

DKO

146-154 O'RIORDAN STREET
247-263 KING ST, MASCOT

+

Goodman

SCOPING REPORT
SEPTEMBER 2025



SYDNEY | WARRANE

MELBOURNE | NAARM

BRISBANE | MEEANJIN

PERTH | BOORLO

AUCKLAND

HO CHI MINH CITY

DKO acknowledges that we gather, live, work and design on Aboriginal land.

DKO acknowledges the Traditional Custodians – the Gadigal/Bidjigal people of the Eora Nation.

We pay respect to the inspiration, wisdom and story of Country and the traditional owners and custodians of this land. We extend that respect to the elders past, present and emerging.

We are committed to creating places where people of all cultures are welcome, respected and have equal opportunity in the local community.

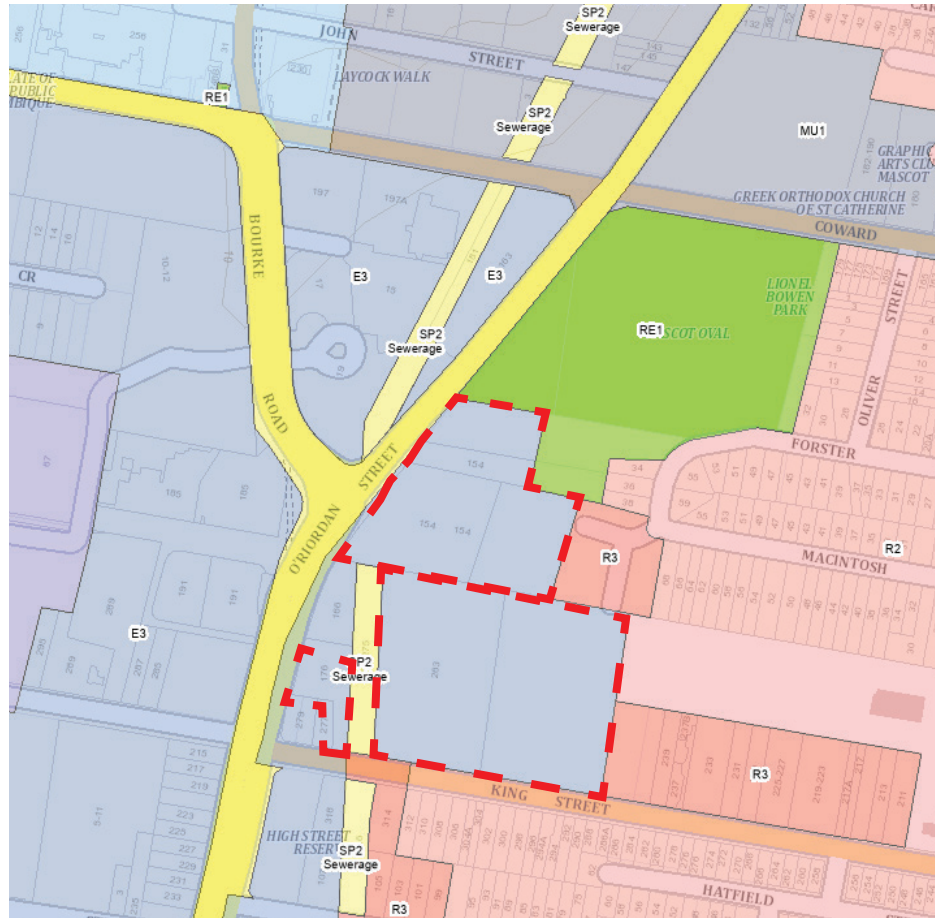
SITE ANALYSIS

LOCATION PLAN

KEY	
SYDNEY DOMESTIC AIRPORT	1
BOTANY AQUATIC CENTRE	2
MASCOT OVAL	3
JJ CAHILL MEMORIAL HIGH SCHOOL	4
BOTANY WETLANDS	5
THE LAKES GOLF CLUB	6
MASCOT PUBLIC SCHOOL	7
MASCOT IGA	8
WOOLWORTHS MASCOT	9



PLANNING CONTROLS: BAYSIDE LEP 2021



LAND ZONING

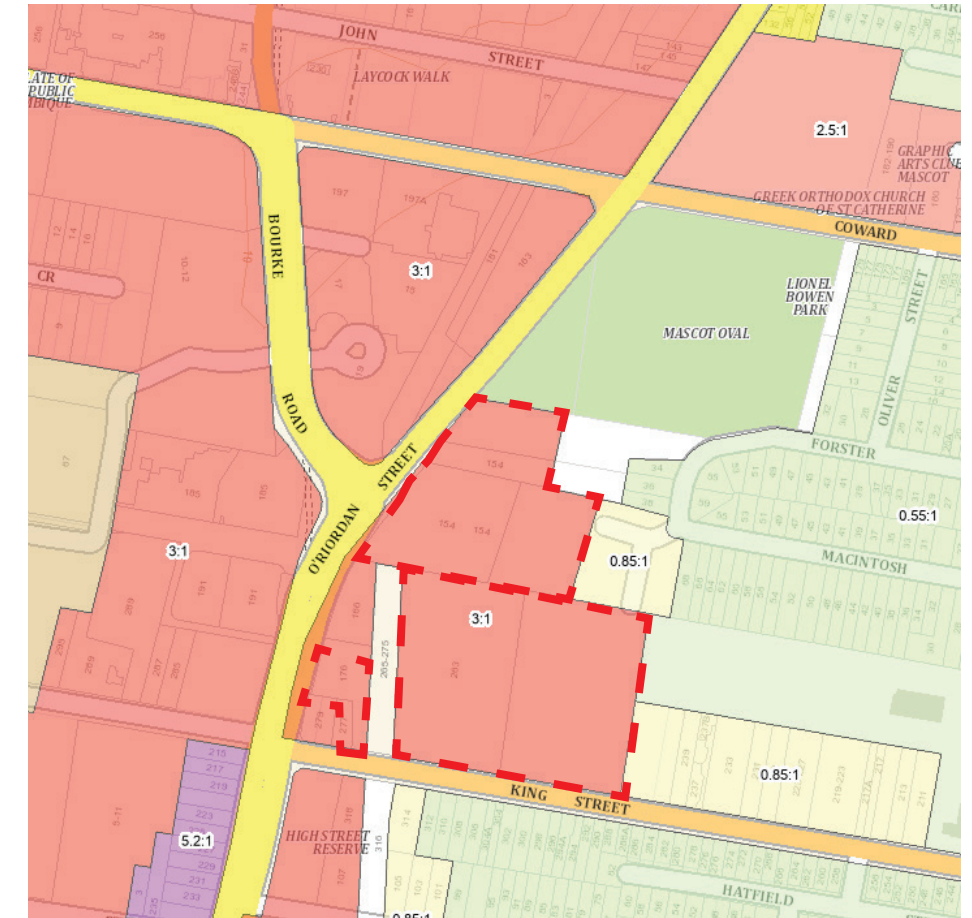
E3 PRODUCTIVITY SUPPORT

Uses include, but are not limited to: Business premises; Food and drink premises; Function centres; Hotel or motel accommodation; Industrial retail outlets; Light industries; Local distribution premises; Neighbourhood shops; Office premises; Specialised retail premises; Storage premises; Take away food and drink premises; Warehouse or distribution centres.



