVATION
SCALE: 250

 AIRSPACE CONTOURS - 3D VIEW
SCALE

4 ROOF HEIGHTS - 3D VIEW
SCALE

Height



Height Control Bayside LEP 2021

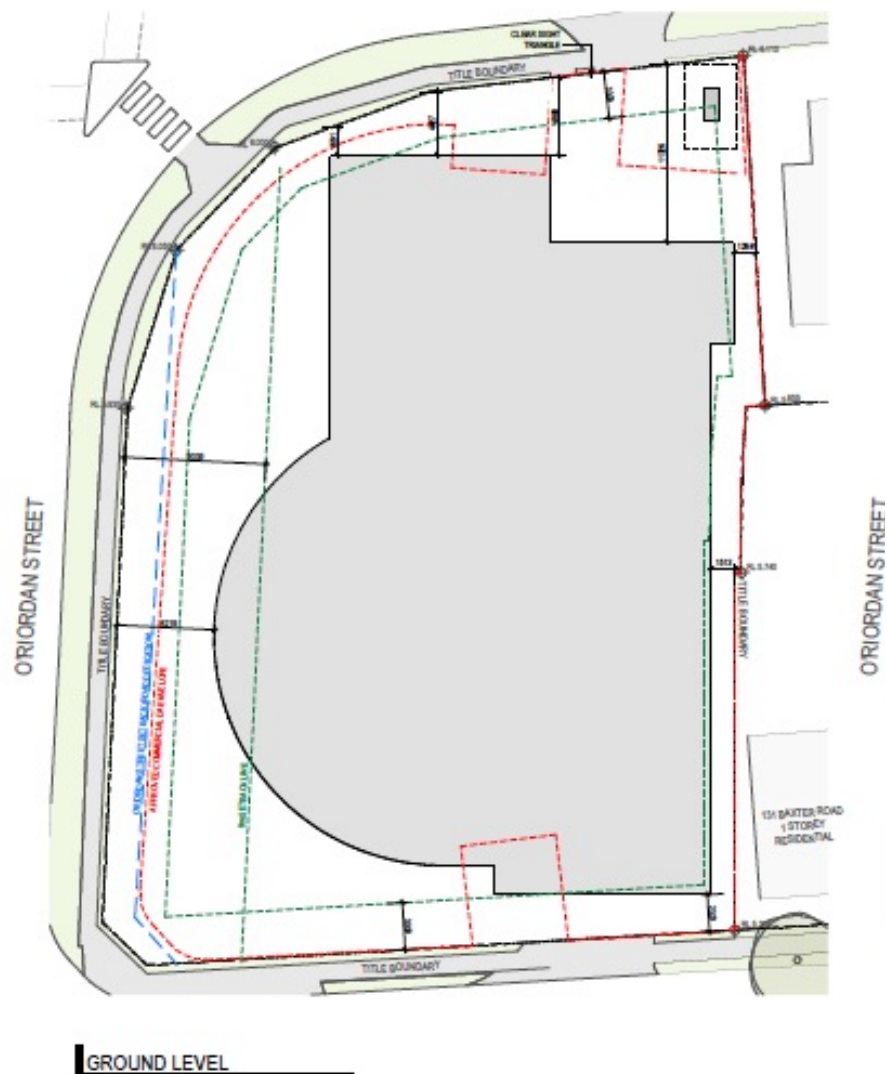
44m

Proposed

44m

Setbacks

Ground Level



	DCP Setback Requirements	Proposed
O'Riordan Street	9m building setback / 4m landscaping setback	6.2m - 13m
Robey Street	3m building and landscape setback	1.7m-11.3m
Baxter Road	3m building and landscape setback	2.4m- 13m
Eastern boundary	Nil-3m building and landscape setback	1.3m-1.5m

O'Riordan Street Setback (Road Dedication) ---

Approved Commercial DA Envelope ---

9M Setback Line ---

Setbacks

Carparking Podium (Level 1-5)



	DCP Setback Requirements	Proposed
O'Riordan Street	9m building setback / 4m landscaping setback	0.5m-5.9m
Robey Street	3m building and landscape setback	5.7m-11.5m
Baxter Road	3m building and landscape setback	2.8m-4.8m
Eastern boundary	Nil-3m building and landscape setback	0m-1.9m

O'Riordan Street Setback (Road Dedication)
 Approved Commercial DA Envelope
 9M Setback Line

Setbacks

Hotel Tower (Level 6-12)



	DCP Setback Requirements	Proposed
O’Riordan Street	9m building setback / 4m landscaping setback	6.7m-15m
Robey Street	3m building and landscape setback	1.7m-6.1m
Baxter Road	3m building and landscape setback	2.37m-4.22m
Eastern boundary	Nil-3m building and landscape setback	2.4m-4.2m

