

Bayside Design Review Panel

REPORT OF THE BAYSIDE DESIGN REVIEW PANEL

Meeting held on Thursday, 3 February 2022

Panel members:

Jim Koopman
Stephen Collier
Brian Zulaikha
Dean Boone

Coordinator:

Ben Latta

ITEM # 3 – DESIGN EXCELLENCE

Date of Panel Assessment:	3 February 2022
Applicant:	Mecone/ Boston Atlas Hotels Pty Limited
Architect:	Rothelowman
Property Address:	210 O’Riordan Street (133-137 Baxter Road and 118 Robey Street) Mascot
Description:	Integrated Development - Demolition of existing structures and construction of a twelve (12) storey hotel comprising of parking, signage and retail on the ground floor and associated restaurant and bar
No. of Buildings:	1
No. of Storeys:	12
No. of Units:	224
Consent Authority Responsible:	Bayside Council
Application No.:	DA-2021/450
Declaration of Conflict of Interest:	Nil

The Panel inspected the site, reviewed the submitted documentation and met with representatives of the applicant including Ben Pomroy- Archtiect; Elysse Kuhar- Planner; Ian Cady- Planner; Michael Viskovich- Client (Boston Global); Alex Rodakis- Client (Boston Global); Jason Shepherd- Client (Boston Global); Corey Cooney- Client (Boston Global) Shalom Choong- Client (Hickory Group); Mathew Foden- Client (Hickory Group) and Ben Latta & Angela Lazaridis of Council’s staff.

This proposal has been previously reviewed by the panel at its meetings on 5 December 2019 & 25 November 2021 and Minutes are included below.

Design Principle	Comments
<p>Context and Neighbourhood Character</p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>#</p> <p>It is noted that the drawings submitted by the applicant were developed further and shown during the presentation/ meeting.</p> <p>It is also noted that work is at a preliminary design stage.</p> <p>The panel commends the applicant for presenting a comprehensive and well considered analysis of both the constraints and the opportunities of the site. The site presents some unique problems associated with its proximity to the airport, roads and underground railway corridor and elevated rail line.</p> <p>The panel looks forward to seeing how these aspects are developed further.</p> <p>The site is located in a prominent position with three street frontages, which forms one of the major arterial gateways to Sydney (Kingsford Smith) Airport. The site is located within 800m of the Domestic Railway Station and the Mascot Railway Station but the public domain is car dominated and the pedestrian environment is poor in part because of the width of road carriageways and the lack of activated frontages to adjacent and opposite airport hotels, as well as the lack of significant street tree planting.</p> <p>The site bookends hotel development in Robey Street (Quest Hotel) and Baxter Road (Citadines Connect Hotel) and provides the opportunity to deliver an integrated street defining built form.</p> <p>Street planting is poor in Baxter Road, nonexistent on O'Riordan Street and developing in front of the Quest Hotel.</p> <p>The site is subject to a road widening on O'Riordan Street which has the potential to further detract from the landscape setting of the future building</p> <p>Key Issues</p> <ul style="list-style-type: none"> • The development does not seek to provide activated street frontage on its primary frontage to O'Riordan and is designed to rely on the landscaping treatment to contribute to its context in a positive way. • The site is occupied by an advertising structure which was subject of a DA for temporary use in 2019 and a continuation of the billboard use is sought. <p>Recommendations</p> <p>Panel recommendations for landscape to contribute to its context are set out below in <i>Landscape</i>.</p> <p>The Panel does not support the ongoing use of advertising in the airport gateway precinct as it will be a detracting element to neighbourhood character. The Panel recommends active uses such as the gymnasium located on the corner podium be clearly expressed to contribute to street activation.</p> <p>Further to the comments above, the panel considers the resolution of the expression of the gym within the facade is unresolved and conflicts with the surrounding architectural design response.</p> <p>The ongoing use of advertising in the façade detracts from the gateway position and presentation of an otherwise well considered design response and is not supported.</p>