HEIGHT

44m & 22m



FLOOR SPACE RATIO

3:1

PLANNING CONTROLS: BAYSIDE LEP 2021 - ADDITIONAL HEIGHT CLAUSE

A portion of the site closer to the Oval is covered by an additional height clause control in the Bayside LEP 2021:

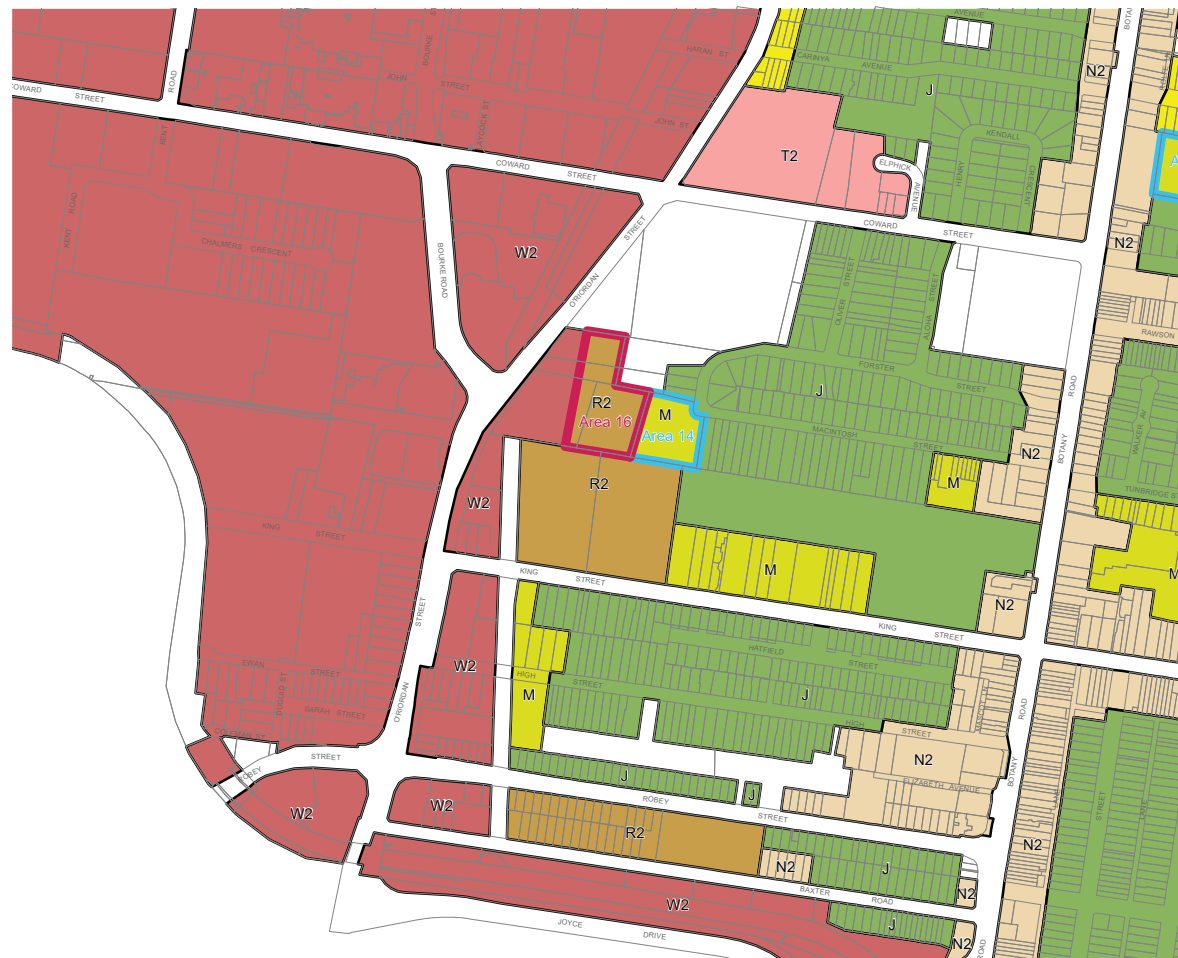
4.3B Exception to height of buildings—O’Riordan Street, Mascot:

(1) This clause applies to land identified as “Area 16” on the Height of Buildings Map.

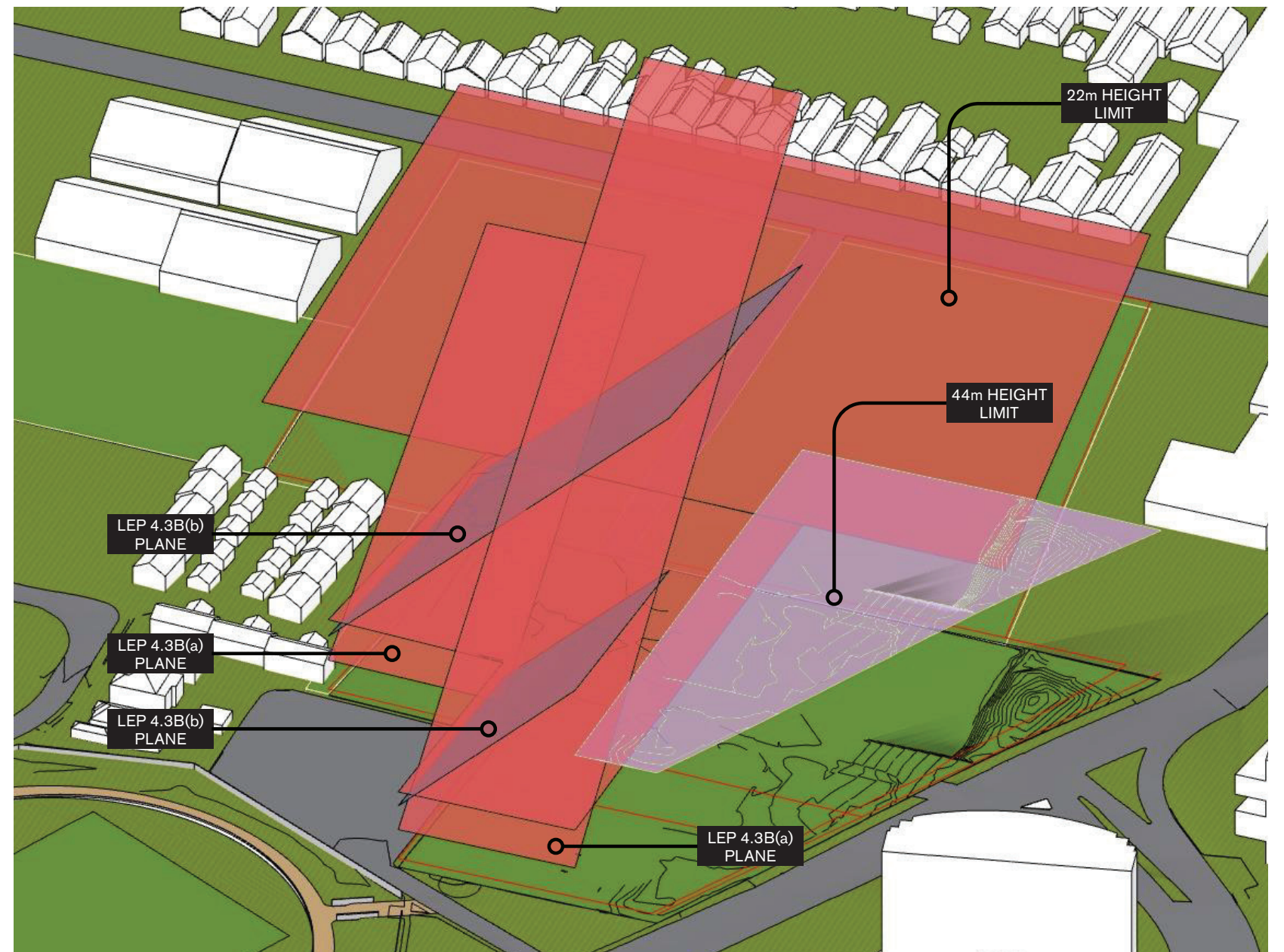
(2) The height of a building on land to which this clause applies must not exceed the following building height planes for the land—

