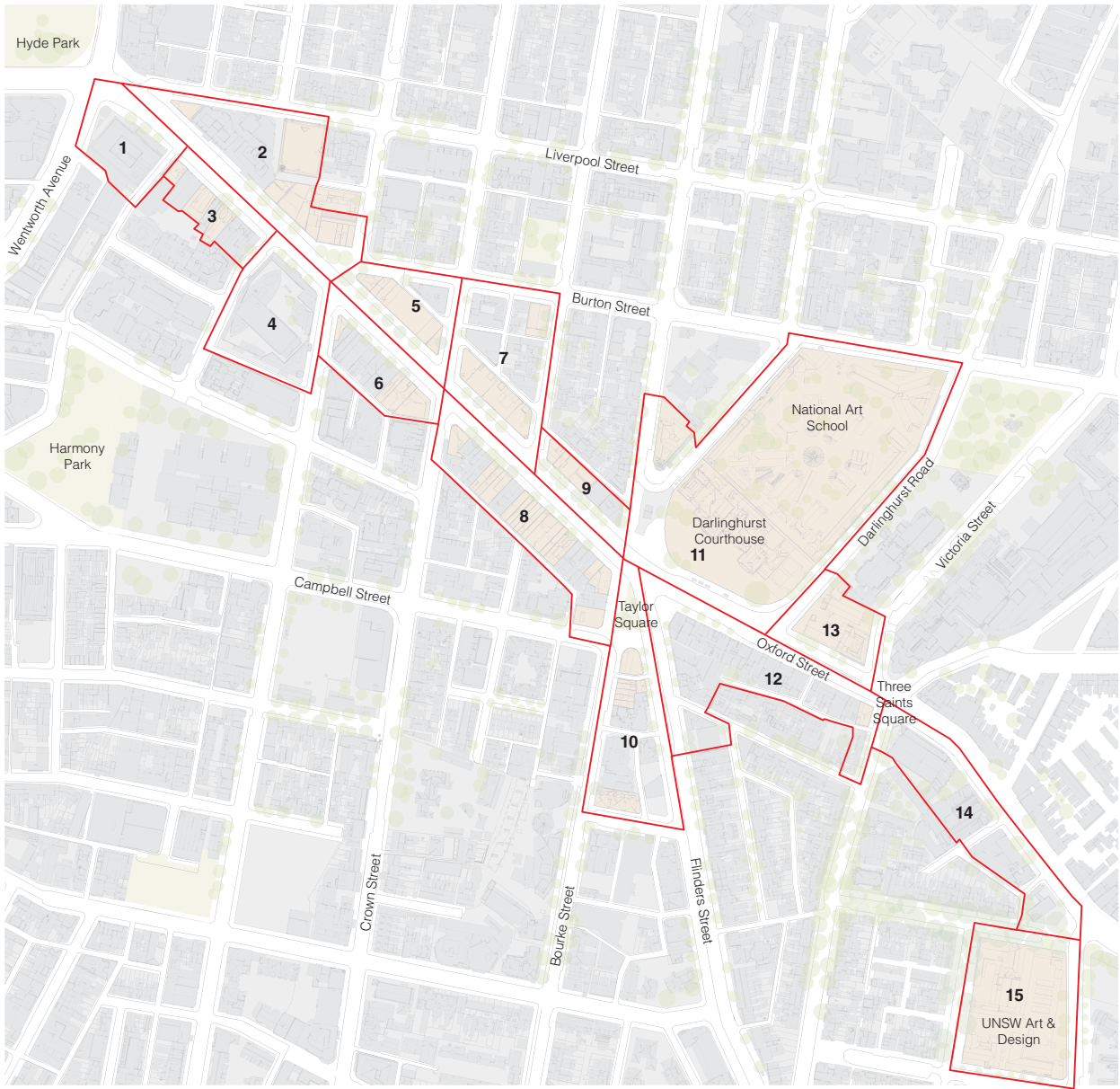


BLOCK IDENTIFICATION

For the purposes of this study, the precinct has been divided into a set of smaller zones, largely defined by street blocks. These blocks have been analysed at a finer scale to better understand their unique characteristics and finer grain built form attributes.

A number of blocks included in the urban design study were included for contextual reference and consideration only and their built form controls were not reviewed and outcomes were not provided aside from the key opportunities listed earlier in this study. These blocks include block 11, 13 and 15.



1:4000 @ A3

BLOCK 1 - ANALYSIS

Uses

- Commercial tower
- Podium with commercial/retail tenants

FSR

- 10:1

Massing

- 24 storey tower
- Podium partly holds street wall
- Building steps back from street wall on the corner of Oxford Street and Wentworth Avenue

Active Frontages

- Oxford Street

Building Typologies

- Tower

Servicing/Parking

- Underground carpark access off Wemyss Lane, which is accessible from Brisbane Street via underpass.

Laneway Development and Frontages

- No frontages onto Wemyss Lane

Overshadowing/Solar access

- Most buildings to the south of the block are already significantly overshadowed by 1 Oxford Street tower
- The site itself has significant solar exposure

Public Domain

- The building is set on a plinth which includes an open terrace at the rear which bridges over the car park entries

Awnings

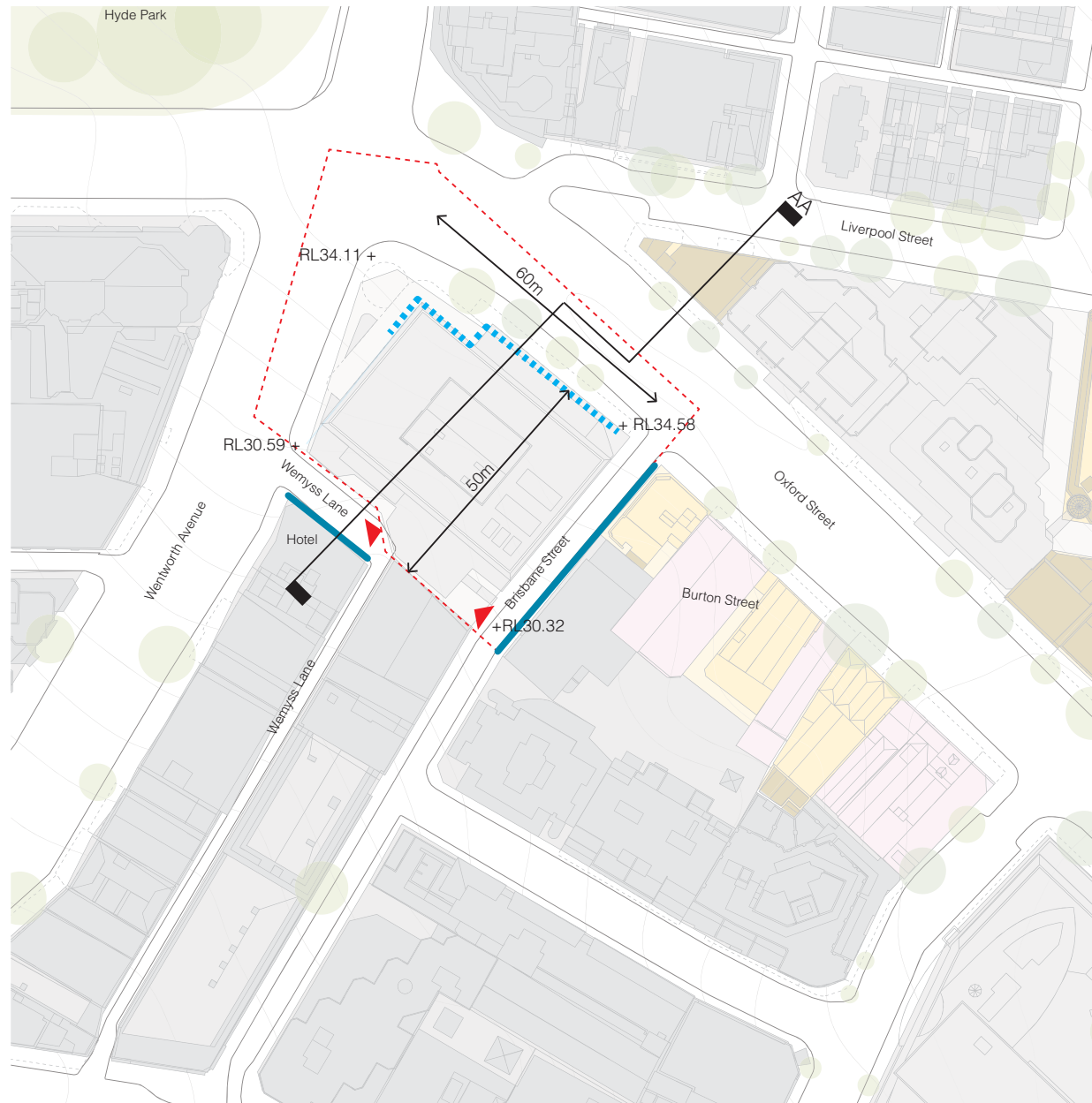
- Continuous awning to Oxford Street

Materiality

- Pebblecrete and insitu/hammered concrete
- Steel + glazed awnings

Trees/landscaping

- Street trees to Oxford Street



- Active Frontage
- ▲ Vehicular Access
- Sensitive Residential Interface
- - - Block Extent
- ↔ Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