Design Principle	Comments
<p>Built Form and Scale</p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>#</p> <p>The panel commends the applicant for submitting a set of clearly documented ideas and strategies for the built form of the proposal addressing issues to do with massing, scale and setbacks.</p> <p>The composition of the building with respect to the stacking and arrangement of showroom, carpark and hotel is generally supported. The panel would like to see how these components are developed further before providing an unequivocal endorsement of the scheme. It is noted that the space between the carpark and the hotel mass above has been opened up in the latest iteration and this is supported. If the carpark is to read as a "hovering" mass, this space should be considered as an extension of the lower ground. This will give greater meaning to the way the hotel appears to stand independently of it. It is noted that the WOHA hotel in Singapore (that is used as a reference) treats the lower levels with a luxuriant landscape that grows up and over. A similar landscape approach would be encouraged.</p> <p>Key Issues</p> <ul style="list-style-type: none"> • Built form setbacks to O’Riordan Street, which the Panel considers is the front of the site, do not comply, resulting in a built form in a setting of road infrastructure rather than a landscaped setting. • The provision of deep undercroft space to the carpark podium with low light levels and relying on landscape treatment to create visual interest to the street will not contribute positively to the streetscape and character of the area. • The dramatically expressed soffit under Level 5 of the guest suites on Robey Street will be as prominent as any façade and is currently treated as a ceiling rather than a façade and in doing so does not contribute positively to the appearance of the building from the street <p>Recommendations</p> <p>A complying setback to O’Riordan Street should be provided to enable landscape screening between the built form and the road to reduce the prominence of the built form and to enable landscape screening</p> <p>Comply with setbacks to O’Riordan and Robey Streets to provide reduced under croft area.</p> <p>Provide design details showing materiality, articulation and detailing for the Level 5 soffit to the extent that would be normally provided for a street elevation. Consider the provision of specialist feature lighting and note that all drainage and conduits will be concealed.</p> <p>The Panel considers the design response proposed will deliver a well resolved built form and scale, subject to the above comments regarding the gymnasium and billboard.</p> <p>The setback to the adjoining lot was proposed in two forms – 1500mm and 3000mm. The 3000mm setback was the preferred option</p>
<p>Density</p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p>	<p>#</p> <p>The panel generally supports the proposed scheme.</p> <p>It is also notes the FSR non-compliance.</p> <p>The panel would support the increase in FSR if it can be demonstrated that design excellence is achieved in all areas.</p>

Design Principle	Comments
<p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>No issues of concern</p> <p>As above</p>
<p>Sustainability</p> <p>Good design combines positive environmental, social and economic outcomes.</p> <p>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	<p>#</p> <p>The Panel notes that there are further opportunities for including sustainability initiatives in the design above and beyond those required by BASIX, such as solar energy generation, rainwater harvesting, etc.</p> <p>The panel would recommend that the floor to ceiling heights in the carpark be increased to match the habitable floors (above) of the hotel.</p> <p>What this does is ensure that these floors can be converted into useable/habitable space in the future if car ownership/parking demands are reduced. This is consistent with Green Building Council of Australia recommendations.</p> <p>Key Issues</p> <ul style="list-style-type: none"> The car park floor to floor height at 2800mm is unsuitable for adaption to alternate uses as the transition to mobility as a service (MaaS) occurs reducing private car ownership and parking demands. The frameless glass box retail has a northern aspect and will rely on mechanical systems to maintain thermal comfort rather than appropriate passive design components The sustainability report states that development complies with the energy efficiency and sustainability requirements of the Botany Bay DCP 2013 and NCC Section J 2019. It further states that <i>“additional sustainability initiatives...are to be considered during the detailed design development phase of the project.”</i> To achieve design excellence additional sustainability initiatives above simple compliance, need to be offered as firm commitments. <p>Recommendations</p> <p>Provide a strategy to adapt parts of the carpark areas to other uses in future mobility scenarios that are likely to see a reduction in private car ownership consistent with Green Building Council of Australia recommendations. Alternatives might include</p> <ul style="list-style-type: none"> increasing the floor-to-floor height to 3150mm and design carpark opening to suit future conversion Constructing the carpark to enable Level 4 upper-level decks to be deconstructed to enable increased volumes for functional space. Construction method to be noted on the DA drawings. Demolition methodology to be submitted that considers access for necessary plant and equipment <p>Provide shading to the frameless glass box retail</p> <p>Submit a schedule of additional sustainability initiatives that will be committed to achieve design excellence. As a minimum</p> <ul style="list-style-type: none"> The Botany DCP 2013 Part 3H requires roof mounted solar collector panels to be installed in all new developments. The area provided is to be maximised and noted.