(a) a plane commencing at a height of RL 19m at the northern boundary of “Area 16” and projecting in a southerly direction perpendicular to the boundary and upwards at a 45° angle,

(b) a plane commencing at a height of RL 26m at the eastern boundary of “Area 16” and projecting in a westerly direction perpendicular to the boundary and upwards at a 45° angle.



Bayside LEP 2021 - HOB Map



Height Limit Planes of Subject Site

AN ISOLATED POCKET OF REDUNDANT INDUSTRIAL

Site 1 (146-154 O’Riordan St)

Site 2 (247-263 King St)

Site 3 (176 O’Riordan St)

Total - 4.46Ha

KEY	
COMMERCIAL	
INDUSTRIAL	
GREEN OPEN SPACES	
MIXED USE RESIDENTIAL	
LOW-MEDIUM DENSITY RESIDENTIAL	
EDUCATION	



EXISTING BUILDINGS



ACCESSIBILITY

400m walk to existing Mascot Station

Bus stops at door including

Route 305 - Redfern to Mascot Stamford

Route 306 - Redfern to Mascot Station Loop

KEY

Mascot Station Precinct
(Botany LEP 2013)



Bus stop within 400m of site



Sydney Domestic
Airport Heritage Item



Pedestrian Movement



Pedestrian Movement
to Station



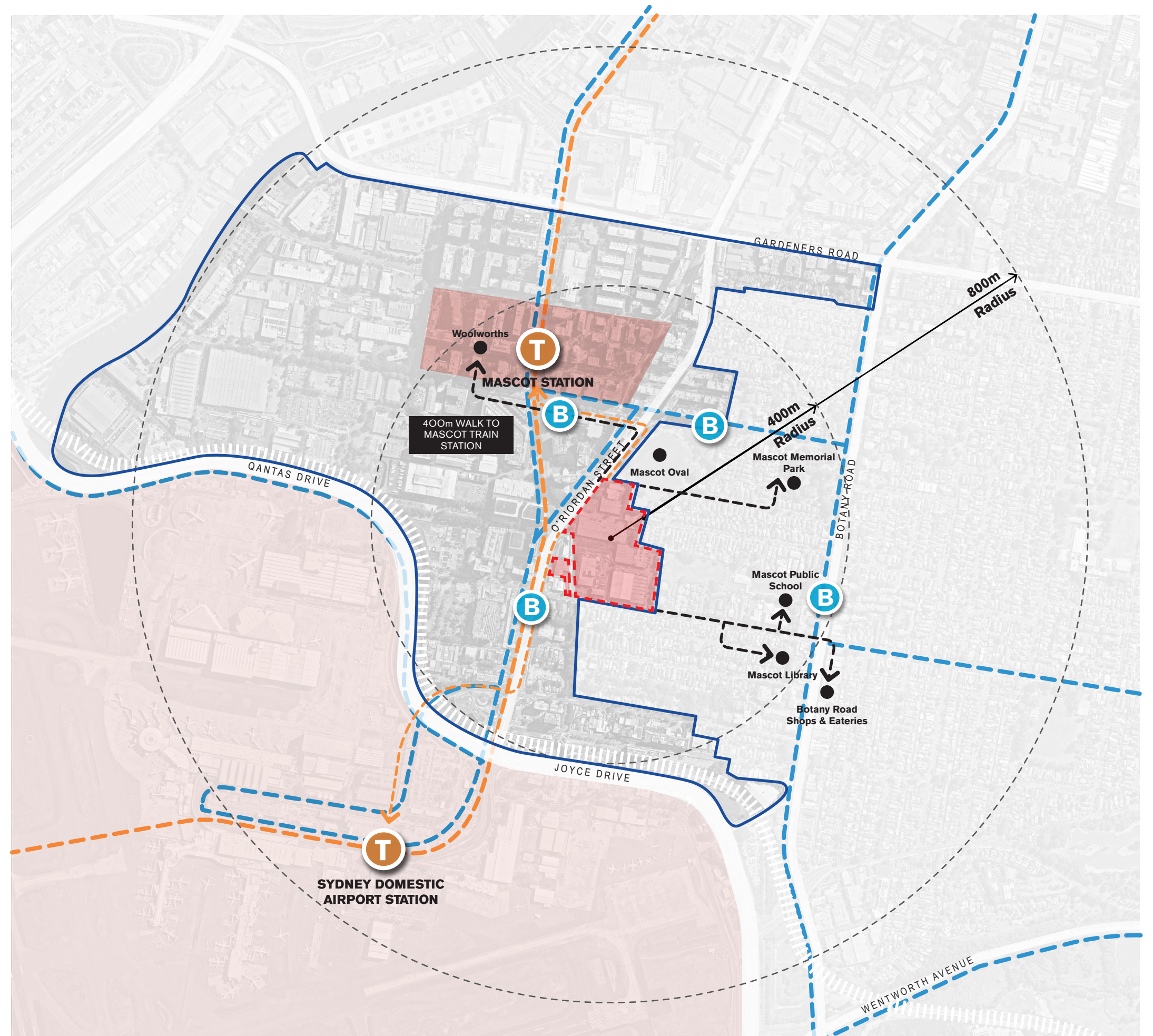
Train Station



Train Corridor



Site



146-154 O'RIORDAN STREET &
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OPEN SPACE