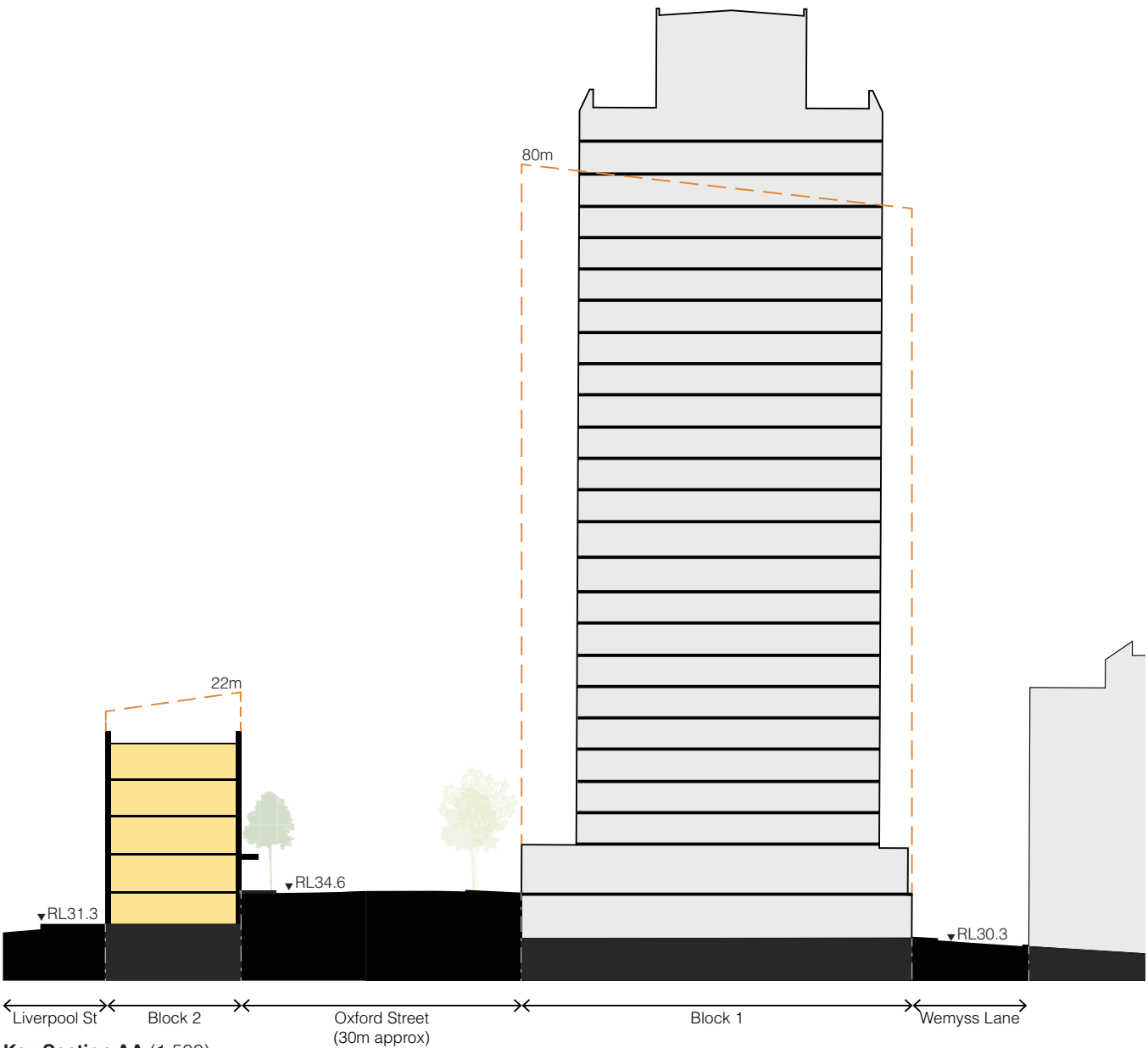
1:1000 @ A3

BLOCK 1 - STREET ELEVATION + SECTION



Key Street Elevation (1:500)
Oxford Street
No. 1-19

- Legend**
- Existing Building
 - Existing LEP Height Limit
 - Lot Boundary





24 storey commercial tower, at the corner of Oxford St & Wentworth Ave

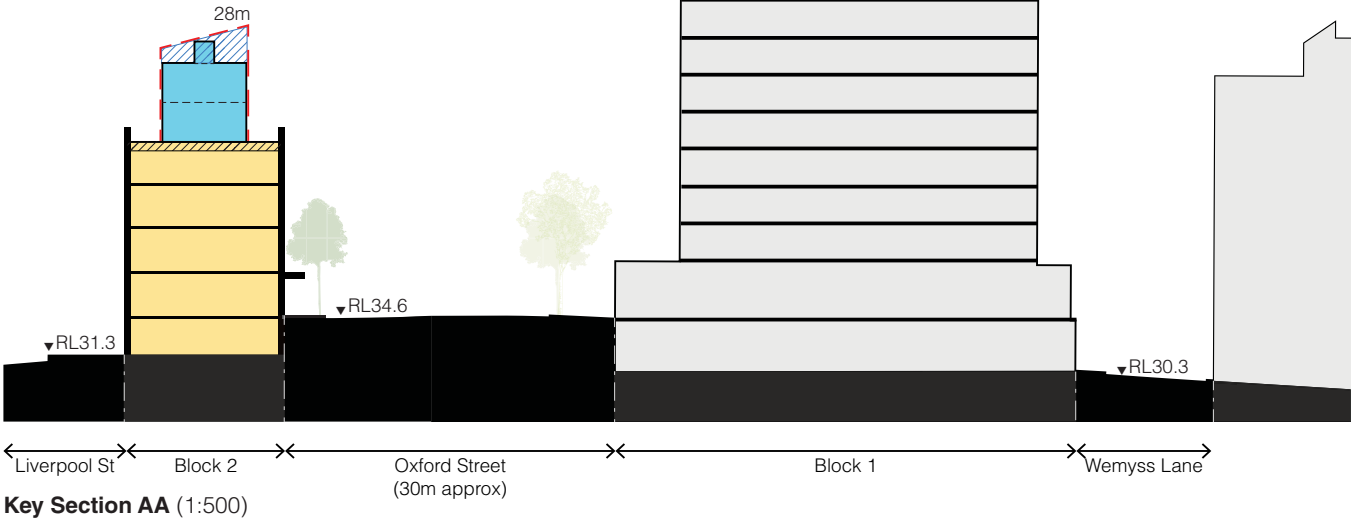


Poor solar amenity on Wemyss Lane



- Legend**
- Existing Building
 - Maximum permissible envelope
 - Heritage Listed
 - Indicative Built Form
 - Roof construction, lift overrun & services
 - Structural zone
 - Lot Boundary

Note: Additions to heritage items and contributory buildings will be subject to Heritage Impact Assessment.



BLOCK 2 - ANALYSIS

Uses

- Generally commercial
- Residential towers (on L1 and above)

FSR

- Generally 2.5:1
- 10:1 and 6:1 for the existing towers

Massing

- Generally 2-5 storeys
- 16 storey towers
- Buildings generally hold the street frontage

Active Frontages

- Predominantly along Oxford Street
- 223 Liverpool Street

Building Typologies

- Commercial buildings
- Warehouse style commercial building
- Apartment Towers

Servicing/Parking

- Primarily off Liverpool Street
- Winns Lane (private title)

Laneway Development and Frontages

- Access to 223 Liverpool Street from Oxford Street by bridge over private lane

Overshadowing/Solar access

- Additional development on 223 Liverpool Street could impact solar access to 18-32 Oxford Street and homes along Norman Street

Public Domain

- Oxford Square

Awnings

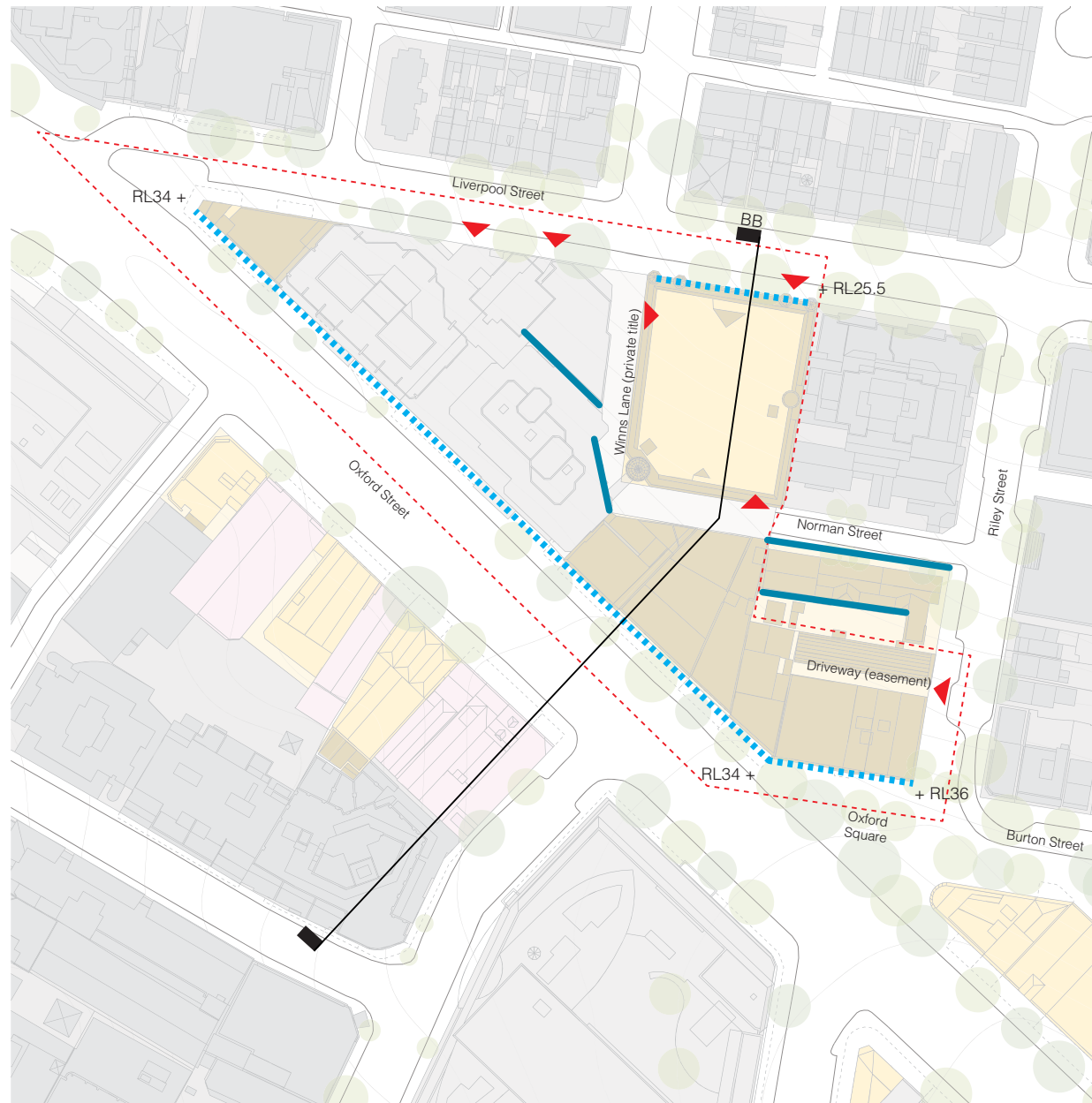
- Near continuous awnings to Oxford Street

