

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC



146-154 O' Riordan Street, Mascot

Statement of Heritage Impact

Prepared for TOPLACE Pty Ltd

March 2019 - FINAL

Sydney
Melbourne
Brisbane
Perth

Document Control Page

CLIENT: TOPLACE Pty Ltd

PROJECT: 146-154 O' Riordan Street Mascot Statement of Heritage Impact

SITE NAME: 146-154 O' Riordan Street, Mascot

EXTENT HERITAGE PTY LTD INTERNAL REVIEW/SIGN OFF

WRITTEN BY	DATE	VERSION	REVIEWED	EDITED	EDIT LEVEL	APPROVED
Kim Watson Ben Calvert	01.02.2019	Ver_1 DRAFT	Eleanor Banaag Vidhu Gandhi			
Ben Calvert	04.03.2019	Ver_2 FINAL	Corinne Softley			04.03.2019

Copyright and Moral Rights

Historical sources and reference materials used in the preparation of this report are acknowledged and referenced in figure captions or in text citations. Reasonable effort has been made to identify, contact, acknowledge and obtain permission to use material from the relevant copyright owners.

Unless otherwise specified in the contract terms for this project Extent Heritage Pty Ltd

- vests copyright of all material produced by Extent Heritage Pty Ltd (but excluding pre-existing material and material in which copyright is held by a third party) in the client for this project (and the client's successors in title);
- retains the use of all material produced by Extent Heritage Pty Ltd for this project, for the ongoing business of Extent Heritage Pty Ltd, and for professional presentations, academic papers or publications.

Contents

1.	INTRODUCTION	1
1.1	PROJECT DESCRIPTION	1
1.2	APPROACH AND METHODOLOGY	1
1.3	LIMITATIONS	1
1.4	AUTHORSHIP	1
1.5	OWNERSHIP	2
1.6	TERMINOLOGY	2
2.	SITE IDENTIFICATION	4
2.1	LOCATION	4
2.2	DESCRIPTION OF AREA	6
3.	HERITAGE STATUS	7
3.1	STATUTORY HERITAGE LISTINGS	7
3.2	NON-STATUTORY LISTINGS	7
3.3	STATEMENT OF SIGNIFICANCE	7
3.4	HERITAGE ITEMS IN THE VICINITY	8
4.	HISTORICAL CONTEXT	10
4.1	INTRODUCTION	10
4.2	MUNICIPAL GROWTH OF MASCOT	10
4.3	MASCOT PARK	11
5.	PHYSICAL DESCRIPTION	14
5.1	146-154 O' RIORDAN STREET	14
5.2	MASCOT PARK & LIONEL BOWEN PARK	16
6.	SETTINGS AND VIEWS	20
6.1	SETTING	20
6.2	VIEWS	21
7.	PROPOSED WORKS	23
7.1	OUTLINE	23
7.2	RATIONALE	30
8.	ASSESSMENT OF HERITAGE IMPACT	34
8.1	BUILT HERITAGE	34
8.2	LANDSCAPE HERITAGE	34
8.3	SETTING AND VIEWS	34
8.4	HERITAGE ITEMS IN THE VICINITY	35

9.	STATUTORY CONTROLS	36
9.1	ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.....	36
9.2	BOTANY BAY LOCAL ENVIRONMENTAL PLAN 2013.....	37
9.3	BOTANY BAY DEVELOPMENT CONTROL PLAN 2013.....	37
10.	CONCLUSION AND RECOMMENDATIONS.....	40
10.1	CONCLUSION.....	40
10.2	RECOMMENDATIONS.....	40

1. Introduction

1.1 Project Description

EXTENT Heritage Pty Ltd was commissioned by TOPLACE Pty Ltd to prepare a Statement of Heritage Impact (SOHI) in response to a planning proposal to increase the current permissible zoning height at 146-154 O' Riordan Street, Mascot (hereafter, the 'subject site'). As per the brief for this project, the report provides the following:

- Preparation of brief heritage analysis of Mascot Park and its context;
- Detail the Planning Proposal;
- Review relevant legislation and planning controls;
- Assessing of heritage impacts of the planning proposal on Mascot Park and additional building height at the subject site;
- Provision of project recommendations, if necessary.

The subject site itself is not a listed heritage item, however, it is adjacent Mascot Park which is an item of local heritage significance under the *Schedule 5 - Environmental Heritage* of the *Botany Bay Local Environmental Plan 2013*.

1.2 Approach and Methodology

The methodology used in the preparation of this SOHI is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)* and the latest version of the Statement of Heritage Impact Guidelines (2002), produced by the NSW Office of Environment and Heritage.

This SOHI will review the relevant statutory heritage controls, assess the impact of the proposal on the adjacent heritage item and make recommendations as to the level of impact.

1.3 Limitations

The subject site area was inspected and photographed by Kim Watson on 29 January 2019. The inspection was undertaken as a visual study only.

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the subject site.

1.4 Authorship

The following staff members at EXTENT Heritage Pty Ltd have prepared this SOHI:

Eleanor Banaag

Historic Places Team Manager

Vidhu Gandhi

Senior Heritage Advisor

Kim Watson	Heritage Advisor
Ben Calvert	Heritage Advisor

1.5 Ownership

The subject site is owned and managed by various private entities.

At present the following businesses occupy retail and commercial spaces within the subject site:

- Sushi Train;
- Work ventures (Social Inclusion Through Policy);
- Sydney ITC Repair Centre;
- Gearhouse broadcast;
- Dawai Foods;
- Glassons Head office (Fashion);
- Ti – Freight Forwarders;
- T & P International Trading;
- IPL Communications;
- OKI Printing Solutions;
- Jet Services;
- Transport Services.

1.6 Terminology

The terminology in this report follows that in the *Burra Charter*. Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* that respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Associations mean the connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

2. Site Identification

2.1 Location

The subject site is the inner south suburb of Sydney at 146-154 O’Riordan Street, Mascot. This is situated within the Bayside Local Government Area (LGA) and occupies land legally defined as:

- Lot 13-15 DP1232496.
- Lot A DP 402876.
- Lot A DP 364217.
- Lot A DP 364217.

The subject site is situated along the eastern side of O’Riordan Street, east of the Bourke Street intersection. The area is bounded to the north by Mascot Park and commercial premises to the south. The subject site has a foot print of 17,020.5m² and a frontage to O’Riordan street of 140.09m.

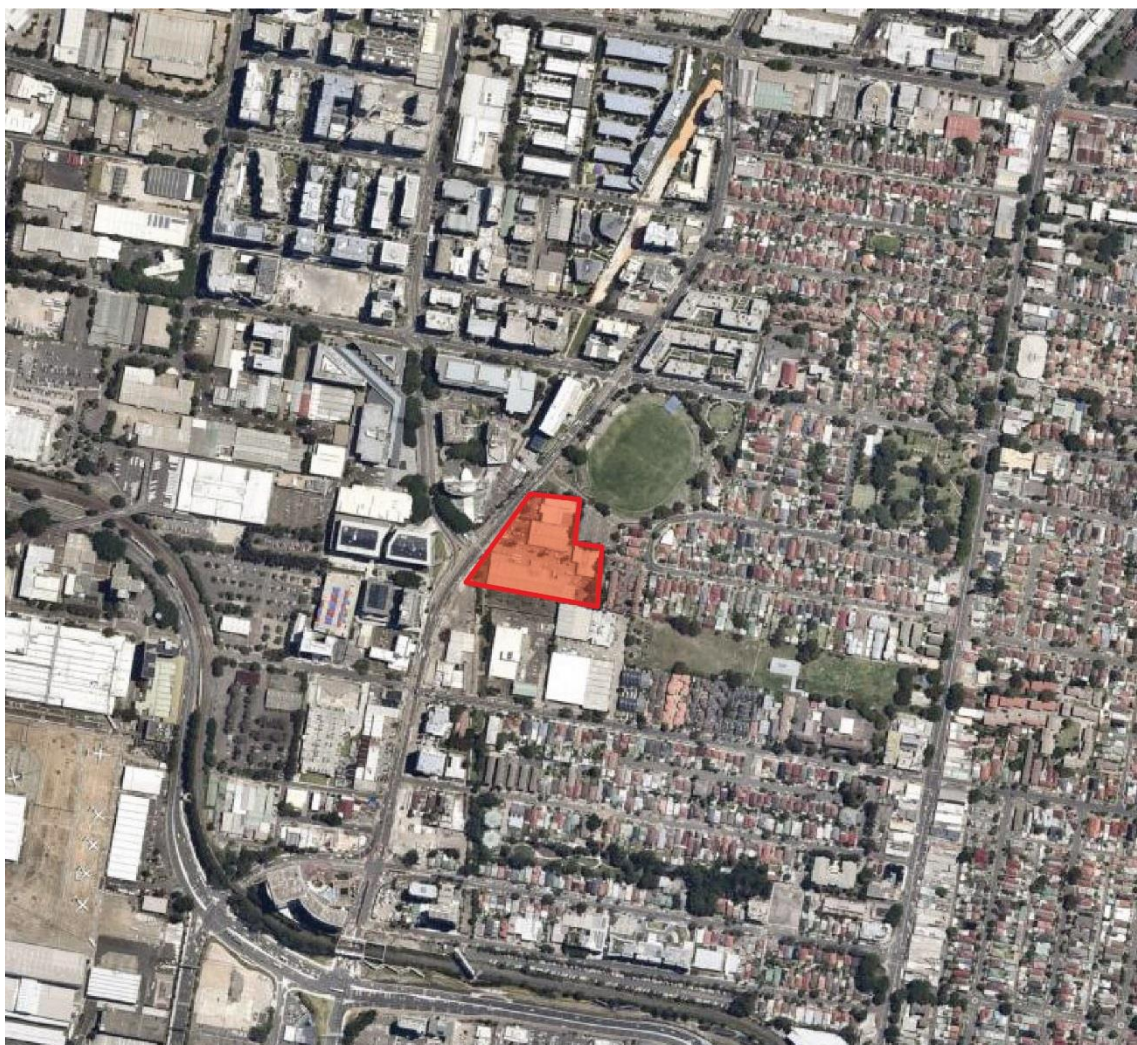


Figure 1. Aerial location of 146-154 O’ Riordan Street shaded in red, showing a broader view of the general land use in the vicinity (Source: NearMap, accessed 2019).