LINEAR PARK MASCOT



HIGH STREET RESERVE



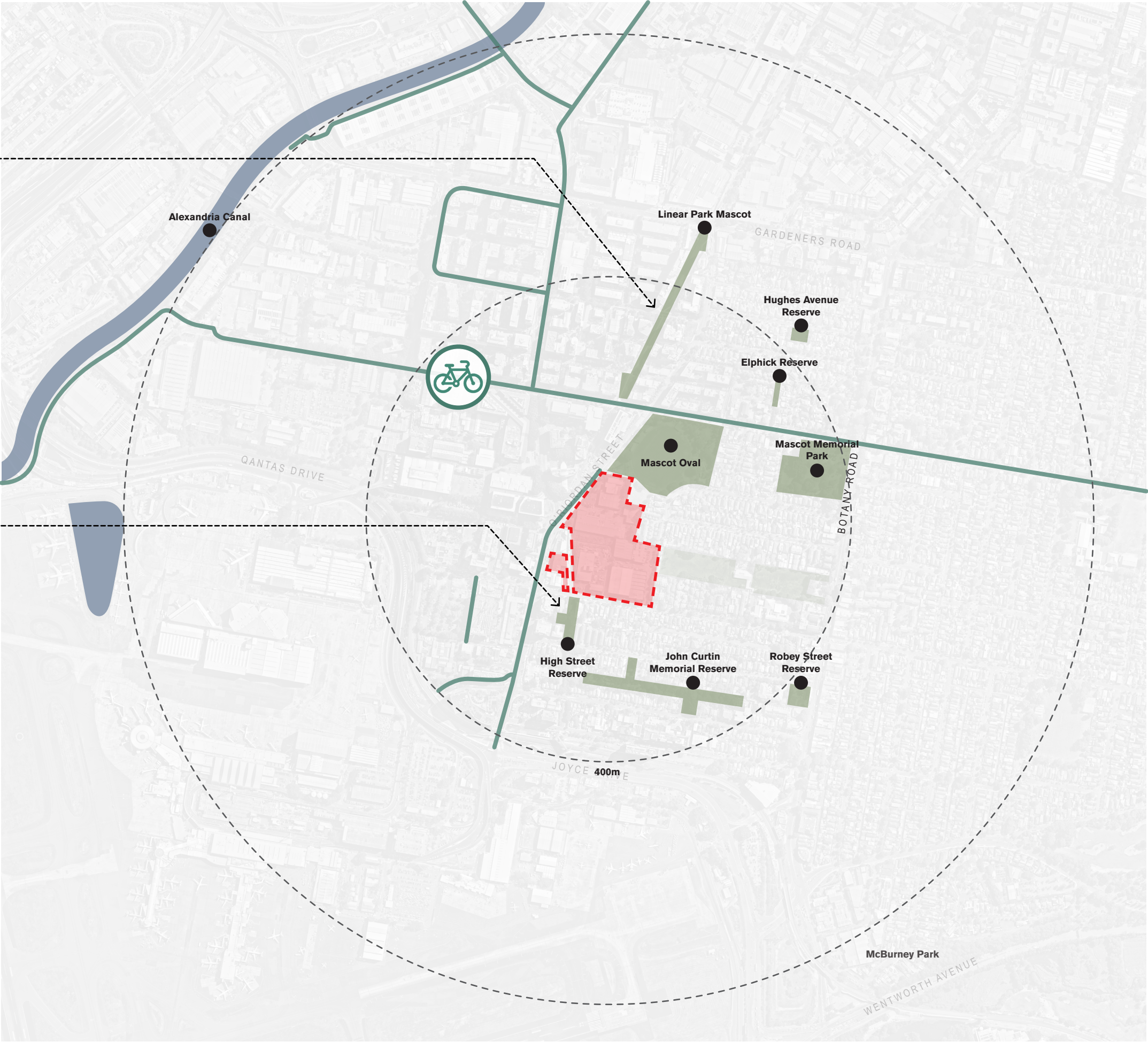
KEY

Accessible Open Space

Waterway

Cycle Routes

Site



146-154 O'RIORDAN STREET &
247-263 KING ST, MASCOT

AN ISOLATED INDUSTRIAL SITE



KEY

COMMERCIAL	
INDUSTRIAL	
GREEN OPEN SPACES	
MIXED USE RESIDENTIAL	
LOW-MEDIUM DENSITY RESIDENTIAL	
EDUCATION	



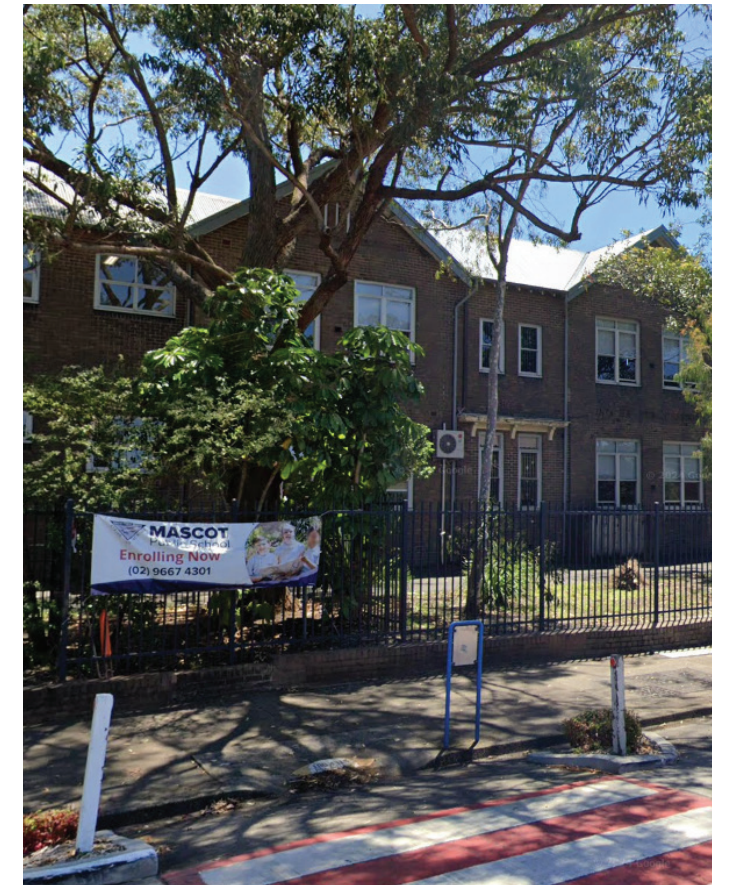
SITE INTERFACES



1 Mascot Oval



2 Macintosh Street (1-2 Storey Terraces)



3 Mascot Public School

1. Mascot Oval
- 1.1 Existing Council Carpark
2. Macintosh Street (1-2 Storey Houses)
3. Mascot Public School (Heritage Item)
4. King Street (1-2 Storey Houses)
5. Corner O'Riordan St & King St
6. O'Riordan Street (8-13 Storey Commercial/Hotels)