Materiality

- Painted Render
- Face Brick

Trees/landscaping

- Street trees
- Podium landscape elements



- Active Frontage
- Vehicular Access
- Sensitive Residential Interface
- Block Extent
- Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

1:1000 @ A3

BLOCK 2 - STREET ELEVATION + SECTION



Key Street Elevation (1:500)

Oxford Street

No. 2-4

6-14

18-32

34-36

38-46

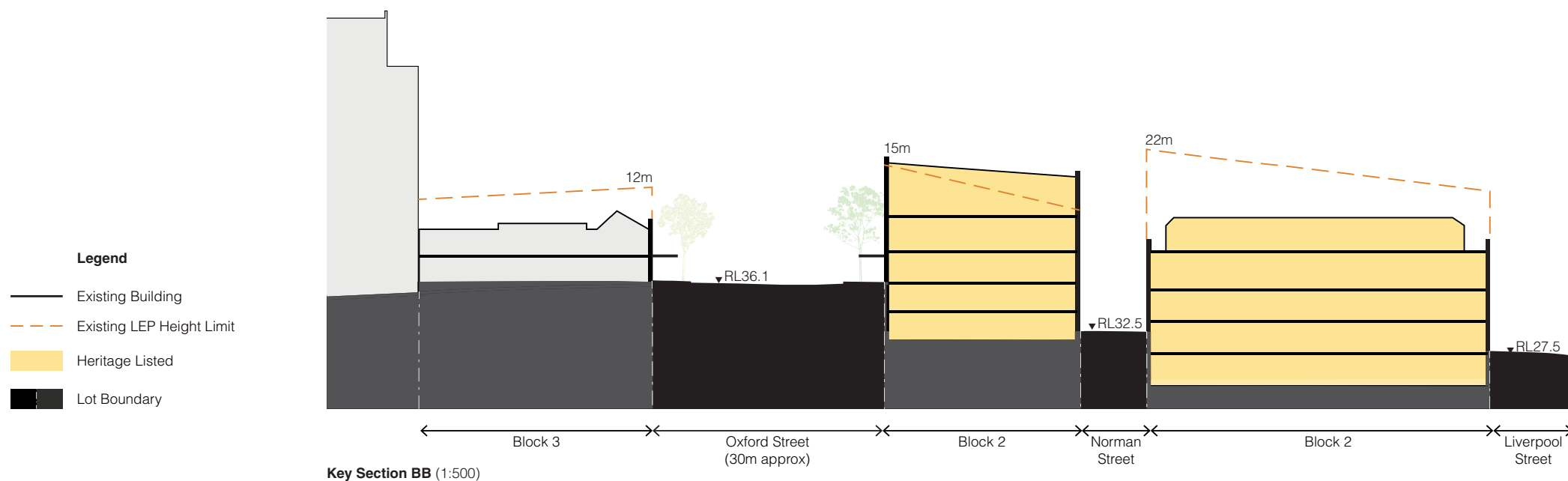
48-50

10-14

16

18

20





The Burdekin Hotel, still standing after numerous reconstructions



Juxtaposed against apartment tower buildings, the Burdekin Hotel is isolated from the heritage buildings further down Oxford Street.



A continuous stepped awning on steel frames with spiral accents cover the sidewalk from Exchange Hotel to Oxford Square. An organized and unobtrusive series of light boxes signalling shopfronts are hung on the steel awning frames. These are the unifying elements contrasting the varied series of shopfronts.



Dominant view of the tower at 1 Oxford Street

The building scale in this block is less homogenous as the others, ranging from 2-3 storeys to 24 storeys.



The SILF building survived the resurreptions in 1910 and remains as one of the few nineteenth century buildings on the northern side of the Oxford Street. Architectural details are visible from all angles within the square. The intricately detailed lamp posts and the canopy fountain in the middle of the square adds to the visual appeal of the area.



Oxford Square

The square has multiple elevations accessed through several sets of steps and is separated by sandstone balustrades. These features divide the open space

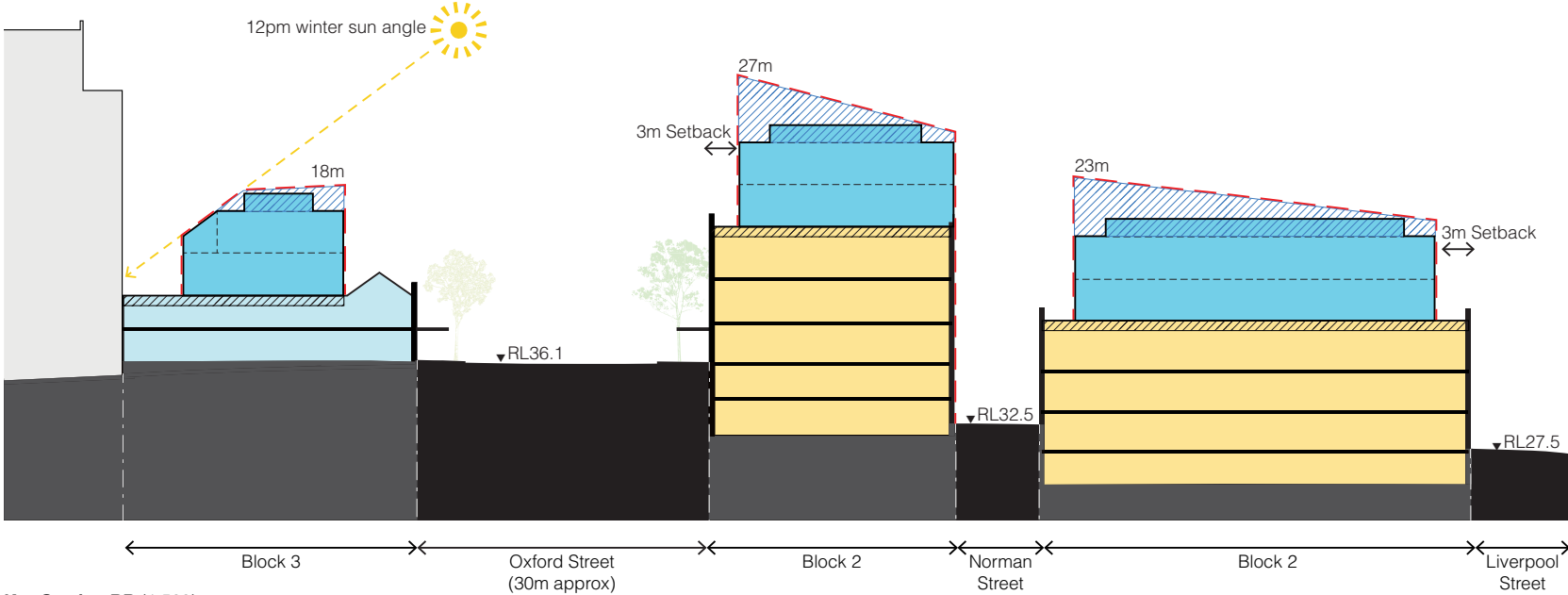
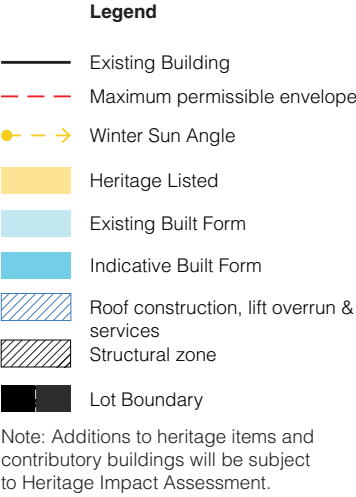
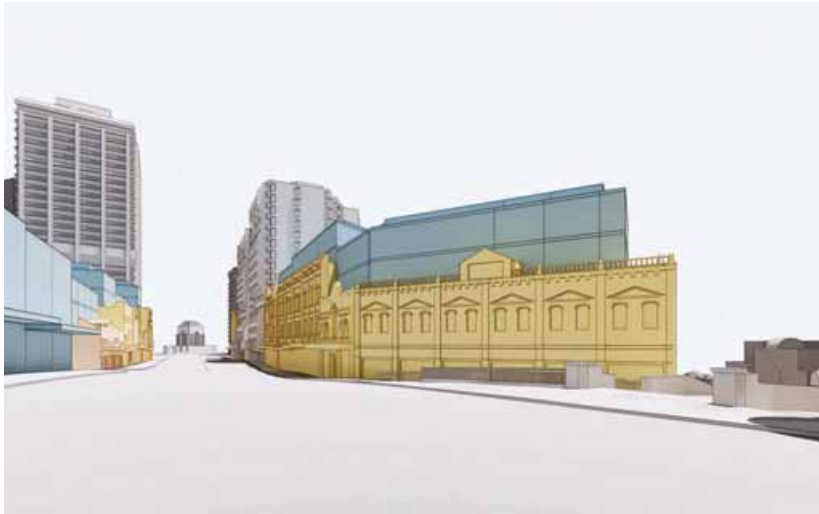


Steep fall from Oxford St to Liverpool St



Residential lanes with on-street car parking





BLOCK 3 - ANALYSIS

Uses

- Commercial (mix of tenancy types and sizes)

FSR

- Generally 4:1

Massing

- Generally 2-3 storeys
- 4 storey sandstone heritage building
- Buildings generally hold the street frontage

Active Frontages

- Predominantly along Oxford Street
- No active frontages to side streets

Building Typologies

- Mix of commercial buildings

Servicing/Parking

- Generally no vehicular access into properties
- 21-35 Oxford Street has vehicular access from Oxford Street via driveway