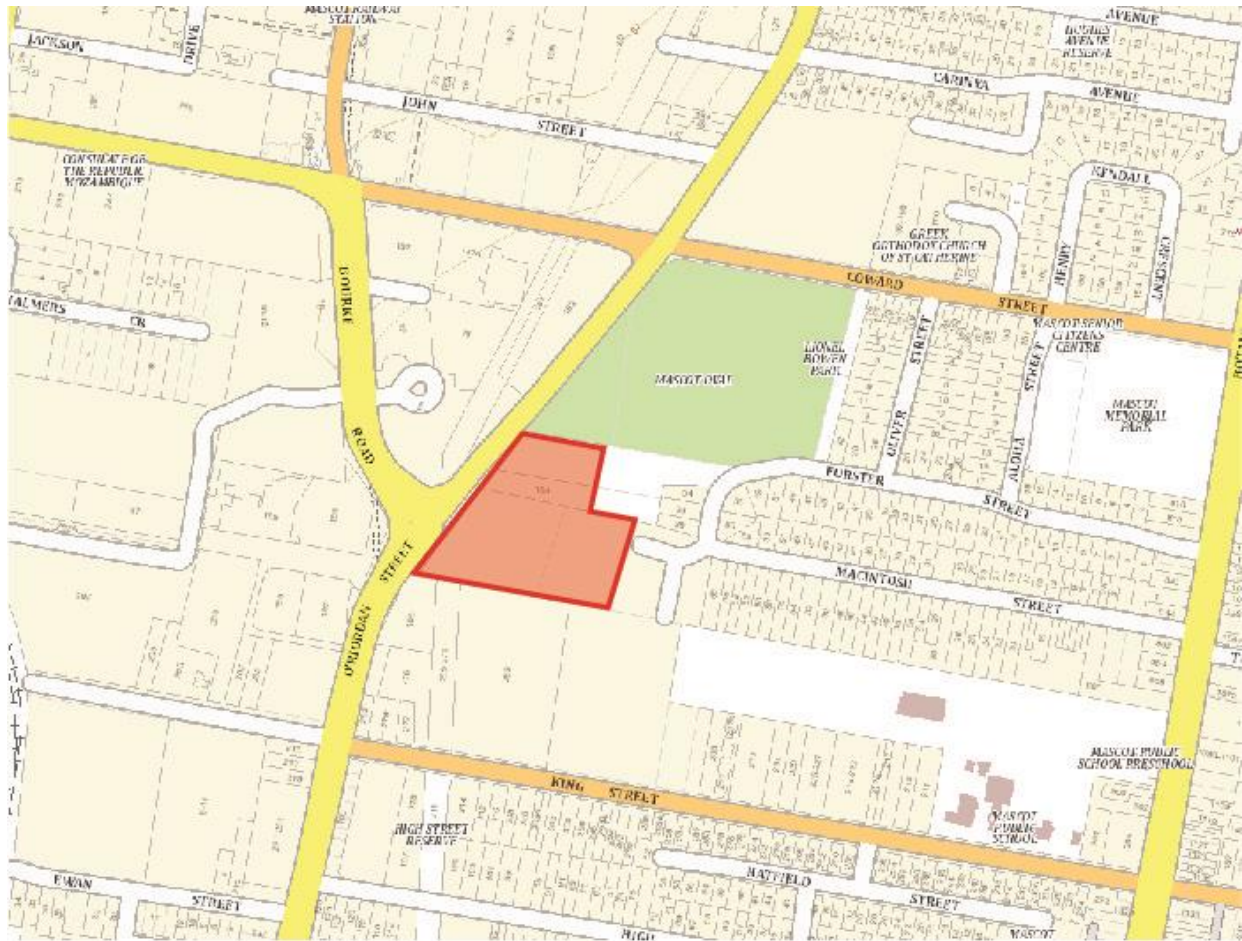


Figure 2. Map indicating location of 146-154 O' Riordan Street, Mascot, shaded in red. (Source: SIXMaps, accessed 2019).



Figure 3. Aerial Photo indicating location of 146-154 O' Riordan Street, Mascot, shaded in red. (Source: NearMap, accessed 2019).

2.2 Description of Area

The suburb of Mascot is known for its large industrial and commercial precinct supplemented by its growing residential presence. The surrounding area is characterised by large, multi-storey commercial premises interspersed with residential dwellings to the east, hotel accommodation to the west, industrial uses to the north and north-west, open green space and mix industrial residential use to the north.

The commercial character of Mascot is dominated by multi-storeyed buildings. These are generally located along O'Riordan Street, a main arterial road that travels on a north-south axis, connecting the suburb of Mascot to Sydney. The residential zone to the east of the subject site contains medium density dwellings.

3. Heritage Status

3.1 Statutory Heritage Listings

3.1.1 Environmental Protection and Biodiversity Act 1999

The subject site **is not** included on the National Heritage List under the Environmental Protection and Biodiversity Act 1999.

3.1.2 NSW Heritage Act 1977

The subject site **is not** listed on the State Heritage Register (SHR) under the NSW Heritage Act 1977.

3.1.3 Botany Bay Local Environmental Plan 2013

The subject site **is not** listed as a local heritage item in *Schedule 5 – Environmental Heritage* of the *Botany Bay LEP 2013*.

3.2 Non-Statutory Listings

3.2.1 National Trust of Australia (NSW)

The subject site **is not** identified by the National Trust of Australia (NSW).

3.2.2 Register of Significant Buildings in NSW (Australian Institute of Architects)

The subject site **is not** listed on the Register of Significant Buildings in NSW by the Australian Institute of Architects).

3.3 Statement of Significance

Mascot Oval and the adjacent park, now known as Lionel Bowen Park, are historically and aesthetically significant as a representative example of a traditional local oval and area of open space that has provided the home ground for the major local junior football team, Souths Juniors. The item is of historical significance as the site of one of the best known of the early farms in the area, Marsfield, owned by Robert Macintosh, the boundaries of the farm and market garden closely approximating those of the item. The Souths Junior Rugby League team has historically been the local team for the residents of the area and is likely still to be held in esteem by the local community. The recently upgraded park is also likely to be valued as an area of open space in the rapidly developing area along O’Riordan Street.

The oval and park have recently been refurbished and demonstrate very good aesthetic heritage values as a traditional local oval which has retained the characteristic elements of the local sports ground, including a white picket perimeter fence and grassed embankments for spectators that reference the 1911 date of the park's nominal establishment, although the facilities and oval were not completed until 1949. The adjacent area of open space, recently (2013) dedicated to local Member for the seat of Kingsford Smith and Attorney-General Lionel Bowen, includes creative furniture, play equipment and public art and is a quality space for passive recreation. The site is also significant for its 'hidden' aesthetic experience, reading from the street as a standard area of local open space, but once inside the perimeter planting, demonstrate very good cultural landscape values.

3.4 Heritage Items in the Vicinity

The subject site **is** in the vicinity of local heritage items listed in *Schedule 5 - Environmental Heritage of the Botany Bay LEP 2013*.