4 King Street (1-2 Storey Houses)



5 Corner O'Riordan St & King St



6 O'Riordan Street (8-13 Storey Commercial/Hotels)

STORMWATER EASEMENT

KEY

OPEN STORMWATER

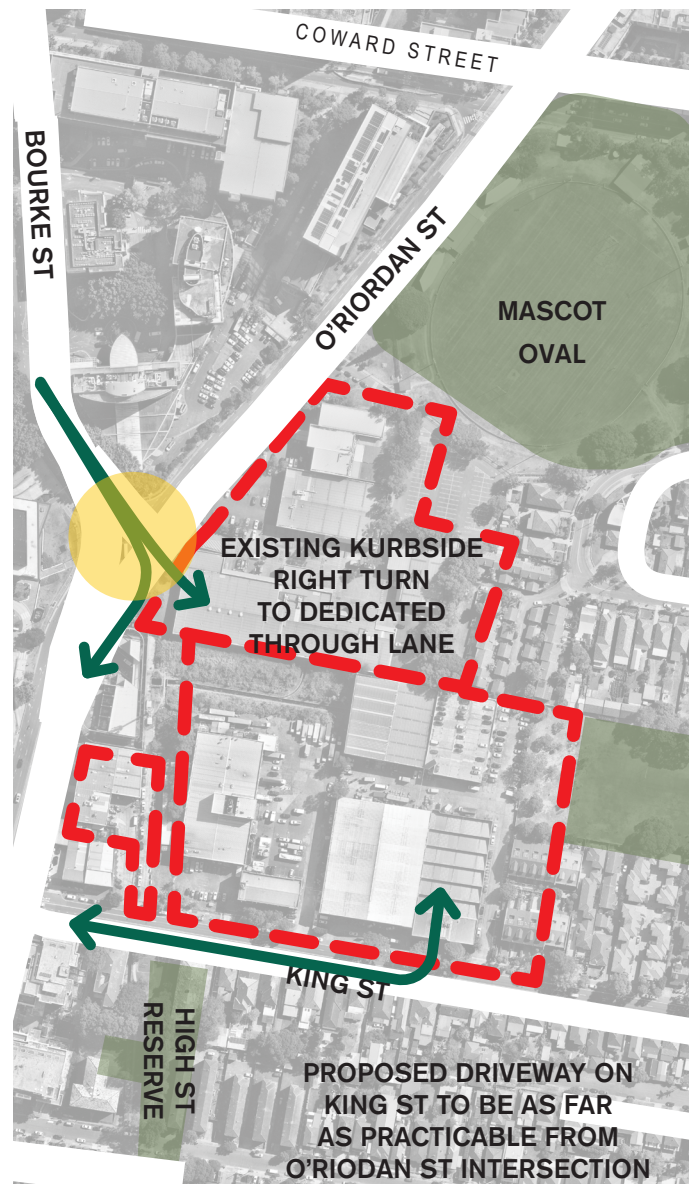
STORMWATER EASEMENT

SEWER EASEMENT

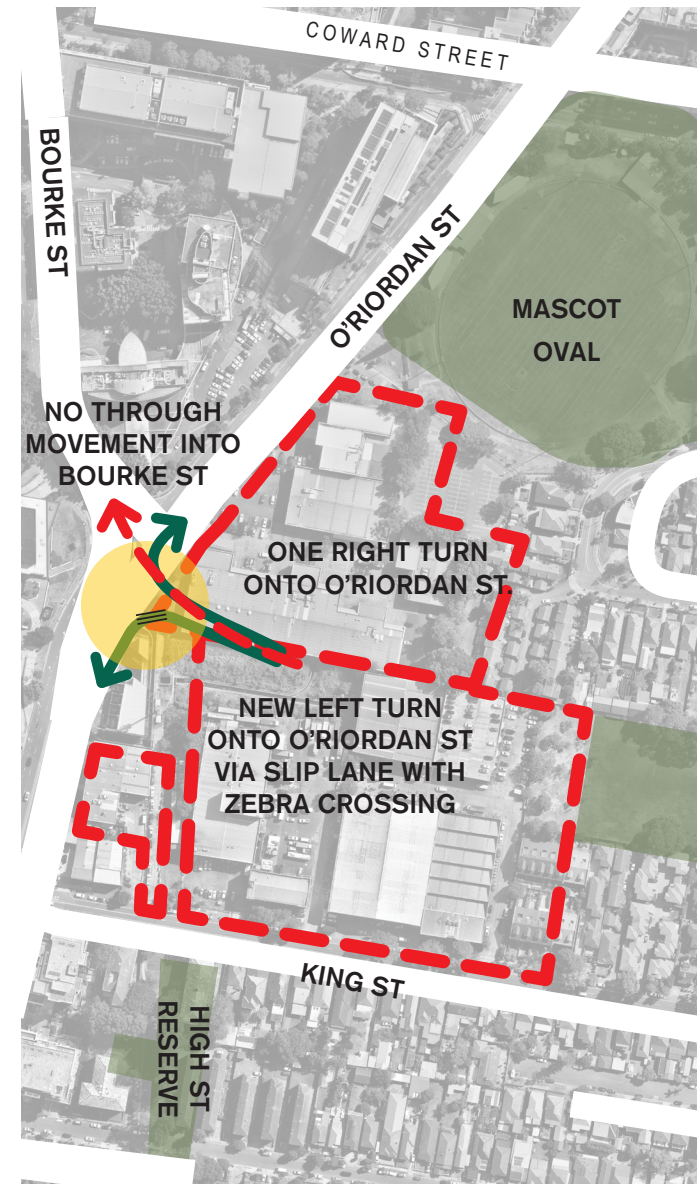


TRAFFIC MOVEMENTS

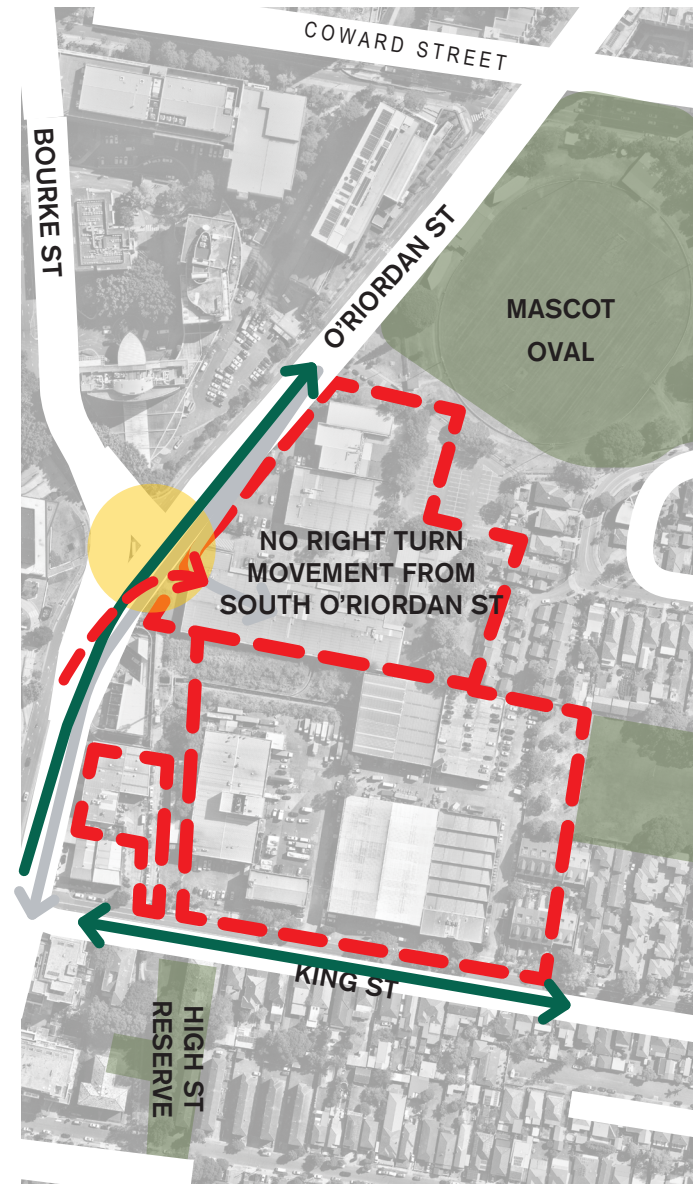