Laneway Development and Frontages

- NA

Overshadowing/Solar access

- Additional development on all sites within the block could impact solar access to residential apartments to the south

Public Domain

- NA

Awnings

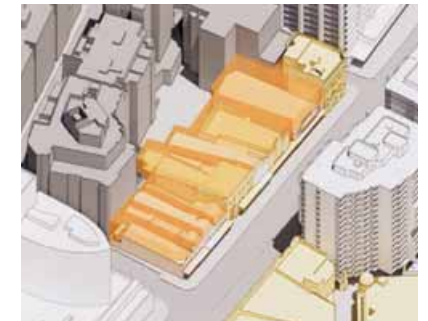
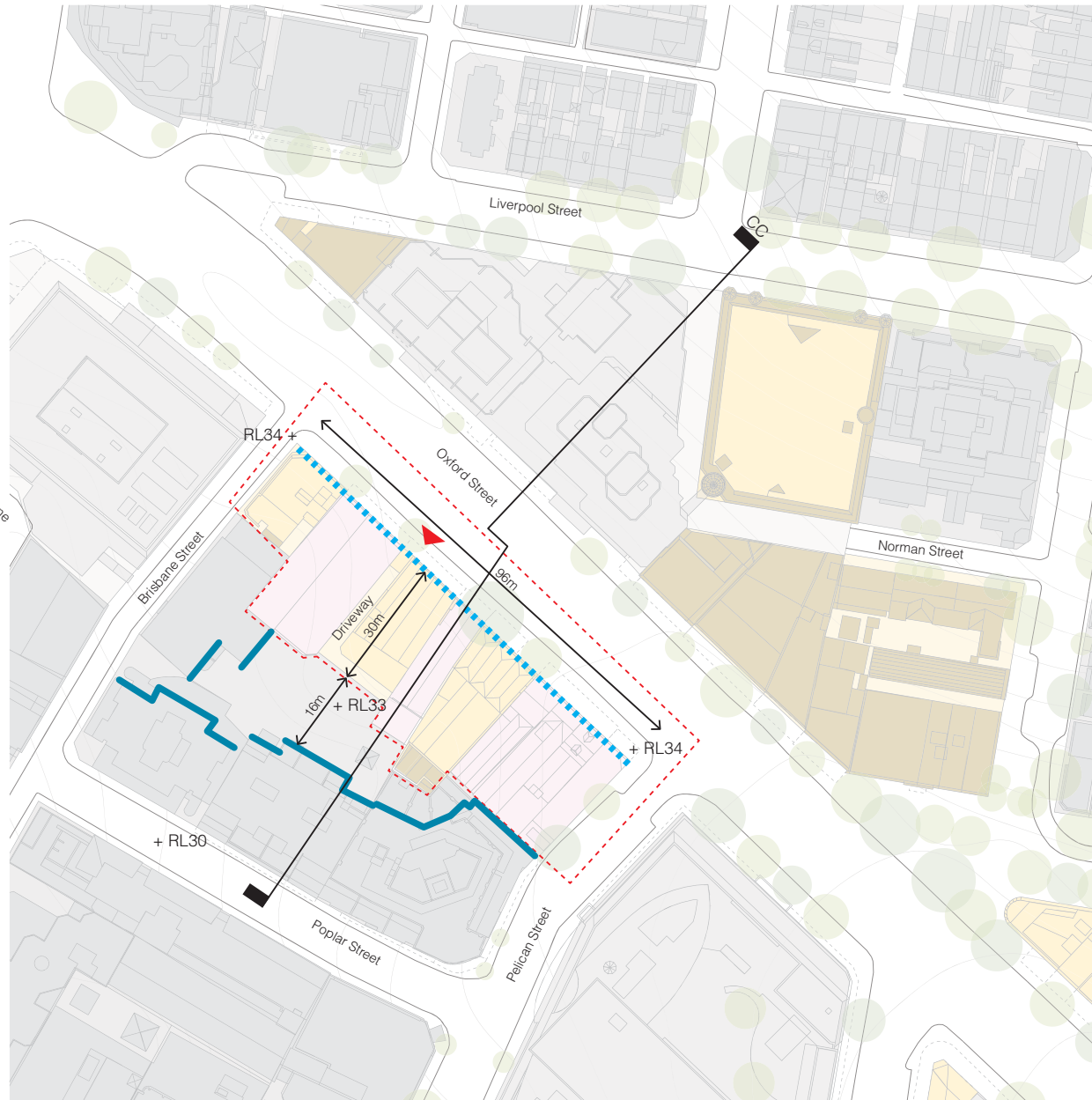
- Continuous awnings to Oxford Street

Materiality

- Sandstone
- Painted Render
- Face Brick

Trees/landscaping

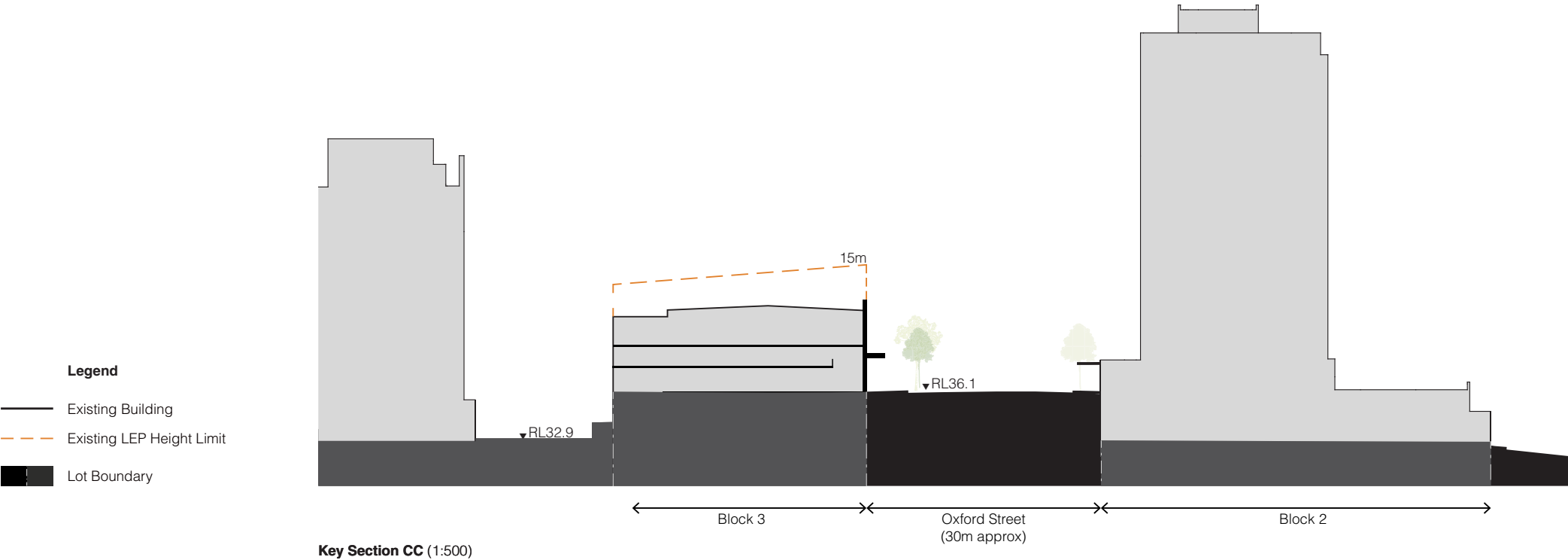
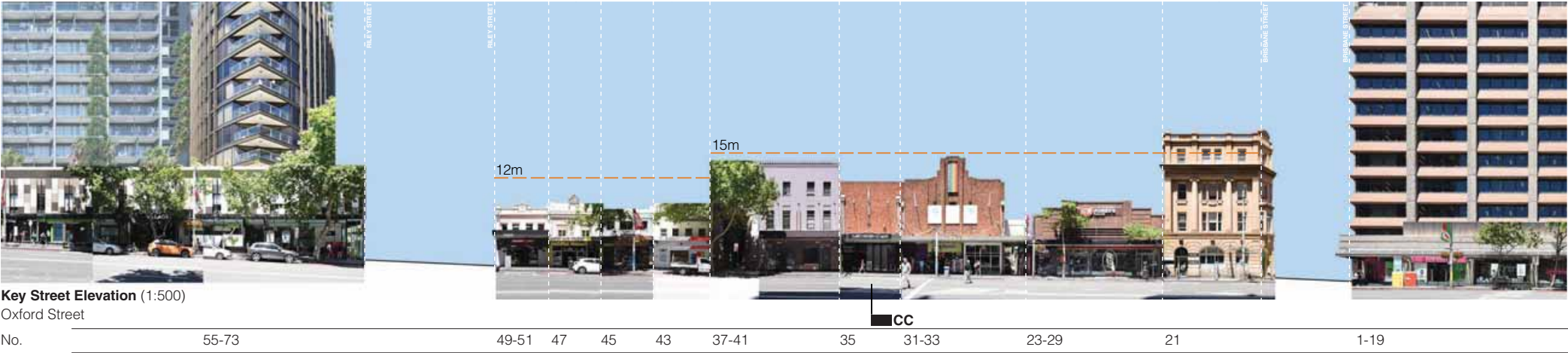
- A few street trees



- Active Frontage
- Vehicular Access
- Sensitive Residential Interface
- Block Extent
- Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

1:1000 @ A3

BLOCK 3 - STREET ELEVATION + SECTION





Former ANZ bank building
It is a well proportioned and detailed in sandstone and is a good representative of the Federation Free Classical style. It occupies a prominent location and its chamfered corner faces the Burdekin Hotel thus evoking a visual dialogue with the opposite side of the street.



Former Commonwealth Bank building, simple Art Deco ornamentation



Driveway between buildings with graffiti



Two-storey Victorian shops, facade still intact



Old and the New either side of Pelican Street

Not physically affected during the period of the road widening. The built fabric of the block is much older as it was spared from demolition. Low rise Victorian, Federation Free style, and Inter-War build-ings line this portion of the study area.



Historic fabric surrounded by new apartment blocks

Particularly from Oxford Square, these buildings are a visible detractor to the heritage streetscape.



