

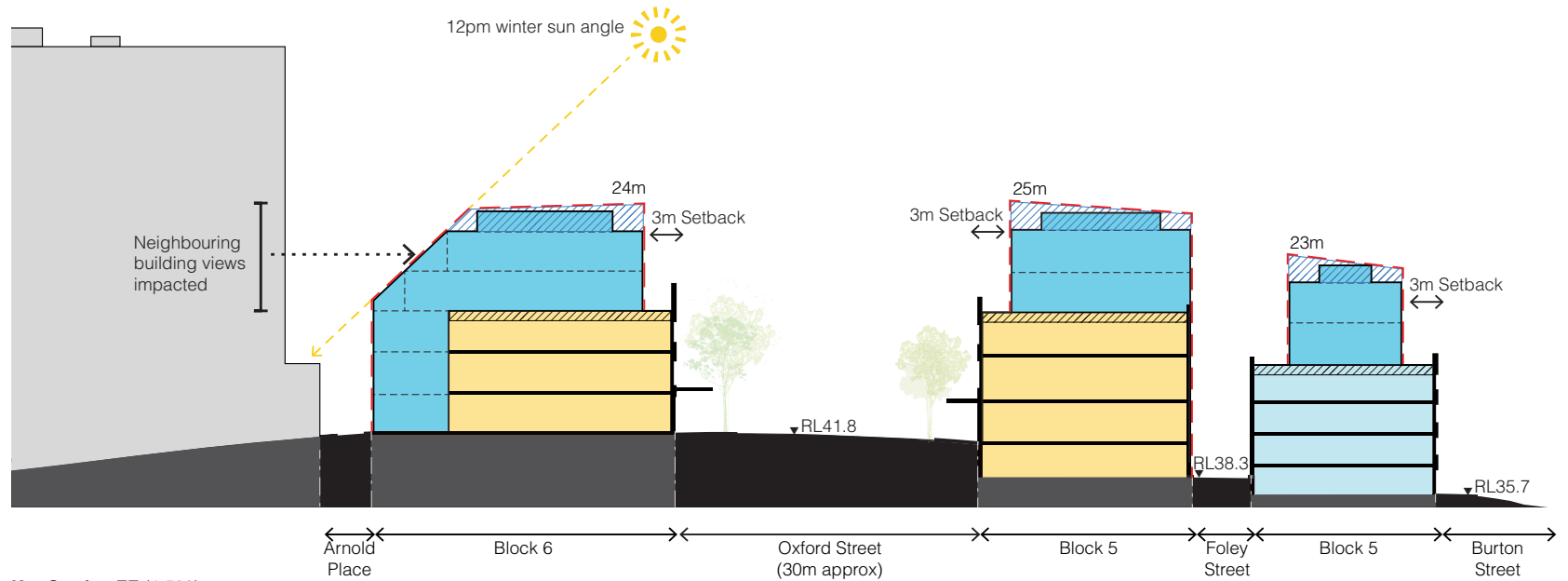


333

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 7 - ANALYSIS

Uses

- Commercial along Oxford Street
- Residential along Palmer and Burton Street
- Eternity Play House (theatre) on Burton Street

FSR

- Generally 3-5:1
- 4:1 along Oxford Street
- 256 Crown St is an opportunity site (5:1)

Massing

- Generally 2-3 storeys
- 6 storey apartment building on the corner of Bourke and Crown Street
- Buildings generally hold the street frontage

Active Frontages

- Along Oxford Street with scattered active frontages to side streets and rear lane

Building Typologies

- Commercial buildings
- Residential apartment building
- Residential terrace houses

Servicing/Parking

- No vehicular access into Oxford Street properties which are serviced from Foley Street
- Vehicular access via rear lanes

Laneway Development and Frontages

- Foley Street includes a number of commercial frontages

Overshadowing/Solar access

- Potential overshadowing of terrace houses along palmer Street

Public Domain

- Due to its narrow width, Foley Street acts like a shared zone.