Name	Address	Significance	Item number
Item – General			
Mascot Public School building group	King Street, Mascot	Local	I139
Item - Landscape			
Mascot Park	Corner of O' Riordan and Coward Streets, Mascot	Local	I82

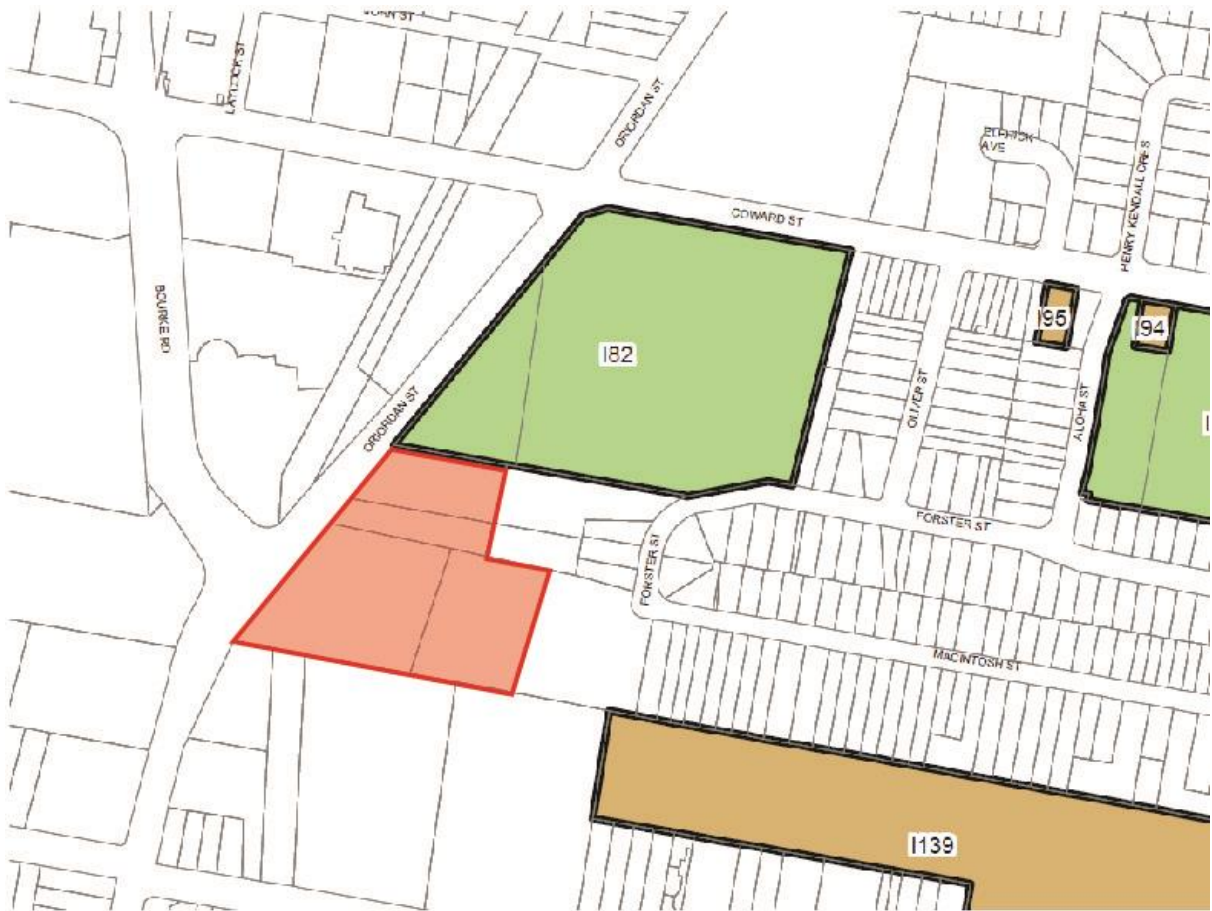


Figure 4: Heritage Map showing listed sites in the vicinity of the subject site, shaded in red (Source: Botany Bay LEP 2013, HER_MAP_001).

4. Historical Context

4.1 Introduction

The following history has been reproduced from the office of Environment and Heritage listing sheet for Mascot Park. Where other sources have been used, they are identified.

4.2 Municipal Growth of Mascot

In the early years of settlement at Sydney, Mascot was first known as a part of the wider Botany region, with the first land grants in that area comprising of holdings for small to medium sized farmsteads. This included ex-convicts such as Edwards Redmond (135 acres), Andrew Byrne (30 acres) and Mary Lewin (30 acres), though, by the nineteenth century most plots were granted to yeoman. The two other major land holders in early Mascot were Simeon Lord who was surveyed a plot of 600 acres in 1823, and the Crown, which held 4,195 acres of land in reserve. The plot of land owned by the Crown was intended to provide the Crown with money through the subdivision and sale of land to fund the Anglican Church. However, by 1833, the scheme had been abolished and much of the land in the Botany District was not released for sale until the late nineteenth century.

By 1888, the area had incorporated into a municipality, following the burst of residential development that had taken place along the shoreline. Initially the municipality was known as North Botany and would retain that name for over thirty years until in 1911, the name was changed to Mascot. The majority of land in North Botany was given over to light residential housing and Chinese market gardening. Most residential lots were between 20 to 30 acres and were at first granted in a grid pattern bounded by what is now O'Riordan Street, Gardeners Road and Botany Road. Further subdivision soon followed. Landholders saw the value in Mascot's good soil and either grew produce for market themselves or leased their land for Chinese Gardens.

Most of the noxious trade industries that dominated the south of Sydney in the 1830s were located along the waters course of Sheas Creek (Now Alexandria Canal) and the swamps centred around Waterloo. However, a major tannery, Birdsell Tannery, was established in 1883 in Beresford Street Mascot.

The economy and population provided by the influx of market gardeners and to a lesser extent, the noxious industries, in North Botany led to the development of a small village in the area by the 1880s. This came to included businesses which were small in scale and targeted to the needs of the local community. The township at North Botany rapidly grew a sense of community, with the opening of two major pubs, a post office, a fire brigade service and public school. In 1906 Ascot Racecourse was established near the Mascot Aerodrome, followed by the Ascot theatre on botany Road in 1912.

An important development in Mascot was the establishment of the Kingsford Smith Airport in 1933. Originally consisting of some gravel runways in a fattening paddock between Alexandria Canal and Ascot Racecourse, the airport expanded several times over the twentieth century.

These subsequent developments eventually resulted in the reclamation of land in Mascot and the re-alignment of the Cooks River providing for a more convenient airport runway and terminal.

In the nineteenth century, residential development grew steadily in Mascot's east. However, by the twentieth century this process had accelerated as the original market gardens were subdivided. By the mid twentieth century, a growing population and the introduction of the motor car saw residential suburbs gradually replaced by industrial precincts, specifically multi-storey office blocks.

Today, Mascot suburb is dominated by the airport and an industrial precinct which houses many businesses related to the Port Botany and airport freight industry. Residential occupation in Mascot has grown in recent years with the increase of high-density apartments in and around the airport.

4.3 Mascot Park

The land in what is now Mascot Park was first a part of a 65-acre parcel of land purchased by John Roby Hatfield in c.1839. An 1857 Reuss and Browne plan shows the site of the parcel was later owned by 'Nichols', and in 1868 a survey by Ferdinand Reuss jnr. shows a substantial farm called 'Marsfield' was established on the western side of the Botany Road between Coward Street and Macintosh Street, owned by Robert Macintosh. The farm house was located on the south-eastern corner of the subject site and by 1882, the eastern part of the grounds was shown as sublet to *Qun War* for market gardening.

A Water Board Detail Sheet drawn in 1892 with revisions in 1910 shows part of the Marsfield estate had been subdivided and some land was now reserved as 'Mascot Park'. The sheet appears to have had further revisions later than 1910 for the dedications of Mascot Park, though that did not occur until 1911. The sheet also shows the alignment of Forester Street which had not been formed in 1910 and the outline Interwar Cottages. Also shown on the plan are a collection of farm buildings grouped around the Marsfield farmhouse, some of which were located within the boundary of today's Mascot Park (in the south-eastern corner).

The Mascot Oval was proclaimed by Government gazette in March of 1911. A little over 3.2 hectares (8 acres) of Marsfield estate was acquired by Mascot Council. In 1912 Mascot Council advised that the oval was not to be handed to any one existing club and that each player was to be charged for use of the Park. During this time Mascot Park was used for a wide range of activities including but not limited to, Soccer (Sydney Sportsman 1918, Botany Bicycle Club, p.8), Athletics (Referee 1917, Sports at Mascot Park, p.10), Quoits (Evening News 1913 Quoits, p.6) as well as more common team sports. However, action towards formalising the Park with boundaries and club amenities was slow. In 1943 only one of the farm buildings, a brick cottage, had survived. The farmhouse had been demolished by this time, its site being indicated by a pile of rubble in the aerial photograph.