WEST APPROACH



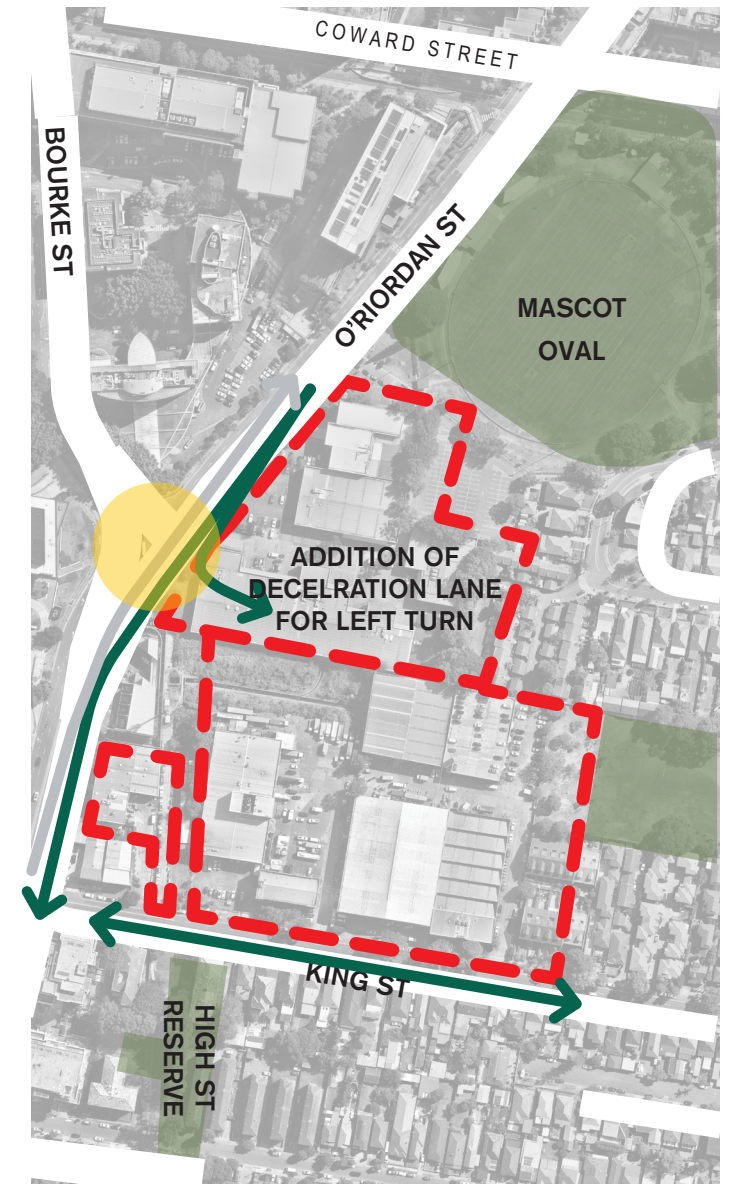
EAST APPROACH



SOUTH APPROACH

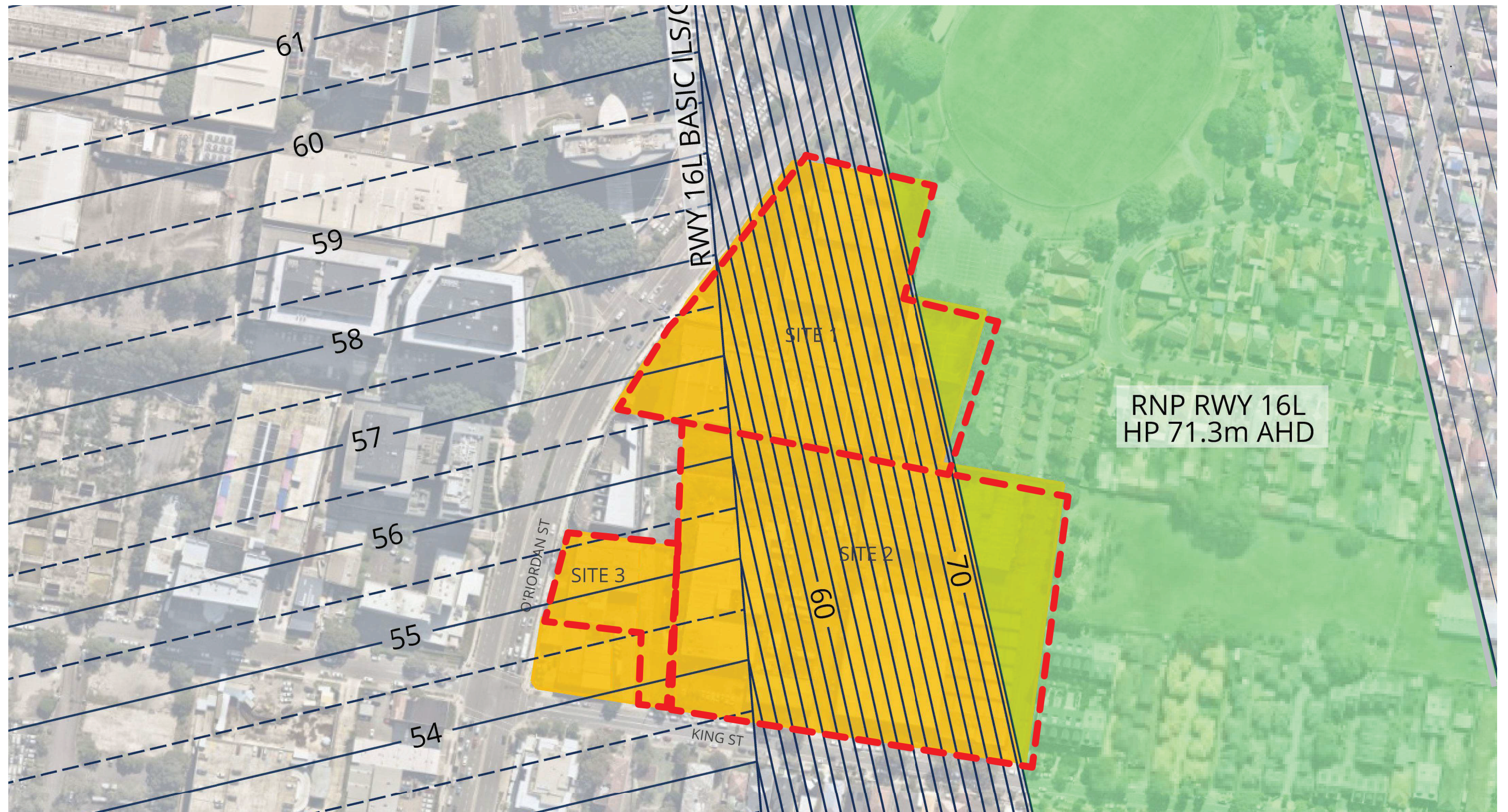


NORTH APPROACH



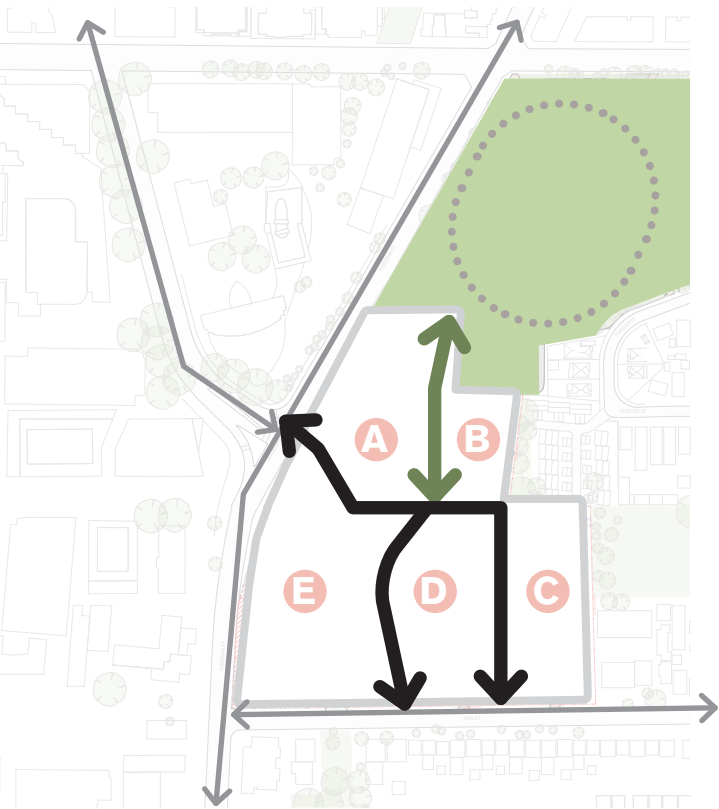
AVIATION

CRITICAL PLANS-OPS SURFACES



PROPOSAL

MASTERPLAN



Total Site Area 44, 468 m²

Proposed GFA 146,440 m²