Pelican Street primarily a residential street

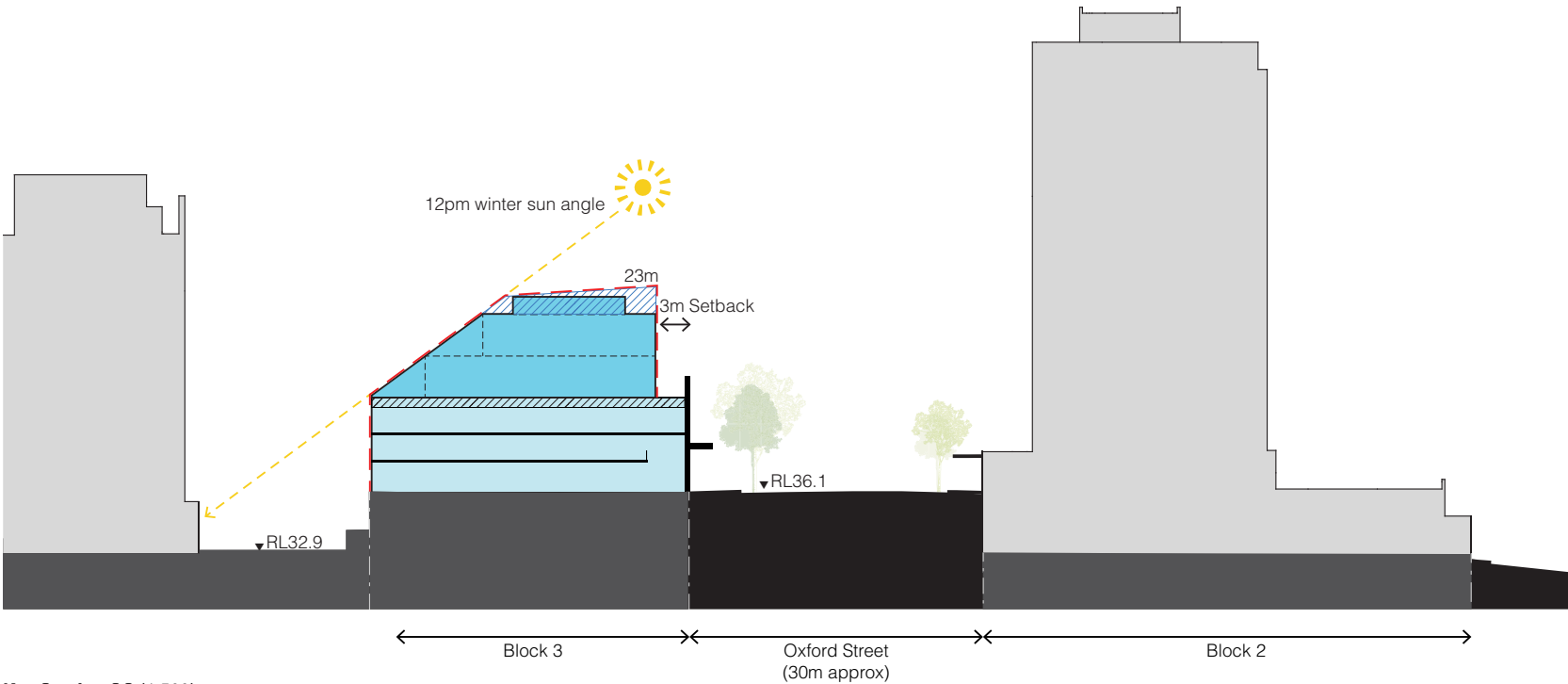


Parking and service entries to the block



- Legend**
- Existing Building
 - Maximum permissible envelope
 - Winter Sun Angle
 - Existing Built Form
 - Indicative Built Form
 - Roof construction, lift overrun & services
 - Structural zone
 - Lot Boundary

Note: Additions to heritage items and contributory buildings will be subject to Heritage Impact Assessment.



Key Section CC (1:500)

BLOCK 4 - ANALYSIS

Uses

- Commercial (mix of tenancy types and sizes)
- Residential Tower

FSR

- 6:1

Massing

- 3 storey podium holds street wall
- 13 storey and 10 storey intersecting towers

Active Frontages

- Oxford Street
- Riley Street
- Sections of Pelican Street

Building Typologies

- Commercial podium
- Residential apartments

Servicing/Parking

- Driveway Access to Monument Apartments via corner of Riley/Waine streets and Pelican/Waine streets
- Loading / services via Pelican Street

Laneway Development and Frontages

- Access to 13 Oxford residential towers lobby from Waine Street.

Overshadowing/Solar access

- Additional development on block may overshadow 13 Oxford towers residential apartments

Public Domain

- NA

Awnings

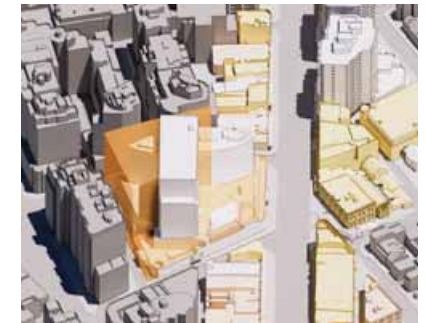
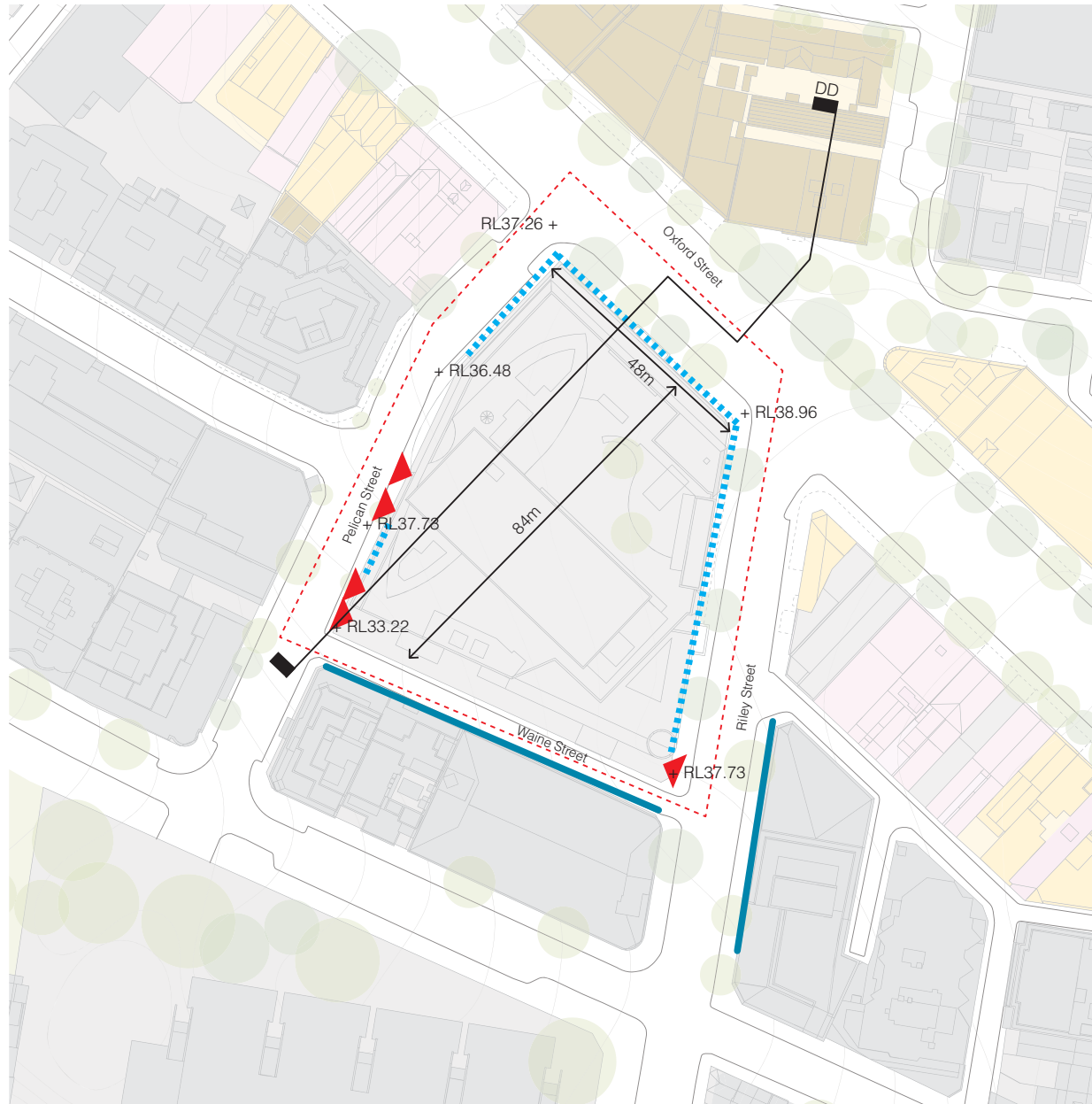
- Shallow awnings to Oxford Street and Riley Street,