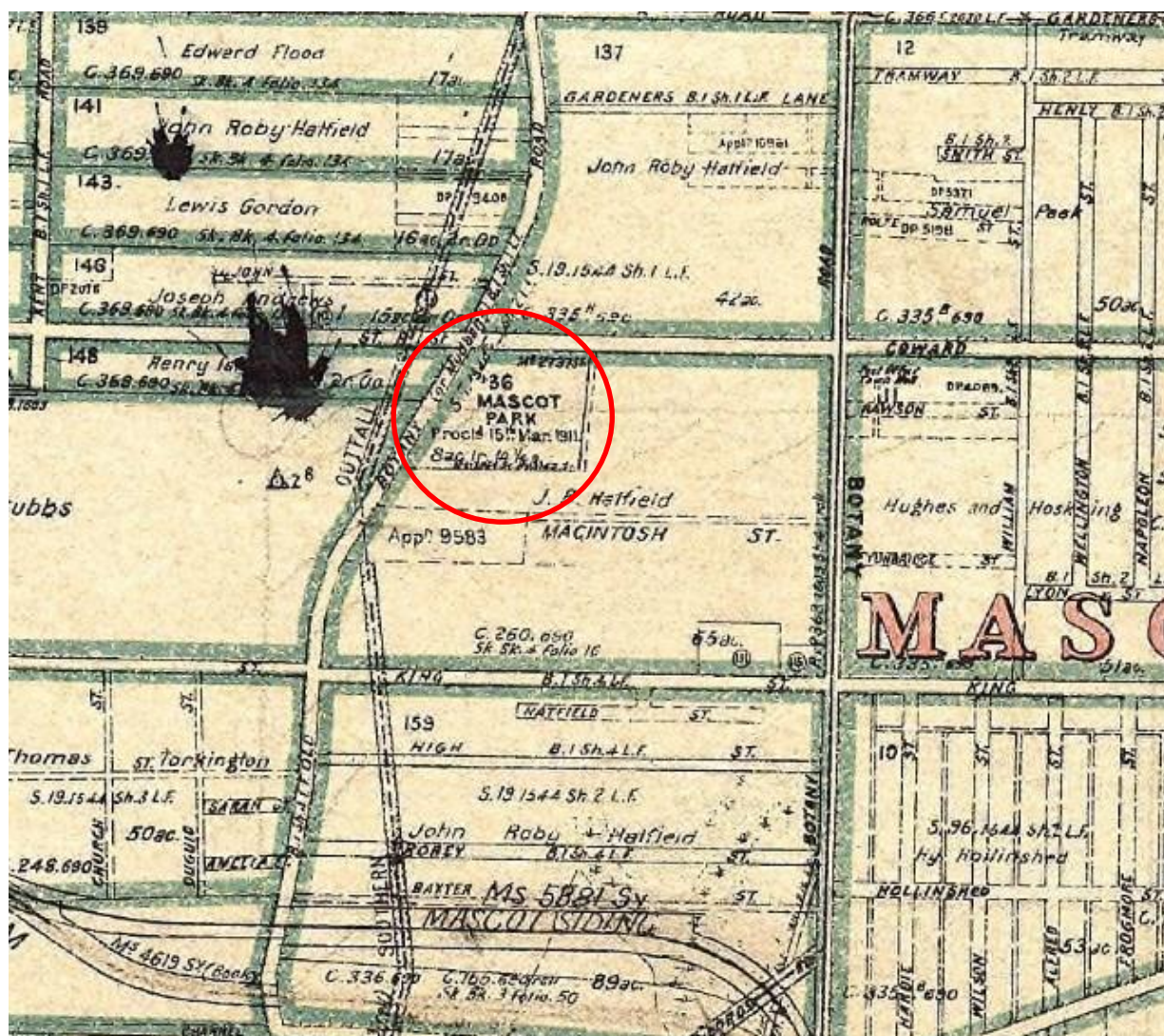


Figure 5. parish of Botany map dated to 1905, showing the showing the proclamation of Mascot Park in 1911. Update of map likely occurred after creation in 1905 (Source: Historic land Viewer, Parish of Botany, 1905).

By 1943, there were no substantive facilities at Mascot Oval. An article was published by the Sunday Herald in 1947 stating that the recently opened Mascot Oval, formally known as Mascot Park, was fully enclosed and had a capacity for 20,000 spectators. The oval was opened on 17 April 1949 and would become the home of the South Sydney District Junior Rugby Football League. Mascot Oval became the site for many team sports, including Australian Rules Football (The Bitz, 1950, Australian Rules Football, p.4), Cricket (St George Call, 1949, Grade Cricket-cont. p.6) Rugby League (The Daily Telegraph, 1950, All Blacks to Play Rovers, p.25).

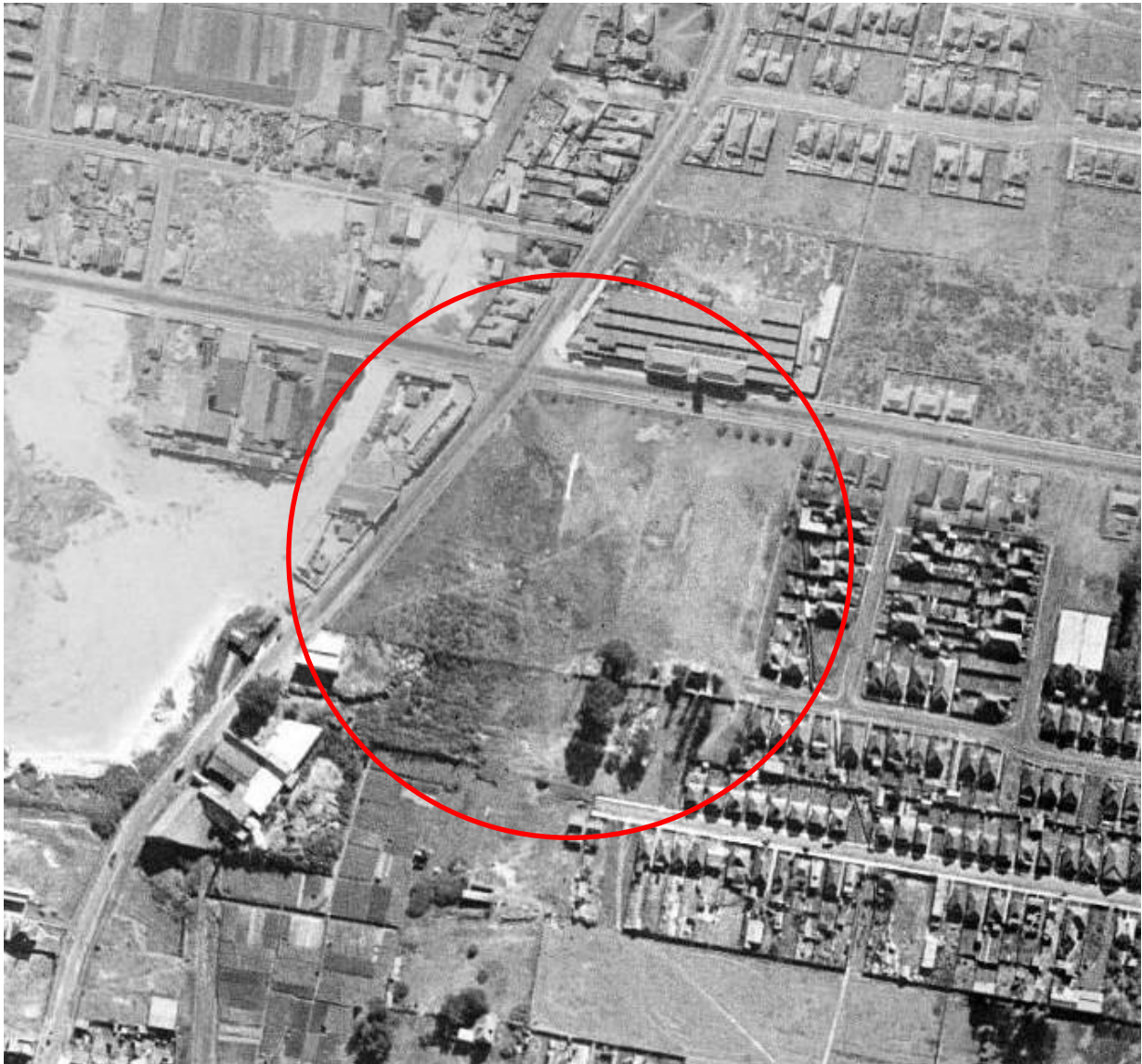


Figure 6. 1943 Aerial of Sydney showing the condition of the Park prior to its upgrade in 1949 (Source: LPI Viewer).

The Park underwent a significant upgrade in 2013 and was renamed in honour of former Deputy Prime Minister, Lionel Bowen. Bowen was a long-time resident of Kensington for many years. The Oval itself retains the name of Mascot Oval, with the south west section of the Park taking over the title of Lionel Bowen Park.

5. Physical Description

EXTENT Heritage Pty Ltd carried out a physical assessment of 146-154 O' Riordan Street and Mascot Park on 29 January 2019. The analysis involved an investigation into the built form and landscape setting. It does not provide a detailed investigation of all fabric but an overview of the elements of the place to assist in determining significance.

5.1 146-154 O' Riordan Street

At present, the subject site consists of four, multi-storeyed commercial warehouse buildings with a deep setback and a car park fronting O' Riordan Street. The warehouses are contemporary buildings constructed of brick and concrete, with aluminium panelling and corrugated iron roofs hidden behind square parapets.

The land immediately north of the subject site features a grassed area which adjoins Mascot Oval and the Mascot Oval Car Park. The area is generally well vegetated with a number of established trees along O' Riordan Street.



Figure 7. View south to subject site from O' Riordan Street (Source: Extent Heritage, 2019).



Figure 8. View east from O' Riordan Street to grassed area fronting subject site (Source: Extent Heritage, 2019).



Figure 9. View south to the Mascot Oval carpark at the rear of the subject site (Source: Extent Heritage, 2019).



Figure 10. View north from O' Riordan Street to subject site (Source: Extent Heritage, 2019).



Figure 11. View northeast from O' Riordan Street to subject site (Source: Extent Heritage, 2019).



Figure 12. View east from O' Riordan Street to subject site (Source: Extent Heritage, 2019).



Figure 13. View north along the pedestrian path along O' Riordan Street to subject site (Source: Extent Heritage, 2019).

5.2 Mascot Park & Lionel Bowen Park

Mascot Park and Lionel Bowen Park are two separate parks contained within the one open green space bound by O' Riordan and Coward Streets.

Mascot Oval is a traditional local sporting oval fenced with an off-white picket boundary barrier. The eastern embankment features a large sandstone block retaining wall that frames the entrance between Lionel Bowen Park and grassy shrubs along the eastern edge of the embankments. The western side of the oval has small grandstands and sporting amenities including a canteen, change rooms, and toilet blocks. The wider perimeter of Mascot Oval is enclosed by a dark green, steel palisade fence and tall, mature trees. This is particularly dense along O'Riordan and Coward Streets and seamlessly blends into the vegetation of Lionel Bowen Park.