Proposed FSR 3.3:1

Total Dwellings 1,400



STAGING PLAN

Detail SSDA

Stage1	
Resi GFA	24,916 m²
Dwellings	248

Concept SSDA

Stage 2	
Resi GFA	39,127 m²
Dwellings	388

Stage 3a	
Resi GFA	18,285 m²
Dwellings	180

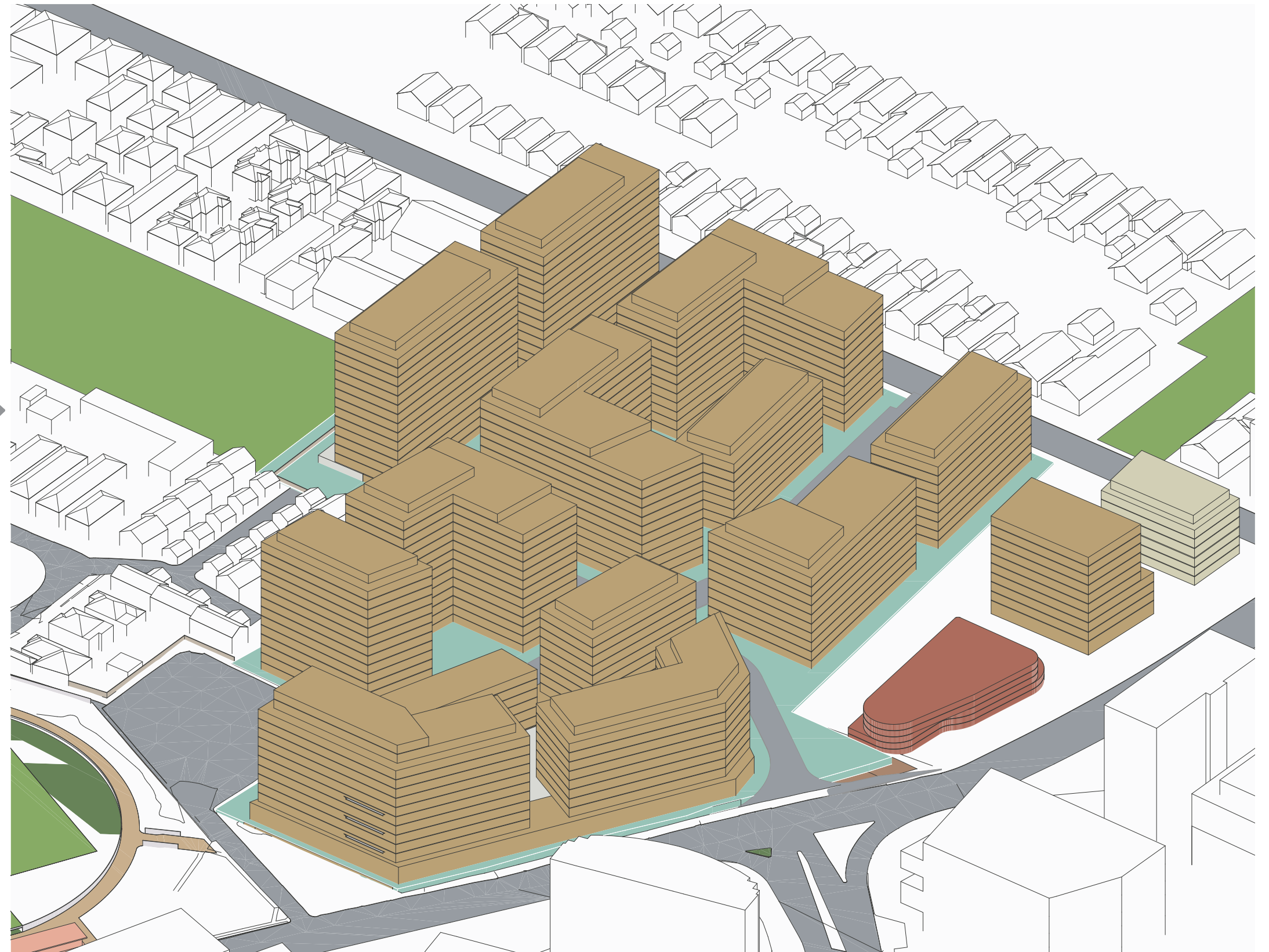
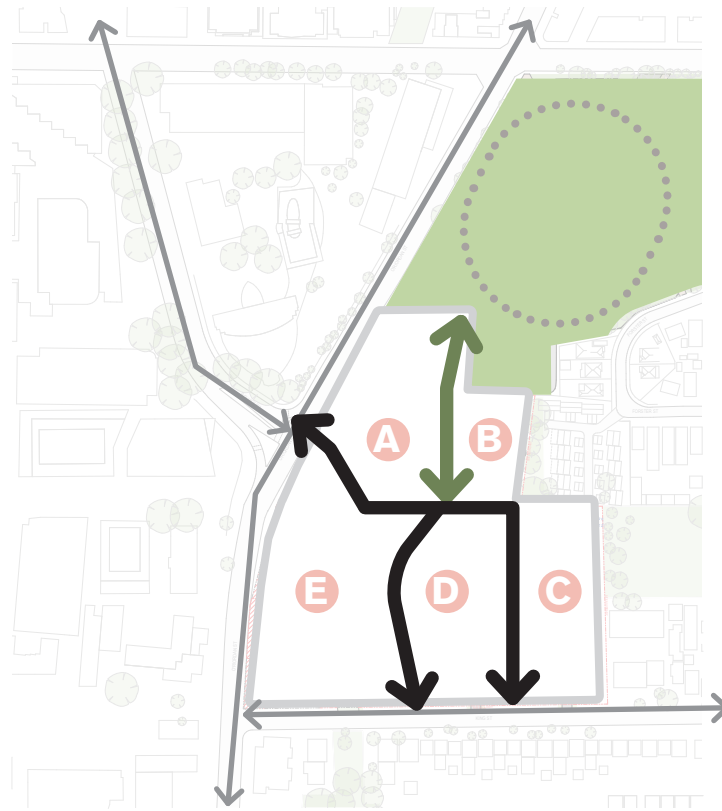
Stage 3b	
Resi GFA	5,904 m²
Dwellings	54