Design Principle	Comments
	<ul style="list-style-type: none"> • The Botany DCP 2013 Part 3H Solar hot water systems and the Panel recommends that should be in the form of heat pump hot water (the use of gas storage hot water should be avoided.) • Provide EV charging capability to 5% of parking spaces • Provide better than compliant environmental targets. • Consider the organic treatment of food waste on site. • The landscape be configured to enable tree canopy planting on street frontages and to hard paved car park roof decks to reduce urban heat island effects <p>The panel notes a range of sustainability initiative have been explored and are intended to be integrated into the design response. The panel considers that the applicant needs to provide a detailed schedule that clearly indicates the range of sustainability initiatives proposed that deliver design excellence within the project.</p>
<p>Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p> <p>Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>#</p> <p>The panel supports the applicants intention to "create genuine deep soil planting along the road corridors". However the scale and height of planting that is envisaged does not seem to take advantage of this. The panel would encourage the applicant to make the landscape a strong and compelling feature of the project rather than just a notional low-scale add-on. This should entail the inclusion of tall trees where possible, and connecting the landscape through into the lobby and potentially up and over the carpark.</p> <p>The Panel pre DA recommendations encouraged the applicant to make the landscape a strong and compelling feature of the project that should entail the inclusion of tall canopy trees across the site and to consider connecting the landscape through into the lobby and potentially up and over the carpark.</p> <p>Key Issues</p> <ul style="list-style-type: none"> • Undercroft landscaping • Built form is not screened by landscape, particularly on the O'Riordan Robey intersection • Level 4 carpark deck when viewed from above detracts from the visual amenity of hotel suites • Opportunity to integrate the podium • Carpark podium landscape planter viability • Landscape screening may restrict the minimum free area required to ensure a naturally ventilated carpark. <p>Recommendations</p> <p>Landscape to be planned to enable street planting to the entirety along O'Riordan Street notwithstanding the potential road widening.</p> <p>Provide a setback to O'Riordan Street that enables significant landscaping to screen the built form is to be provided. Landscape trees can frame a view to the billboard but should not be absent</p> <p>Undercroft landscaping needs sustainable lighting to ensure plant growth is required. The landscape should also consider passive</p>

Design Principle	Comments
	<p>surveillance and ensuring the layout, mounding and arrangement does not create any CPTED issues.</p> <p>The car park façade planting needs to ensure that natural ventilation can be achieved to the carpark area.</p> <p>Level 4 carpark should explore green architecture integration to provide green spaces and potential for small trees when viewed from above and to provide amenity to rooms, additionally the edge treatment of this level is better utilised for provision of substantial width and depth podium planting (the ADG provides a guide on suitable planter sizings) instead of the small pocket spaces provided over each level as a strategy to provide meaningful, maintainable landscape treatment.</p> <p>The panel is supportive of the design response proposed and the further development of the landscape as a cohesive part of this gateway site.</p> <p>The deletion of the upper carpark levels small landscape planters, and retention of larger more continuous podium planting, will resolve the green architectural response.</p> <p>The interpretation of the Australian native landscape within a relatively harsh urban environment could explore further the use of locally endemic plant material, hybrids and cultivars. Lighting within the landscape, not yet detailed, would enhance the visual experience to compliment the architectural design response.</p>
<p>Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>#</p> <p>The panel generally supports the proposal. The panel looks forward to seeing how this aspect is developed further.</p> <p>Key Issues</p> <ul style="list-style-type: none"> Visual amenity of suites overlooking the car park deck is poor The frameless glass box retail has a northern aspect and will rely on air conditioning to maintain thermal comfort <p>Recommendations</p> <p>Visual amenity of suites overlooking the car park deck could be improved with landscape treatment to the parking area</p> <p>Provide shading to the frameless glass box retail component.</p> <p>The panel considers elements of the above issues have been resolved, the opportunity for a visual treatment to the upper carpark as seen from above and overlooking windows could be explored further.</p>
<p>Safety</p> <p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p>	<p>#</p> <p>The panel generally supports the proposal.</p> <p>No concerns</p> <p>As above</p>