Lionel Bowen Park is a moderately-sized local park which has recently been upgraded to include public art, playground equipment, park seating and new footpaths. The Park is enclosed with mature plantings along the perimeter. While the north of the Park features open space and areas for leisure activities, the south, which fronts the residential area, is dominated by playground equipment and barbecue structures.



Figure 14. View south from Coward Street intersection to Mascot Oval. (Source: Extent Heritage, 2019).



Figure 15. View north from carpark entrance to Mascot Oval. (Source: Extent Heritage, 2019).



Figure 16. View northeast from carpark entrance to Mascot Oval (Source: Extent Heritage, 2019).



Figure 17. View west to Mascot Oval from Lionel Bowen Park (Source: Extent Heritage, 2019).



Figure 18. View west to sports building framing the north of the oval (Source: Extent Heritage, 2019).



Figure 19. View west to sports building framing the north of the oval (Source: Extent Heritage, 2019).



Figure 20. View southeast along Mascot Ovals picket fence and embankment (Source: Extent Heritage, 2019).



Figure 21. View southeast along Mascot Ovals picket fence and embankment (Source: Extent Heritage, 2019).



Figure 22. View to west to the eastern entrance from Lionel Bowen Park, featuring sandstone retaining wall and grassed embankment (Source: Extent Heritage, 2019).



Figure 23. View northeast to Lionel Bowen Park (Source: Extent Heritage, 2019).



Figure 24. View east to Lionel Bowen Park (Source: Extent Heritage, 2019).



Figure 25. View south to Lionel Bowen Park (Source: Extent Heritage, 2019).



Figure 26. View north to Lionel Bowen Park (Source: Extent Heritage, 2019).



Figure 27. View south to the play equipment within Lionel Bowen Park (Source: Extent Heritage, 2019).



Figure 28. View east to play equipment located in the Lionel Bowen Park (Source: Extent Heritage, 2019).



Figure 29. View north to the entrance of Lionel Bowen Park from Forster Street (Source: Extent Heritage, 2019).



Figure 30. View to Mascot Oval from entrance of Lionel Bowen Park at Forster Street (Source: Extent Heritage, 2019).

6. Settings and Views

6.1 Setting

The suburb of Mascot is undergoing urban transformation from a mixed industrial and commercial precinct to an area of high-density housing. O’Riordan Street is one of the main arterial routes to the airport from the city. The locality surrounding the immediate area typifies the urban setting of Mascot which is characterised by large, multi-storey commercial premises interspersed by medium density residential dwellings to the north, south and west of the subject site. The residential dwellings to the east of the subject site are a mix of single and double storeyed houses.

Located on the eastern side of O’Riordan Street, Mascot Park is set within the boundary between a large grained, multi-storey urbanised environment to the west and the finer grained residential streets of Foster Street and Oliver Street. The park and oval are framed along the perimeter with large, mature plantings that screen the urban space at a human-scale.



Figure 31: View north along O’Riordan Street (Source: Extent Heritage, 2019).



Figure 32: View north from southwest corner of Mascot Oval (Source: Extent Heritage, 2019).



Figure 33: View to multi-storeyed commercial building along O’ Riordan Street adjacent to subject site (Source: Extent Heritage, 2019).



Figure 34: View of multi-storeyed residential apartments along Coward Street (Source: Extent Heritage, 2019).



Figure 35: View of residential area along Forster Street (Source: Extent Heritage, 2019).



Figure 36: Residential character of dwellings along Forster Street (Source: Extent Heritage, 2019).

6.2 Views

Views to the subject site are most prominent from the Bourke Street and O' Riordan Street intersection. Owing to the vegetation along Coward Street and O' Riordan Street, the subject site is not visually prominent within the urban landscape.

At present, the subject site does not impede on the visual curtilage of the Mascot Oval.



Figure 37: View from O' Riordan Street to the subject site (Source: LJB Planning Proposal, 2018, p. 6).



Figure 38: View from O' Riordan Street to the subject site (Source: LJB Planning Proposal, 2018, p. 6).



Figure 39: View to Bourke Street intersection (Source: Extent Heritage, 2019).



Figure 40: View from western edge of Mascot Oval to subject site, marked with red arrow (Source: Extent Heritage, 2019).



Figure 41: View from western edge of Mascot Oval to subject site, marked with red arrow (Source: Extent Heritage, 2019).

7. Proposed Works

7.1 Outline

The Planning Proposal developed by LJB Urban Planning for 146-154 O’Riordan Street, Mascot seeks to increase the current permissible zoning height from 22-metre to 44-metre under the *Botany Bay Local Environmental Plan 2013*, for the subject site.

The current planning proposal seeks to increase the building height of approximately half the site to 44-metre, while retaining the 22-metre height control to the rear of the site.

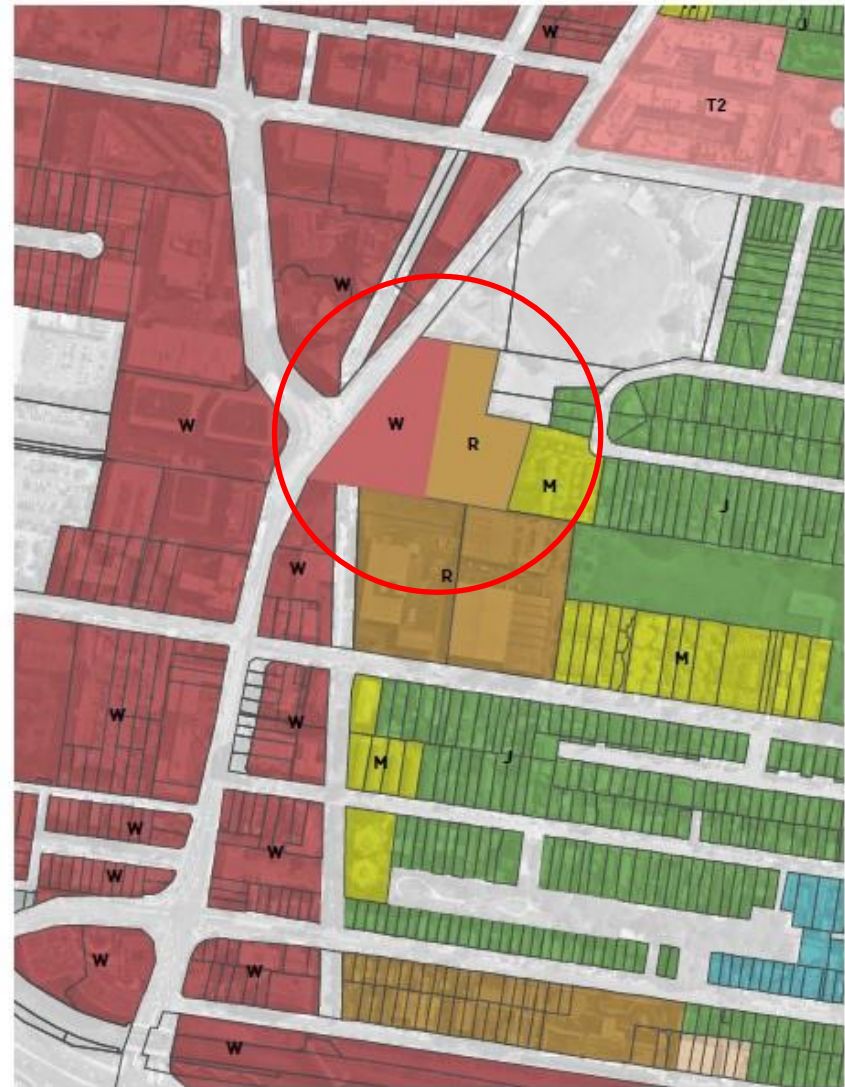
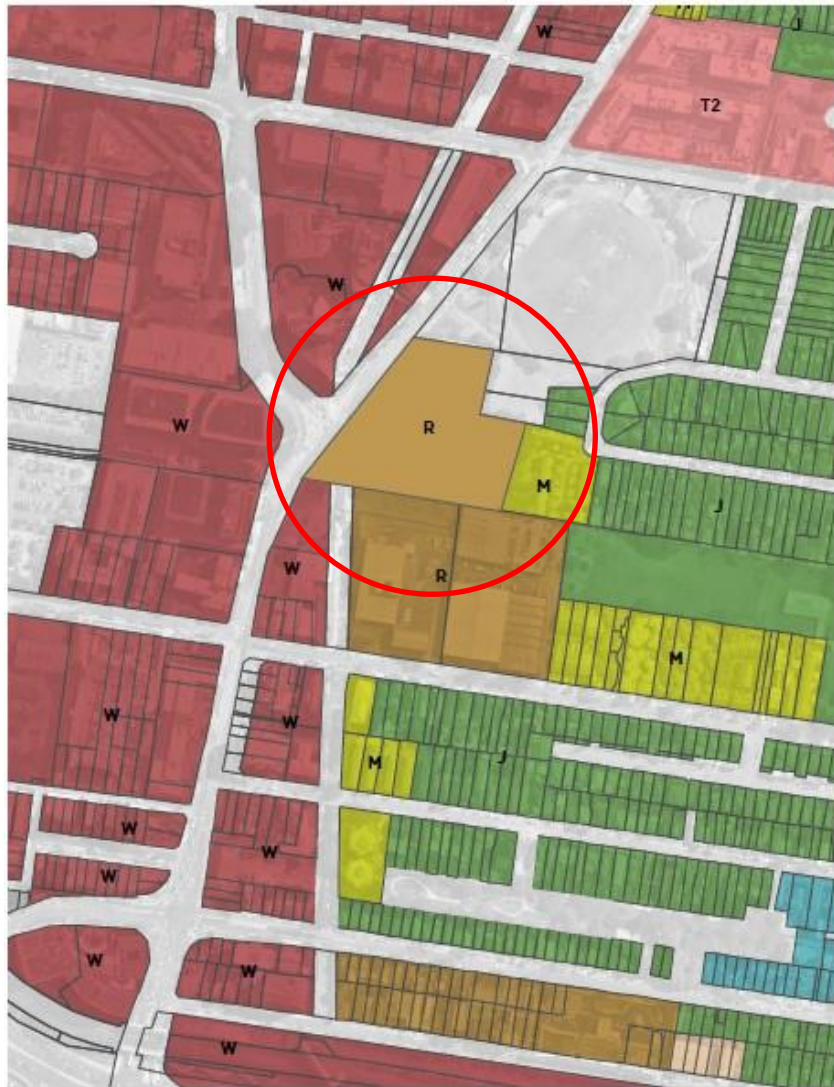