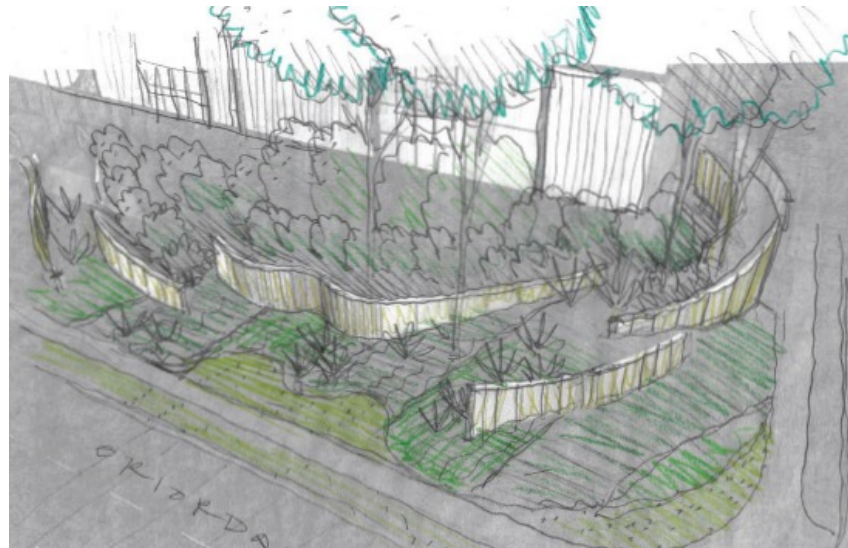
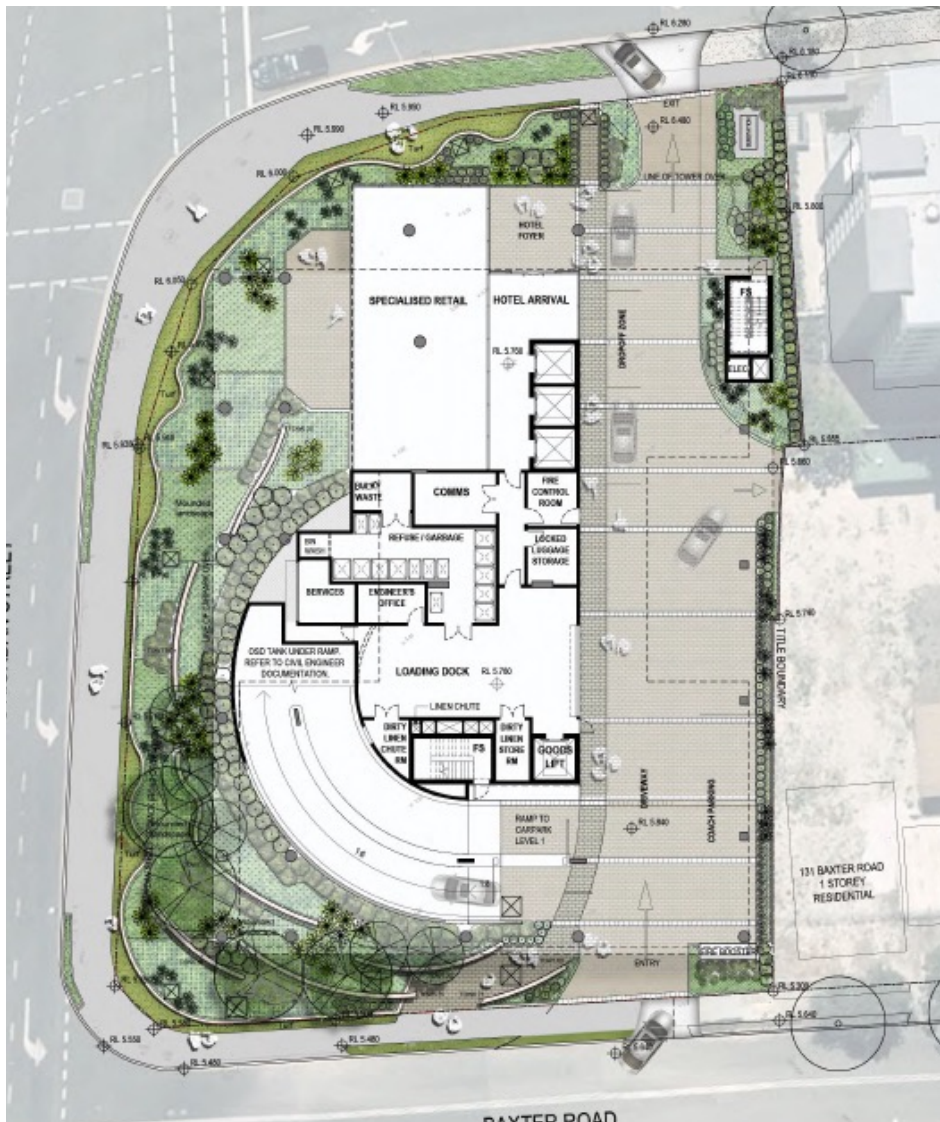
Approved Commercial
DA Envelope