Materiality

- Steel
- Glazing
- Prefabricated Cladding
- Painted Render

Trees/landscaping

- Significant street trees to Oxford Street
- Some street trees to Riley Street



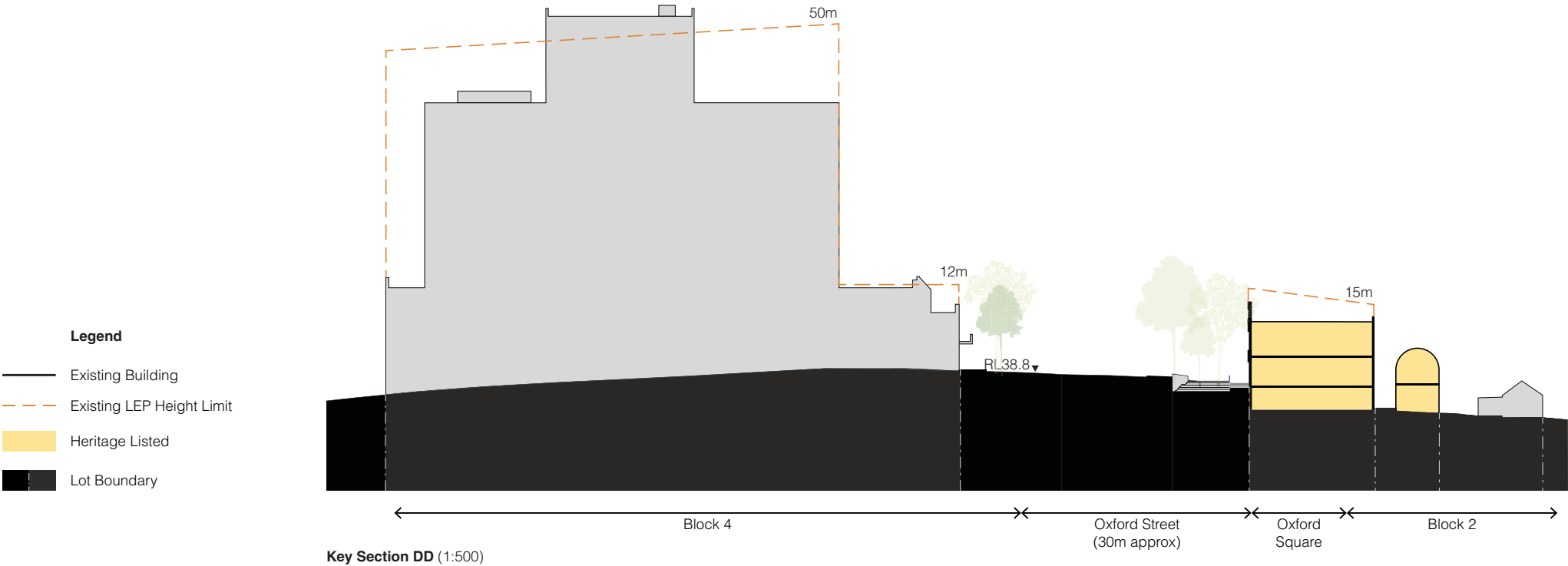
- Active Frontage
- ▲ Vehicular Access
- Sensitive Residential Interface
- - - Block Extent
- ↔ Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

1:1000 @ A3



Key Street Elevation (1:300)
Oxford Street
No. 55-73

DD





Oxford Village Shopping Centre dominates this block



Old and the New either side of Pelican Street



Contemporary facade with apartment blocks towards the rear



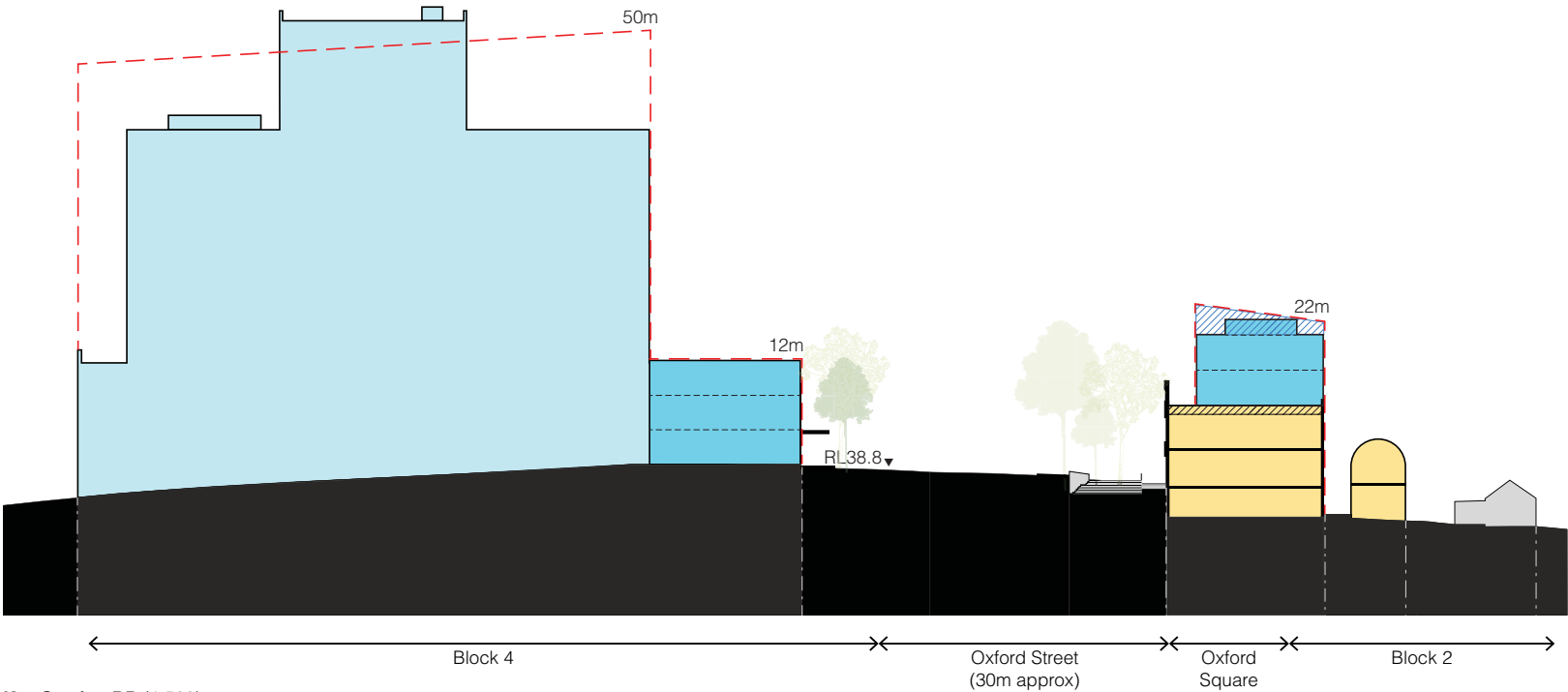
Service lane for Oxford Village





- Legend**
- Existing Building
 - Maximum permissible envelope
 - Heritage Listed
 - Indicative Built Form
 - Roof construction, lift overrun & services
 - Structural zone
 - Lot Boundary

Note: Additions to heritage items and contributory buildings will be subject to Heritage Impact Assessment.



Key Section DD (1:500)

BLOCK 5 - ANALYSIS

Uses

- Commercial (southern block)
- Residential apartments (northern block)

FSR

- 4:1 (southern block)
- 5:1 (northern block)

Massing

- 3 storey building that holds street wall (southern block)
- 4 storey building that holds street wall (northern block)

Active Frontages

- Oxford Street
- Crown Street
- Foley Street
- Burton Street

Building Typologies

- Ground floor commercial with offices above
- Ground floor commercial with apartments above

Servicing/Parking

- N/A

Laneway Development and Frontages

- Commercial frontages to Foley Street

Overshadowing/Solar access

- None, although development of southern block could pose privacy/noise issues for residential apartments and rooftop on the northern block (and vice versa).

Public Domain

- Oxford Square

Awnings

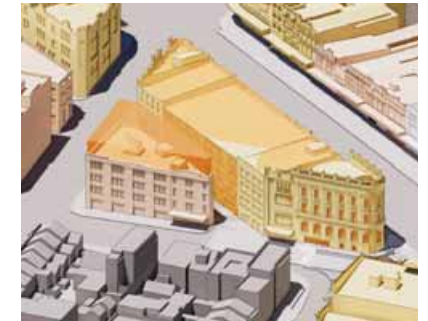
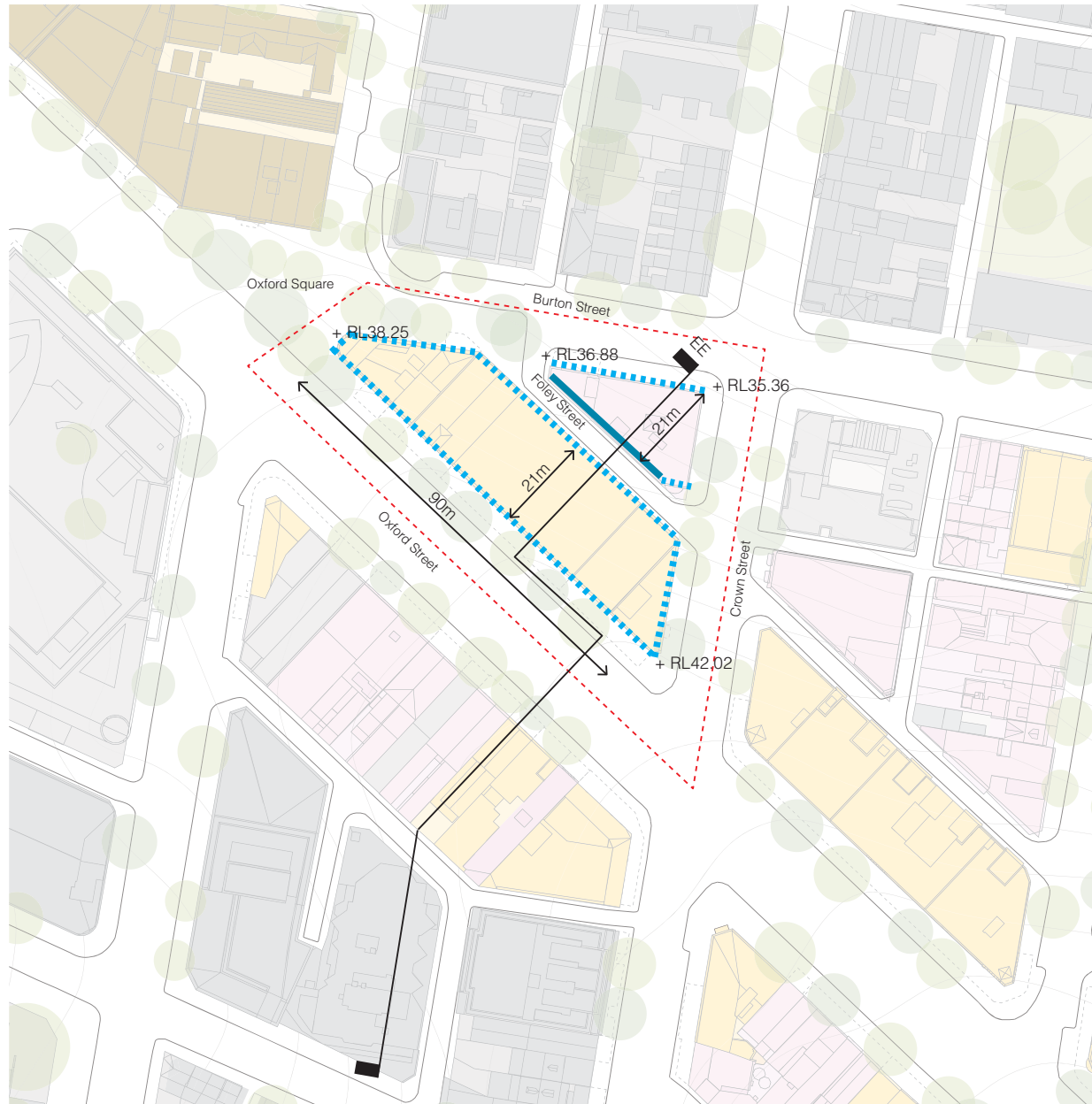
- Continuous awning to Oxford Street
- Inconsistent awning to Burton Street