Figure 42. The image on the left represents the current zoning for permissible height and the image on the right represents the proposed zone change under the planning proposal. Subject site circled in red (Source: PTW Architects, 146-154 O'Riordan Street, Mascot, Urban Design Report, p.12).



Figure 43. The image on the left shows the current height of buildings in the vicinity of the subject site and the image on the right shows the height of buildings in the vicinity in relation to the proposed planning proposal height (Source: PTW Architects, 146-154 O'Riordan Street, Mascot, Urban Design Report, p.14).



Figure 44. The image on the left depicts building heights as per the permissible development while the image on the right depicts the proposed height of buildings under the planning proposal (Source: PTW Architects, 146-154 O'Riordan Street, Mascot, Urban Design Report, p.21).

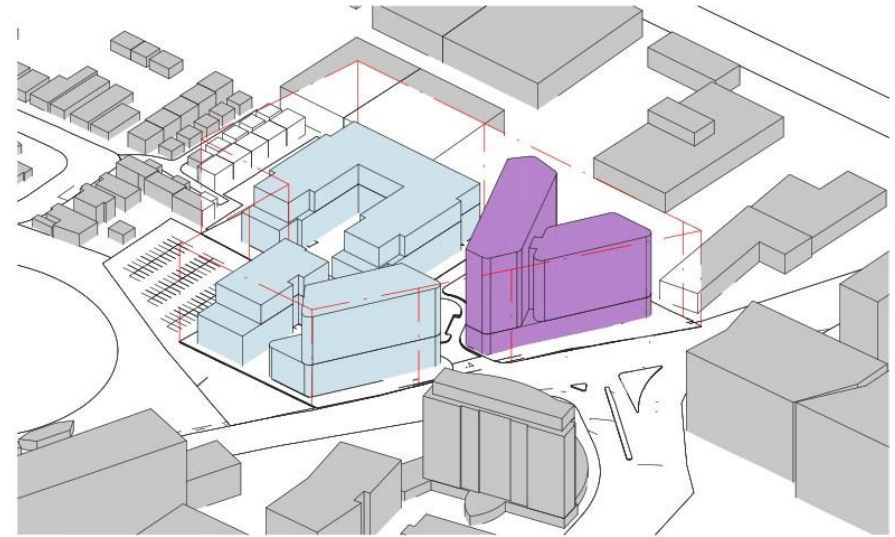
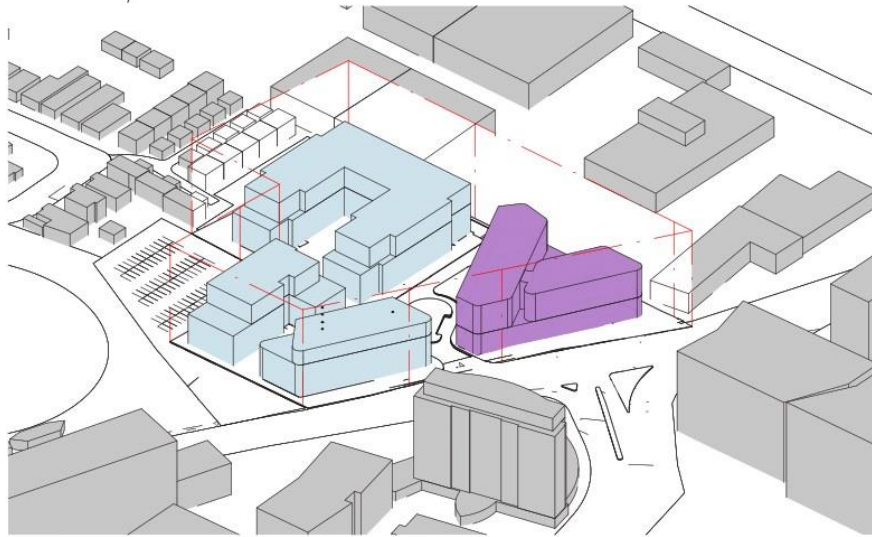


Figure 45. The diagram on the left shows the Floor Space use as per the permissible development, while the image on the right shows the proposed Floor Space use under the planning proposal (Source: PTW Architects, 146-154 O’Riordan Street, Mascot, Urban Design Report, p.23).

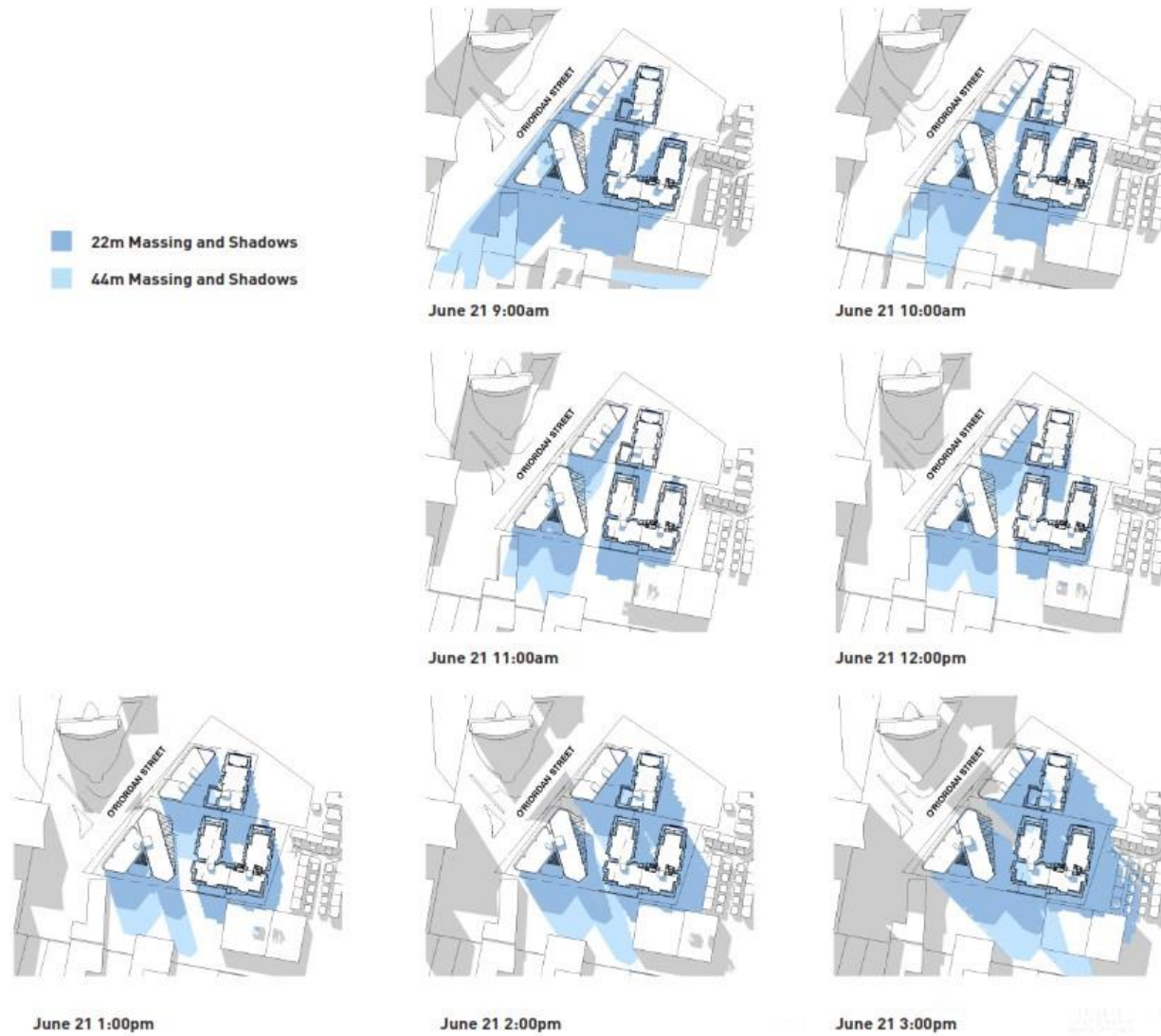


Figure 46. Shadow Diagram showing relative massing and shadowing of permissible development compared to the planning proposal. Mascot Park is located to the top-right of each image (Source: PTW Architects, 146-154 O'Riordan Street, Mascot, Urban Design Report, p.28).