Awnings

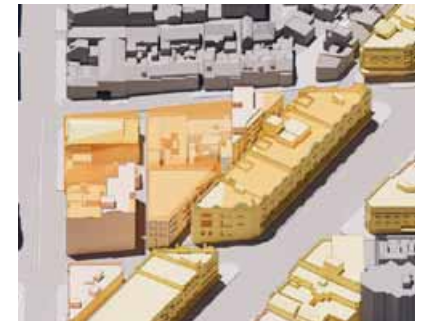
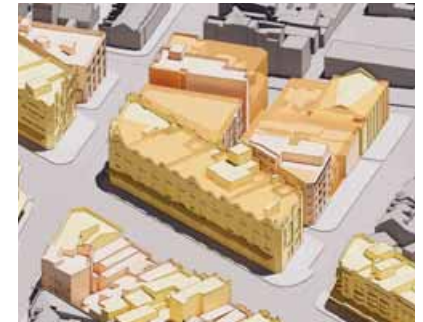
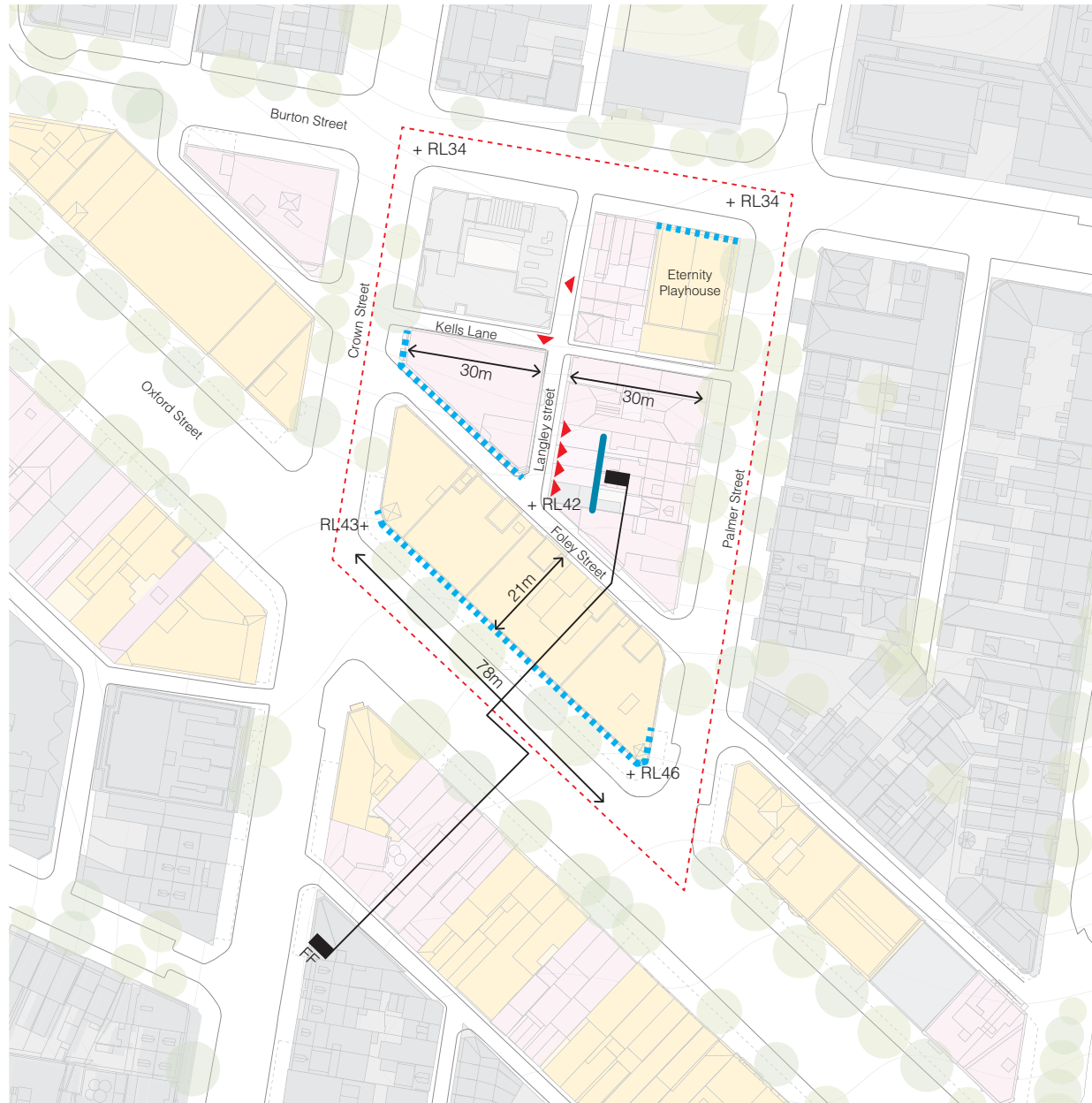
- Continuous awnings to Oxford Street

Materiality

- Painted Brick
- Face Brick
- Painted render

Trees/landscaping

- Street trees



- - - - - Active Frontage
- ▲ Vehicular Access
- Sensitive Residential Interface
- Block Extent
- Xm Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope
- 1:1000 @ A3

BLOCK 7 - STREET ELEVATION + SECTION



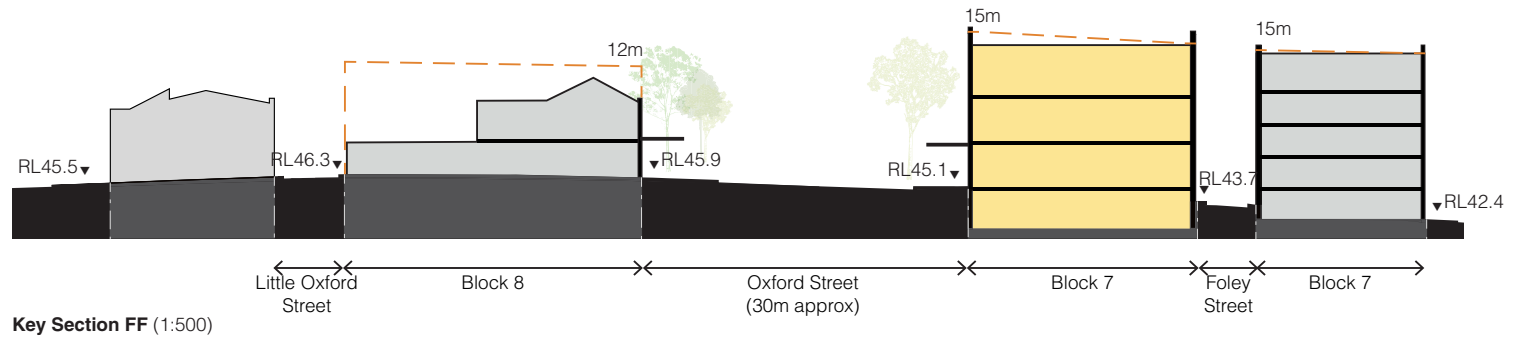
Existing Street Elevation (1:300)
Oxford Street