Materiality

- Face brick
- Painted Brick
- Painted render

Trees/landscaping

- Significant street trees to Oxford Street and in Oxford Square



- Active Frontage
- Vehicular Access
- Sensitive Residential Interface
- Block Extent
- Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

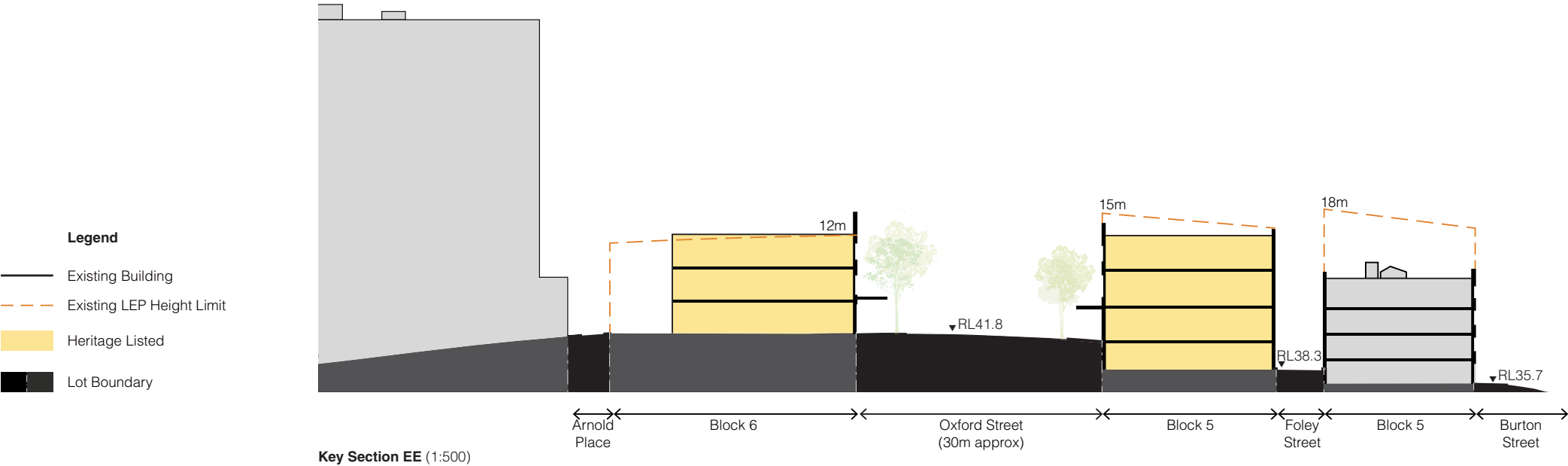
1:1000 @ A3



EE

Existing Street Elevation (1:300)
Oxford Street

No.	52-54	56-78	80
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Heritage listed buildings facing Oxford Street

The whole block facing Oxford Street is occupied by a consistent homogenous building form entirely in the Federation Freestyle expression. The Burton facing block is expressed in Art Deco.



Continuous awning along the street frontage

The Oxford facing side of the entire block is articulated with a continuous stepped steel framed awning with visible spiral swirls accentuating the main steel frames. There is a uniformity to the awning and the light boxes that hang from the awning's steel structure.



Four-storey building, covering entire block, on the northern half of the block



Foley Street, a shared street, divides the block into two halves

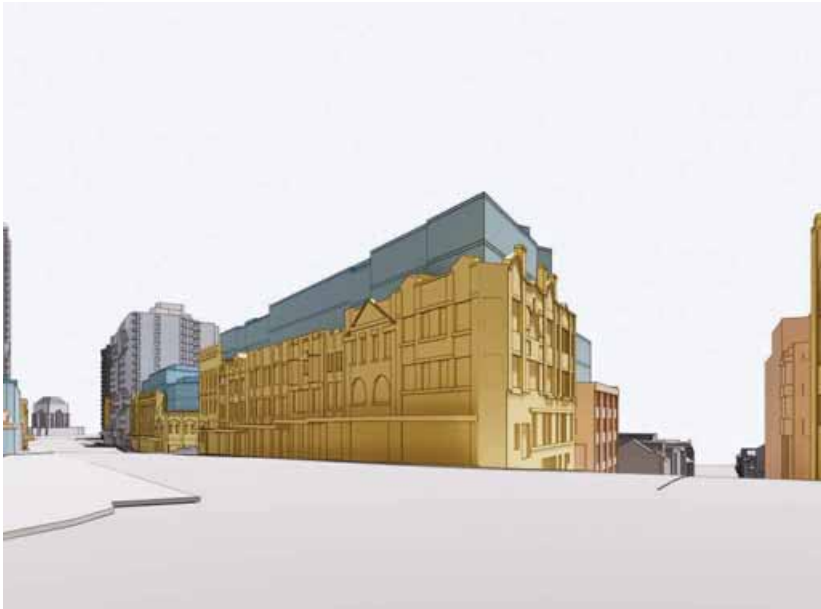
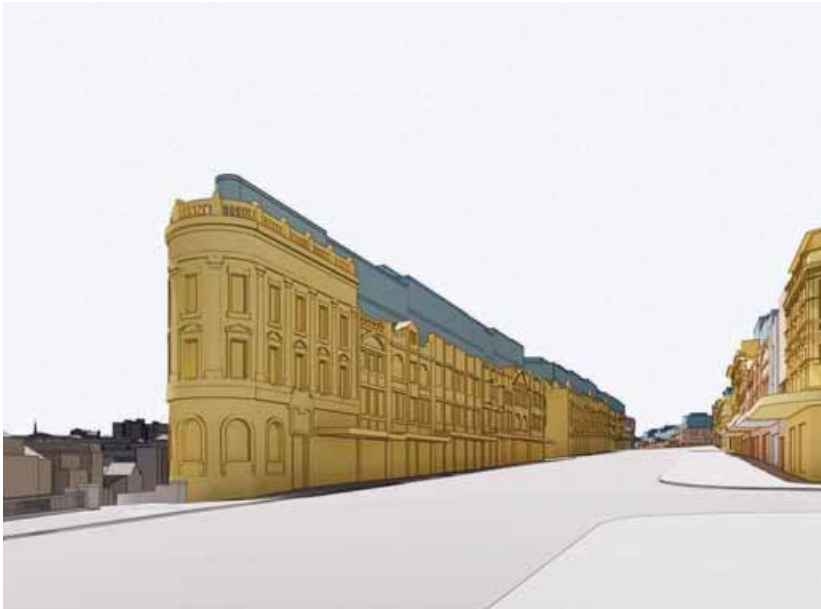
The back lane stretches from Burton to Crown Street and is laid with patterned pavers. The backs of the buildings on both sides of Foley Street are painted consistent to their respective colour schemes. No manner of graffiti, detracting graphics, nor visually obtrusive prevalence of service utilities, ducting, and air-conditioning units can be observed on the walls. Façades facing onto Foley Street highlight recurring details in the form of regularly spaced windows.



Walking connection to Oxford Square



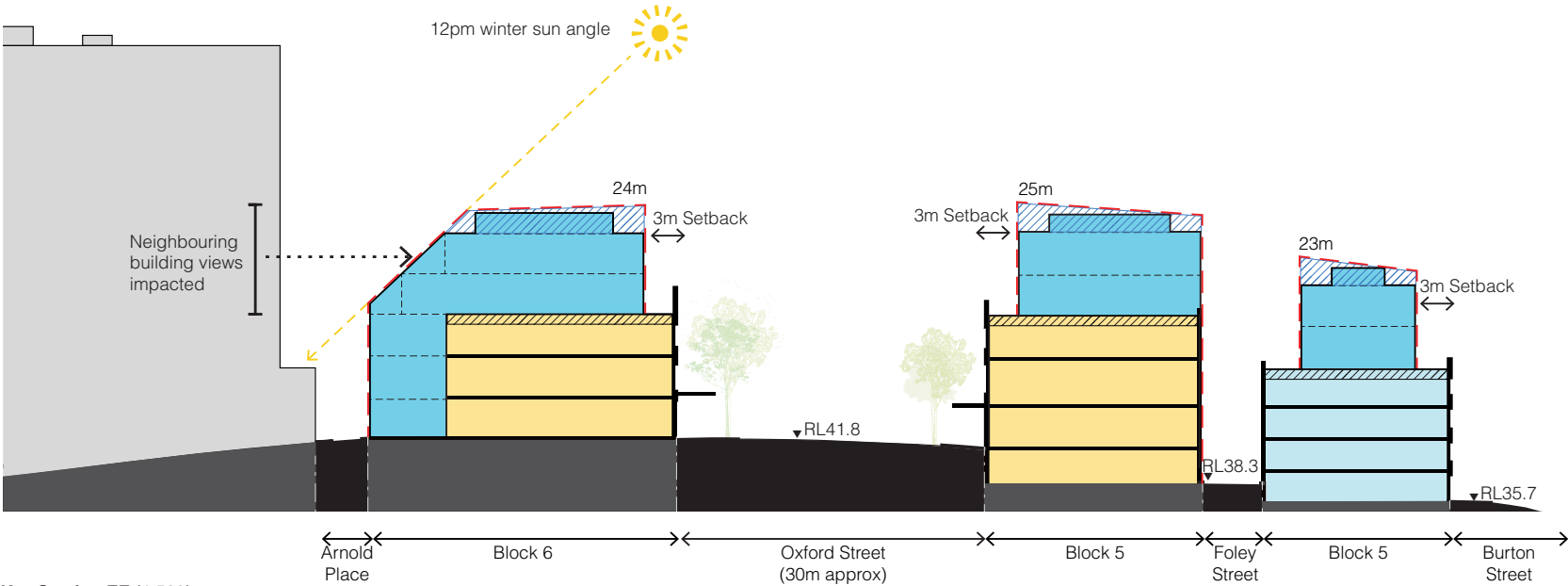
Accessible routes on Burton Street



Legend

- Existing Building
- Maximum permissible envelope
- Winter Sun Angle
- Heritage Listed
- Existing Built Form
- Indicative Built Form
- Roof construction, lift overrun & services
- Structural zone
- Lot Boundary

Note: Additions to heritage items and contributory buildings will be subject to Heritage Impact Assessment.