Design Principle	Comments
<p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	
<p>Housing Diversity and Social Interaction</p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>#</p> <p>The panel notes and endorses the approach to public art and how it might be incorporated into the project. The panel looks forward to seeing how this aspect is developed further.</p> <p>Not applicable</p> <p>As above</p>
<p>Aesthetics</p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>#</p> <p>The panel generally supports the proposal. The panel looks forward to seeing how this aspect is developed further.</p> <p>The resolution of the billboard, especially in terms of how it relates to the architecture, is something that needs further work.</p> <p>Key Issues</p> <ul style="list-style-type: none"> • Provision of a detracting advertising billboard. Refer <i>Context</i> above <p>Recommendations</p> <p>The Panel advertising billboards recommends should not be incorporated in gateway buildings to the airport</p> <p>As above, the panels position is that the billboard advertising should not be incorporated</p>

Design Excellence – Clause 6.16(4) of BBLEP 2013

In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:

<p>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</p>	<p>(a) #</p> <p>The project is at an early stage of development. The panel believes that the design strategy, as well as the approach outlined to materials and detailing, is strong. However information on the proposed materials and detailing is indicative and made largely with reference to other projects.</p> <p>The panel cannot therefore confirm that this matter has been appropriately addressed.</p> <p>The Panel is of the view that a high standard of detailing can be achieved but details are required in regards to exposed soffit treatments to confirm that detailing appropriate to the location will be provided</p> <p>Design excellence achieved</p>
<p>(b) whether the form, arrangement and external appearance of the development will improve the quality and amenity of the public domain,</p>	<p>(b) #</p> <p>The panel believes that the form, arrangement and external appearance of the building is likely to improve the quality and amenity of the public domain.</p> <p>The composition of the building with respect to the stacking and arrangement of showroom, carpark and hotel is generally supported.</p> <p>The panel would like to see how these components are developed further before providing an unequivocal endorsement of the scheme.</p> <p>The Panel believes that the form, arrangement and external appearance of the building will improve the quality of the public domain except for the carpark podium which obtrusively extends into landscaped setbacks and results in deep undercroft spaces to O’Riordan Street frontages.</p> <p>Design excellence achieved subject to the removal of billboard advertising and cohesive integration of the gymnasium into the facade</p>
<p>(c) whether the development detrimentally impacts on view corridors,</p>	<p>(c) #</p> <p>The panel believes that the development will NOT have a detrimental impact on view corridors.</p> <p>The panel is of the view that the development will detrimentally impact the view corridor along the airport gateway at O’Riordan Street</p> <p>Design excellence achieved, subject to removal of billboard advertising</p>
<p>(d) the achievement of the principles of ecologically sustainable development.,</p>	<p>(d) #</p> <p>There is not enough material to assess this matter currently. Further information should be sought from the applicant on how they propose to satisfy ESD objectives.</p> <p>The Panel is of the view that the aspirations set out in the ESD report to exceed minimum standards will need to be confirmed as commitments to demonstrate design excellence.</p> <p>Design excellence achieved subject to provision of a detailed schedule</p>

RECOMMENDATION - FROM DRP OF 5 DECEMBER 2019

- The Panel recommends that the above changes be made and be referred to the Panel for further consideration.

RECOMMENDATION – DESIGN EXCELLENCE – FROM DRP OF 5 DECEMBER 2019

- The Panel recommends that the recommended changes/refinements be made and that the amended proposal be referred to the Panel for further consideration to demonstrate that Design Excellence has been achieved in accordance with *Clause 6.16(4) of BBLP 2013*.

RECOMMENDATION

- The Panel supports the application subject to the changes described above.

RECOMMENDATION – DESIGN EXCELLENCE

- The Panel supports the application. The application achieves Design Excellence in accordance with *Clause 6.16(4) of BBLP 2013, subject to revisions and confirmations outlined in this report*