Stage 4	
Resi GFA	22,430 m²
Dwellings	215

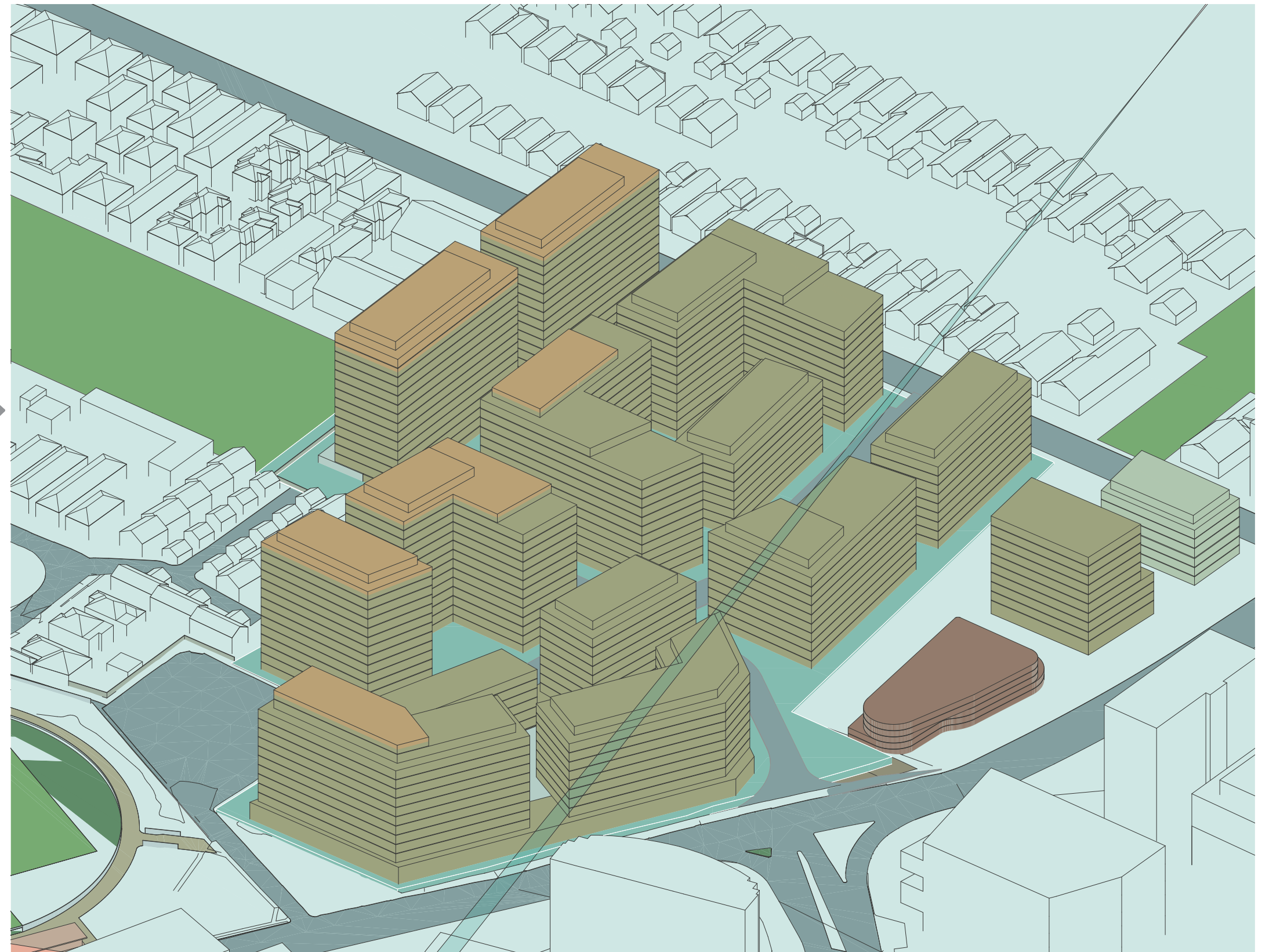
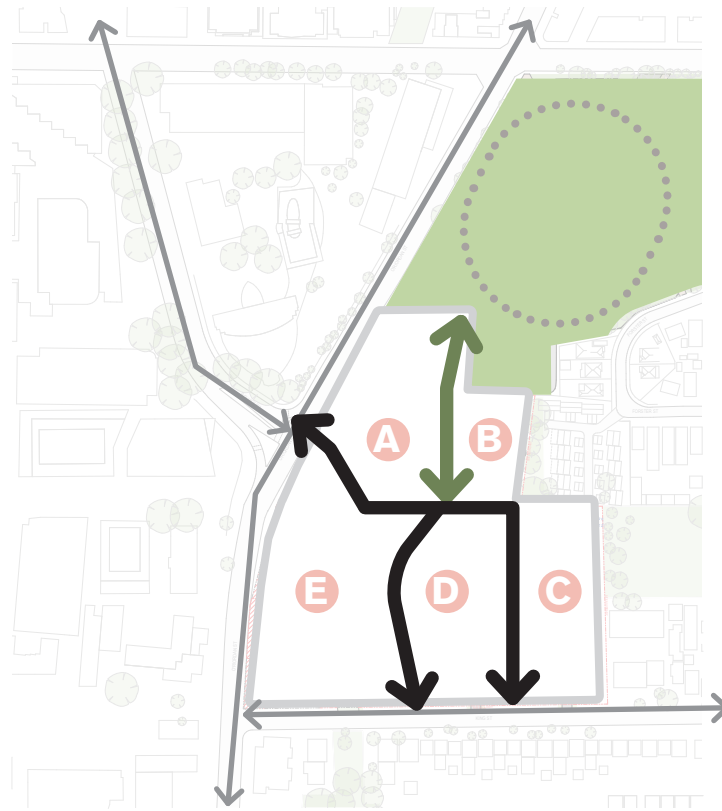
Stage 5	
Non Resi GFS	2,500 m²
Resi GFA	33,278 m²
Dwellings	314



MASSING



MASSING - OLS HEIGHT PLANE



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MELBOURNE

SYDNEY

BRISBANE

PERTH

AUCKLAND

HO CHI MINH CITY