Key Section EE (1:500)

BLOCK 6 - ANALYSIS

Uses

- Commercial
- Short stay accommodation / pub

FSR

- Majority 3:1, some 4:1

Massing

- 2, 3 and 4 storey buildings that hold the street wall to Oxford Street

Active Frontages

- Oxford Street
- Riley Street
- Crown Street

Building Typologies

- Ground floor commercial
- Shop-top residential apartments and commercial offices
- Brighton hotel occupies site at corner of Oxford/Riley

Servicing/Parking

- Loading/service access from Arnold Place

Laneway Development and Frontages

- None

Overshadowing/Solar access

- Potential for overshadowing of residential apartments to the south

Public Domain

- N/A

Awnings

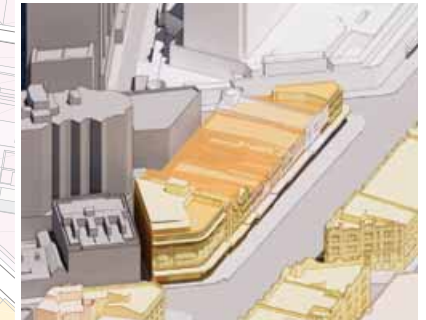
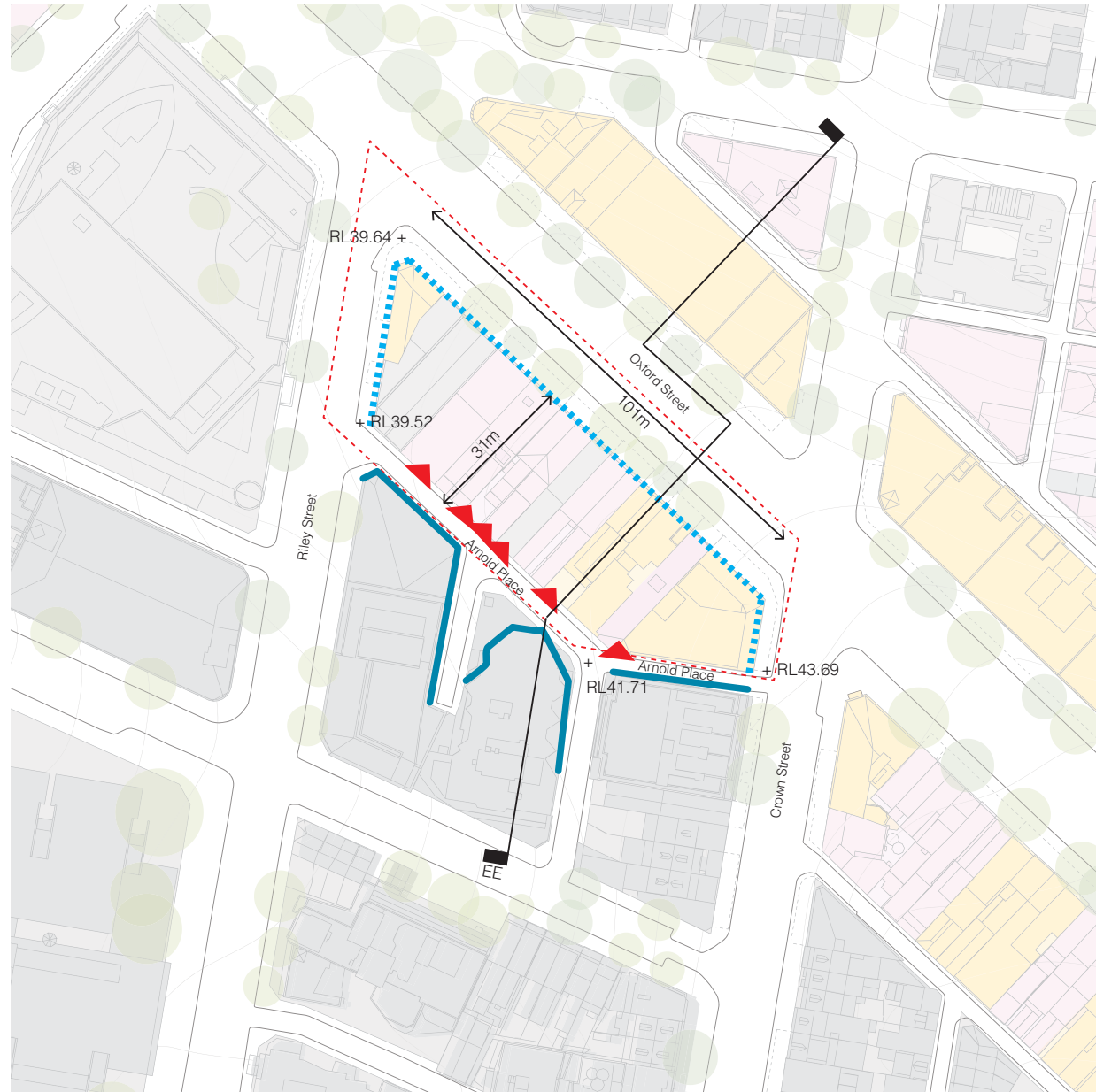
- Continuous awning to Oxford Street
- Some awning to Riley and Crown Street

Materiality

- Face brick
- Painted Brick
- Painted render

Trees/landscaping

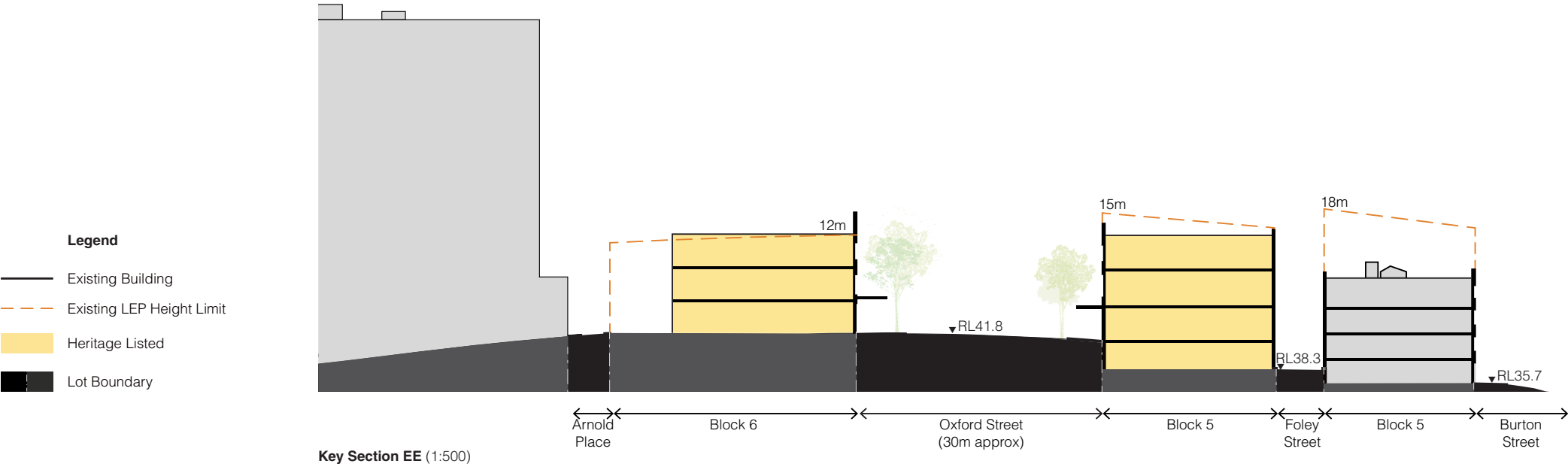
- Significant street trees to Oxford Street



- Active Frontage
- Vehicular Access
- Sensitive Residential Interface
- Block Extent
- Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

1:1000 @ A3

BLOCK 6 - STREET ELEVATION + SECTION





Former Arnold's Department store



Brighton Hotel, at the corner of Oxford and Riley streets



Heritage facade retained, however, rear additions are seen from Oxford St
Massing of buildings have evolved within the block. What was historically a collection of two-storey buildings during 1865-1888 is now interspersed with buildings up to four -storeys high. The front elevation of the entire block exhibits a dynamic range of façade designs and irregular building heights.



Wider Riley Street footpath, allows for outdoor dining



Continuous awning along the block, however, inconsistent in character



A continuous awning shades the entire sidewalk. It is however inconsistent in character. Art Deco ceilings decorate the underside of awnings. The cantilevered steel structures, the steel purlins, and the sheet metal roof are all visible from underneath the awnings. Decoration takes the form of steel spiral swirls accentuating the main steel supports. There is also a prevalence of air-conditioning units highly visible from across the street and an apparent absence of in shopfront façade design.



Rundown lane-way facades



Arnold Place, wider than usual lanes



Good solar amenity for lanes, despite lane way additions

Most of the built fabric lining the rear lane do not exhibit or evoke heritage significance nor do they present aesthetic value. Evidence suggests additions to the rear are more recent.