9M Setback Line

Gross Floor Area

Site Area	Before Road Widening: 2095.1sqm	
	After Road Widening: 2001.7sqm	
Permissible FSR	3:1	
Maximum GFA (based on an FSR of 3:1)	Before Road Widening: 6,285.3sqm	
	After Road Widening: 6,005.1sqm	
Proposed FSR (based on a GFA of 8,207.1sqm)	Before Road Widening: 3.92:1	
	After Road Widening: 4.10:1	
DA-2008/132 (commercial/office development)	Floor Space Ratio	Gross Floor Area
	7.28:1	14,572.38 sqm
DA-2012/230 (hotel development)	Floor Space Ratio	Gross Floor Area
	6.6:1	13,221.22 sqm

Landscaping

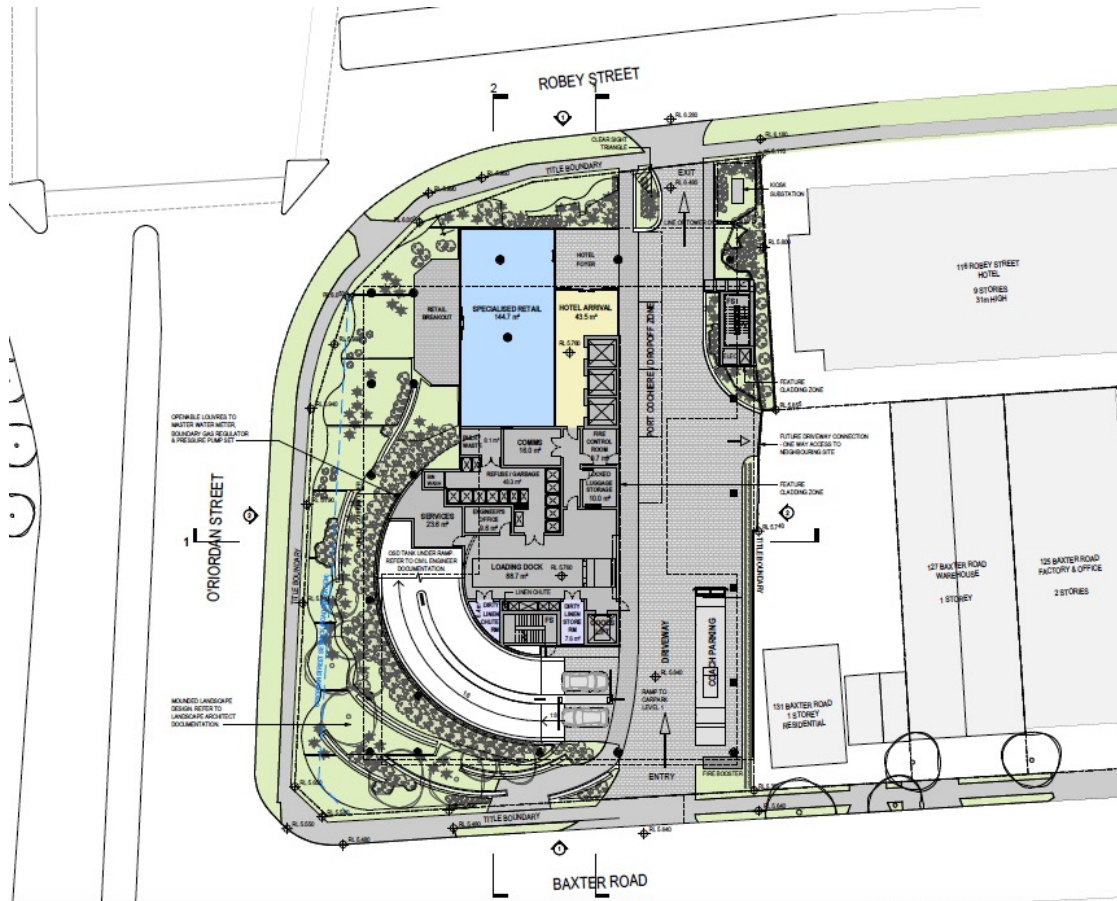


Parking

Use	Yield	DCP Parking Rates	DCP Parking Requirement	TfNSW Guide	Parking Provision
Hotel	1 Manager	1 space per manager	1	56	82
	56 Employees	1 space per 2 employees	28		
	224 Rooms	1 space per 4 rooms	150		
Function Centre	102m ²	1 space per 2 employees plus 1 space per 10 seats OR 1 space per 10m ² GFA whichever is greater	11	11	
Restaurant	251m ²	1 space per 2 employees plus 1 space per 3 seats (internal and external) OR 1 space per 10m ² GFA, whichever is greater	26	26	40
Bulky Goods Retail	145m ²	1 space per 50m ² GFA	3	3	6
Total			219	96	128
Bicycle	128 car spaces	10% of the required car spaces or part thereof	13		22
Taxis and Mini Buses	224 Rooms	One taxi space per 100 hotel rooms	2		4

The DCP requirement is considered excessive noting that a significant portion of guests would arrive by taxi or the hotel operated mini-bus to and from the airport. (TTPA Report)

Access



- ▶ Vehicle entry via Baxter Road
- ▶ Vehicle exit through the Porte Cochere to Robey Street
- ▶ Primary pedestrian access is located along Baxter Road
- ▶ Access provided to adjacent site (125-131 Baxter Road)



mecone

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