Figure 47. 3D render depicting the relative difference in height between the 7-storey (permissible development) and 13-storey buildings (Planning Proposal) (Source: PTW Architects 146-154 O'Riordan Street, Mascot, Urban Design Report, p.27).

7.2 Rationale

The planning proposal intends to increase the permissible height allowed at the subject site to improve future redevelopment and create a better built environment. It intends to do this by maximizing the current available FSR (Floor Space Ratio) of 3:1 which is currently not able to be utilised under the existing height controls. In general, it is expected that the built environment under the planning proposal will create a more consistent scale along O’Riordan Street, in keeping with the emerging built nature of the locality.

An Urban Design Report has been prepared by PTW Architects to achieve a more consistent height at the Bourke Street and O’Riordan Street intersection, while allowing for a respectful transition down to the medium density residential precinct situated to the east. In particular, it demonstrates improvements to the built environment, facilitated through the following opportunities:

- Activation of Mascot Park through improving the outward orientation of views and better visually linking the development toward the oval (see Figure 48).
- Enhanced surveillance of Mascot Park by providing more views towards the Park from the western-most buildings on the subject site (see Figure 49).
- Reduced traffic noise as an increase to the height of the traffic wall will dampen traffic noise to the eastern residential area (see Figure 50).

The increase in height will have no impact on permitted uses across the subject site, as the current zoning, B5 Business Development, will remain unchanged. The additional height underscored by the planning proposal will be stepped to minimise bulk and scale, particularly towards lower residential housing.



Figure 48. Diagram showing the relative park activation attained by different building heights, with the permissible development to the left and Planning Proposal on the right (Source: PTW Architects, 146-154 O'Riordan Street, Mascot, Urban Design Report, p.16).

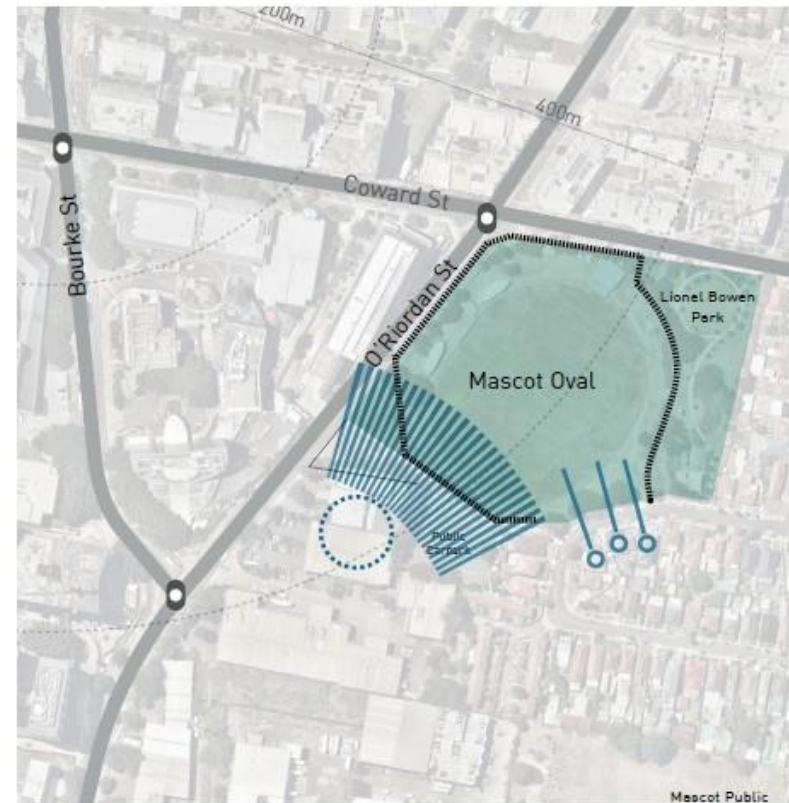


Figure 49. Diagram showing the increased level of surveillance provided by different building heights, with the permissible development to the left and Planning Proposal on the right (Source: PTW Architects, 146-154 O'Riordan Street, Mascot, Urban Design Report, p.17).

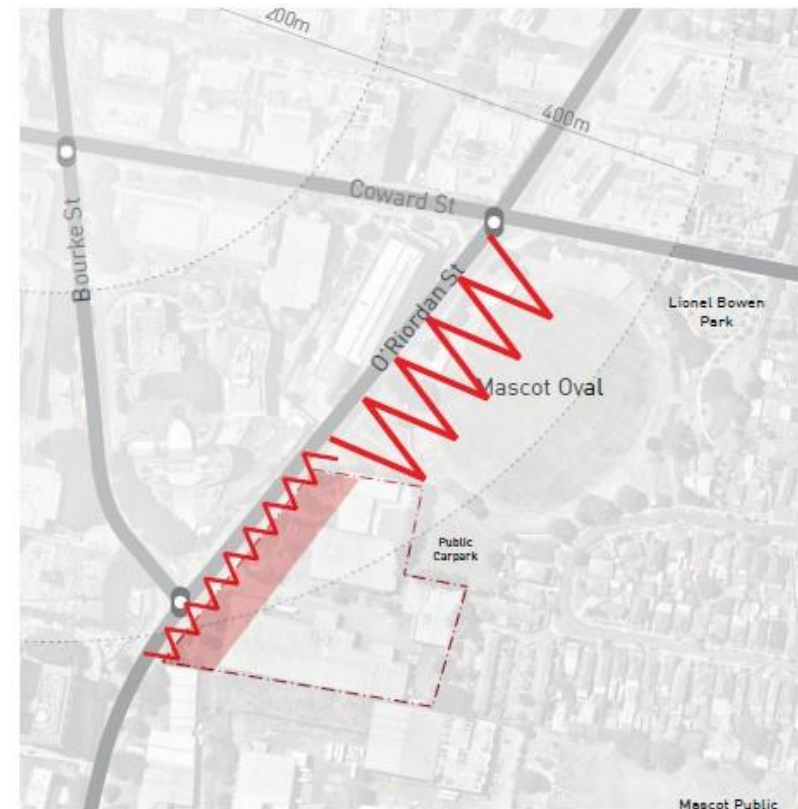
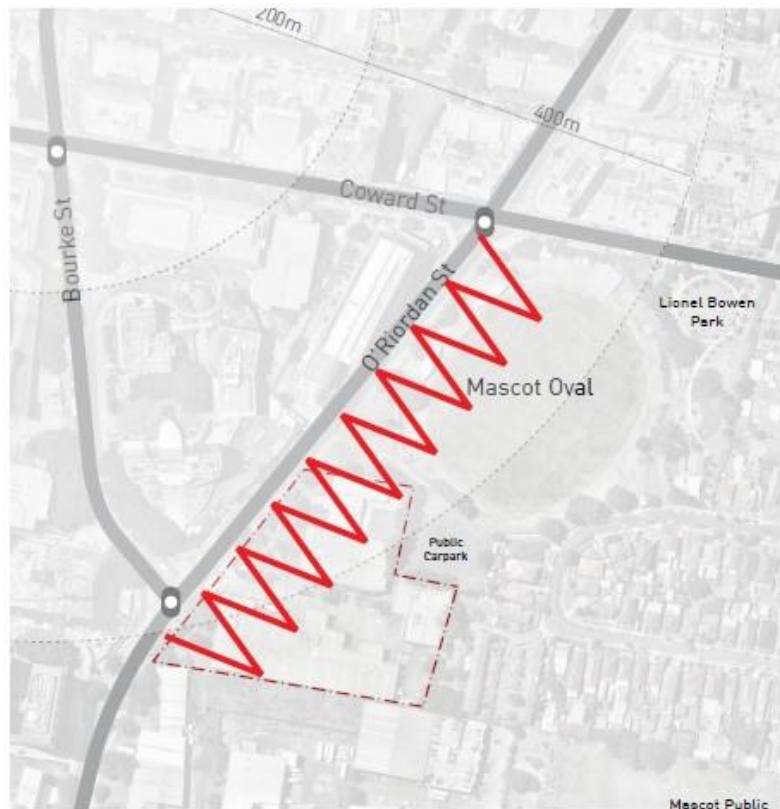


Figure 50. Diagram demonstrating the reduced noise level provided by the increased building height, with the permissible development to the left and Planning Proposal on the right (Source: PTW Architects, 146-154 O'Riordan Street, Mascot, Urban Design Report, p.18).

8. Assessment of Heritage Impact

8.1 Built Heritage

There is no built heritage within the subject site, consequently the proposal will have no impact in this regard.

8.2 Landscape Heritage

146-154 O’Riordan Street

There is no landscape heritage within the subject site, consequently the proposal will have no impact in this regard.

Mascot Park

Overshadowing of built heritage items and landscape features can promote the growth of vegetation and algae that are detrimental to fabric and the maintenance of the landscape. The Shadow Study (Figure 46) provided by PTW Architects in the Urban Design Report identifies the extent of shadow movement in winter months (July). In this study, shadow movement is on a west to south orientation. Based on the current available analysis, overshadowing will not impact the condition of significant fabric in Mascot Park.

8.3 Setting and Views

Setting

Mascot Park is an important open space that acts as a buffer in the transition between the large grained multi-story buildings west of O’Riordan Street and the finer grained residential housing of Forester Street and Oliver Street. Mascot Park provides a place of open space along the rapidly urbanising O’Riordan Street, and retains cultural landscape elements associated with local sports developed in the early 20th century. These elements include the white picket perimeter fencing and grassed embankments.

The proposed change of the permissible height from 22 metre to 44 metres only applies to the western area of the subject site, where the surrounding building heights would match the proposed uplift. Other areas of the subject site have lowered height limits that step toward Mascot Park, creating a better sense of proportion, that acts to mitigate the impact of the proposed heights.

The proposed increase in height to 22 and 44 metres will be in keeping with the height of existing recent developments at 163-175 O’Riordan Street, 19 Bourke Road and, 201 O’Riordan Street. Furthermore, the block indicated to be 44 metres has its narrow face aligned to O’Riordan Street, facing the greater mass of the building toward the centre of the site, reducing the overall impact toward Mascot Park.

The planning proposal is also concordant with the established mixed-use commercial character of O’Riordan Street, as identified in the Botany Bay Development Control Plan (DCP). As is demonstrated in Part 6 of the SOHI, the streetscape character along O’Riordan Street mostly consists of large-grained and large-scaled (ten to eleven storeys), mixed-use buildings. The hotel and apartment in this planning proposal currently matches the grain, scale, and use of these other buildings, adjacent Mascot Park (see Figure 32 and Figure 40).

Views

Views from within Mascot Park of the proposed development will be impacted by the proposed increase in height (see Figure 47). However, this will be mitigated by the transition in height and set back from Mascot Park, and will therefore have a reduced impact.

Conclusion

Overall, the impact to the setting of Mascot Park, if the planning proposal is accepted, would be minor. Though the increase in height would combine with existing large-scale buildings to enclose the space around Mascot Park, this is addressed by a stepped height limit, that directs sympathetic design.

8.4 Heritage Items in the Vicinity

In addition to being adjacent the Mascot Park, the proposed development is in the vicinity of the western portion of the local heritage item *Mascot Public School building group*. However, the sections of the item which are in the vicinity consist of playing fields and are not the subject of the listing, *building group*. Consequently, the proposed height changes will not impact the views and setting of the item.

9. Statutory Controls

9.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act* 1979, Part 4 requires a determining authority to consider the environmental impact of all development applying to land included within an environmental planning instrument. Heritage is included as one of the matters for consideration when considering a Development Application.

As the subject site is included in the Botany Bay LEP 2013, the proposed works will require a Development Application prepared for approval under Part 4 of the Environmental Planning and Assessment Act 1979

In determining the current application, the consent authority is required to consider those relevant matters listed in Section 4.15 (1) of the *Environmental Planning and Assessment Act, 1979*;

- a) the provisions of:
 - i. any environmental planning instrument; and
 - ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority;
 - iii. any development control plan; and
 - iv. any matters prescribed by the regulations, that apply to the land to which the development application relates.

i. Section 4.15(1)(a)(i) the provision of any environmental planning instrument

Consideration of the relevant planning instruments has been undertaken within Part 9.2 and 9.3 of this report. These include the Botany Bay LEP 2013 and the Botany Bay DCP 2017.

ii. Section 4.15(1)(a)(ii) the provision of any draft environmental planning instrument

There are no drafts to be considered as part of this assessment.

iii. Section 4.15(1)(a)(iii) any development control plan

The relevant DCP is the Botany Bay DCP 2013, which is considered in Part 9.3.

Section 4.15(1)(b) likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

- ◆ Public Domain

The proposed development is in keeping with the existing character of the area Street with multi-storeyed hotels existing at the Holiday Inn on the corner of O’Riordan Street and Bourke Road and the Adina Apartment Hotel at 17 Bourke Road.

- ◆ Heritage

The subject site is not a heritage item, but it is located adjacent the heritage item Mascot Park. This Statement of Heritage Impact will be submitted as part of this application.

♦ Cumulative Impacts

The cumulative impact of the proposed works is expected to be minimal, as it will allow greater utilisation of the subject site by increasing the residential component of the site while continuing its commercial/retail usage along the street front.

Section 4.15(1)(d) any submissions made in accordance with this Act or the Regulations

Section 4.15(1)(e) the public interest

Following is an assessment of the matters of relevance referred to in Section 4.15(1) of the Act.

9.2 Botany Bay Local Environmental Plan 2013

Provisions and Planning Controls	Extent Heritage Comment	Complies (y/n)
Part 2 Permitted or prohibited development		
5.10 Heritage Conservation		
The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The subject site is located adjacent the Mascot Park heritage Item. A Statement of Heritage Impact prepared by Extent Heritage will be submitted as part of this planning proposal to Mascot Council, as this planning proposal will pre-empt works for an eventual development.	Y

9.3 Botany Bay Development Control Plan 2013

Provisions and Planning Controls	Extent Heritage Comment	Complies (y/n)
PART 3B – HERITAGE		
3B.7 Development in the Vicinity of Heritage Items or Heritage Conservation Areas		
General		
C1. New development in the vicinity, (nearby, adjoining or adjacent) of a Heritage Item or a Heritage Conservation Area must be designed	The planning proposal at 146-154 O’Riordan Street will facilitate the development of a large grained,	Y

Provisions and Planning Controls	Extent Heritage Comment	Complies (y/n)
<p>to maintain the setting and the character of the street in which it is located.</p> <p>Note: A preferred approach is to design new buildings in a contemporary manner, which is sympathetic to the surrounding area, and to the Heritage Item or Heritage Conservation Area to which it is nearby, adjoining or adjacent to</p>	<p>multi-storey building complex that matches the current mass, size, and rhythm of existing developments located on the west and south of O'Riordan Street.</p>	
<p>C2. New development should be consistent in scale with the Heritage Item or Heritage Conservation Area.</p> <p>Note: To prevent changes in the scale of development, the building height of the Heritage Item or Heritage Conservation Area should be used as a benchmark for the maximum achievable building height of the proposed new development.</p>	<p>The planning proposal at 146-154 Riordan Street cannot be consistent with Mascot Park, as the nature of the heritage item is fundamentally different from the current zoning and usage of the land. However, the planning proposal does intend to retain the current land use and current FSR (3:1), of the current permissible controls at 146-154 Riordan Street, making it proposed development largely consistent with the existing scale of the current buildings at 146-154 Riordan Street.</p>	N
<p>C4. The design and siting of new work must compliment the form, orientation, scale and style of a Heritage Item or Conservation Area in the vicinity of the site.</p>	<p>The planning proposal facilitates a building with stepped building heights towards Mascot Park. Additionally, to maintain an FSR of 3:1, the study will have roads and towers separating the development allowing for visual permeability in the subject site. These design features mitigate the impact of the height increase allowed for under any future building facilitated by the planning proposal, and complement the existing form of Mascot Park as a delineated green space buffering multi-storey and large grained development.</p>	Y
<p>C5. Adequate space must be provided around the Heritage Item or Heritage Conservation Area in order to maintain significant or historic public domain views to and from the Heritage Item or Heritage Conservation Area.</p>	<p>There are no historic or significant domain area views to and from Mascot Park.</p>	Y
<p>C6. Original or significant landscape features that are associated with the Heritage Item or Heritage Conservation Area and which contribute to the setting must be retained.</p>	<p>The white picket fencing and grassed embankments around mascot Park will not be impacted by these works.</p>	Y
Height		
<p>C.10 Notwithstanding the maximum height limit under Botany Bay LEP 2013, new or infill development shall not exceed the height of an adjoining, adjacent or nearby Heritage Item.</p>	<p>The new planning proposal will facilitate construction that exceeds the height of the adjacent Mascot Park. However, the current buildings</p>	N

Provisions and Planning Controls	Extent Heritage Comment	Complies (y/n)
	onsite already exceed the height of Mascot Park and, in addition, other buildings on O'Riordan Street and in the vicinity of Mascot park already match the proposed height change in the planning proposal.	
C13. Any new development or additions, which have a negative impact on the character of the streetscape or a Heritage Item, will not be permitted.	The increase of height under the planning proposal will not provide for a development which will have a negative impact on the streetscape character, though it will have a minor impact to the setting of Mascot Park.	Y

10. Conclusion and recommendations

10.1 Conclusion

The planning proposal application to raise the permissible height of future buildings at 146-154 O’Riordan Street will have a minor impact to the views, but not the setting of the adjacent Mascot Park.

The proposed change of the permissible height from 22 metre to 44 metres only applies to the western area of the subject site, where the surrounding building heights would match the proposed uplift. Other areas of the subject site have lowered height limits that step toward Mascot Park, creating a better sense of proportion. Additionally, the orientation of the narrow face of the building toward Oroidin Street aligns the greater building mass and scale toward the centre of the subject site. Collectively, these mitigations address the sense of enclosure otherwise created by the proposed height increase.

Though development in the vicinity is not in keeping with some controls in the Botany Bay DPC (see Part 9.3, C.2 and C.10), accepting that those controls may not be anticipating landscape items, overall the impact of the proposed uplift to Mascot Park is minor. This is an acceptable level of impact, particularly with stepped height.

10.2 Recommendations

To assist and mitigate the impacts of the planning proposal application it is recommended that:

- The *Design Context: Guidelines for Infill Development in the Historic Environment* prepared by the Royal Australian Institute of Architects NSW Chapter and NSW OEH be referred to for future design detail development.
- Overshadowing in the summer months should be considered to ascertain the full impact of the increase height to the proposed development.