FF

No. 82-106

335

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



BLOCK 7 - STREETScape PHOTO STUDY



Heritage listed brick building, owned by the City of Sydney

A rare example of a large commercial building designed, constructed, and continuously owned by the City of Sydney.



Palmer Street slopes down to Burton Street



Dominant street art on Foley Street, cluttered service units



Varying use across the block, Commercial, Community, Residential



Infill terrace houses between Riverina Flats and Oxford Flats



Pleasant public domain around the Eternity playhouse

BLOCK 7 - STREETScape PHOTO STUDY



Dominant street art in the lanes, camouflage the services



Lanes establish a visual connect across the block



Very narrow inner lanes



Infill terraces, facing the interior of these narrow lanes



Social Housing building at 254 Crown Street












Smaller blocks with different housing types

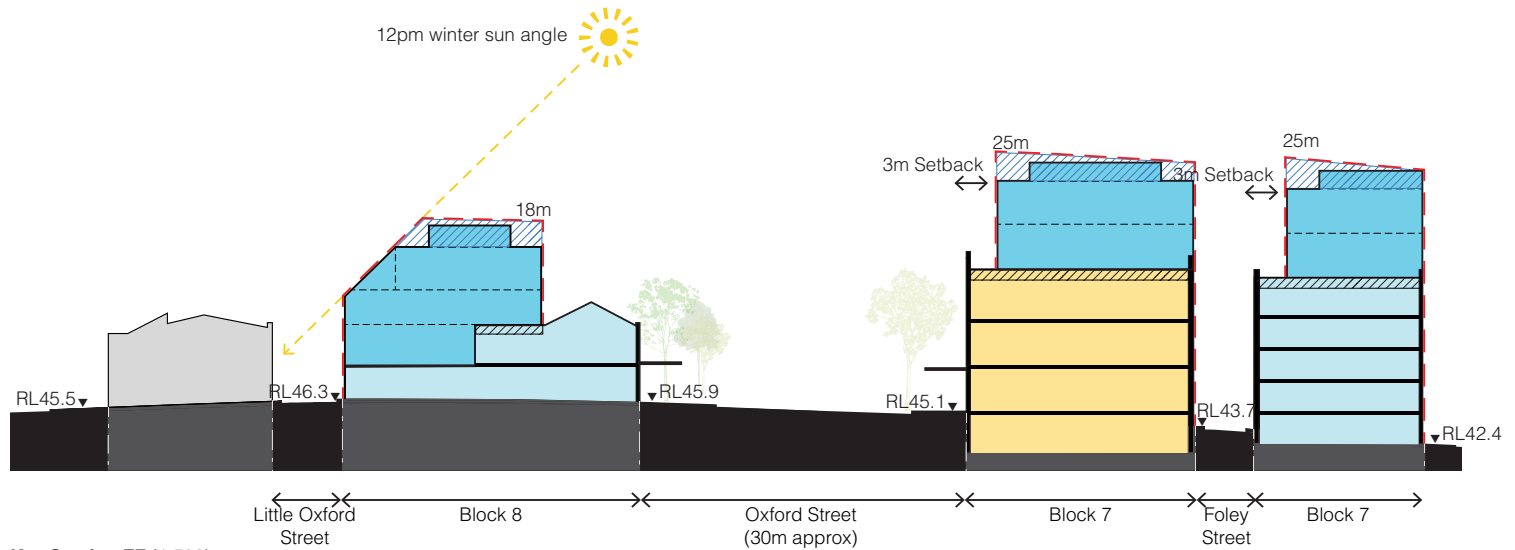


338

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.



BLOCK 8 - ANALYSIS

Uses

- Commercial
- Short stay accommodation

FSR

- Generally 3-4:1

Massing

- Generally 2-4 storeys
- Buildings generally hold the street frontage

Active Frontages

- Continuous along Oxford Street

Building Typologies

- Narrow commercial buildings
- Larger commercial buildings at street corners

Servicing/Parking

- No vehicular access into Oxford Street properties which are serviced from Little Oxford Street (inc selected vehicular access)

Laneway Development and Frontages

- No laneway frontages

Shading/Solar access

- Potential overshadowing of terrace houses and apartments south of the block

Public Domain

- Due to its narrow width, Little Oxford Street acts like a shared zone.

Awnings

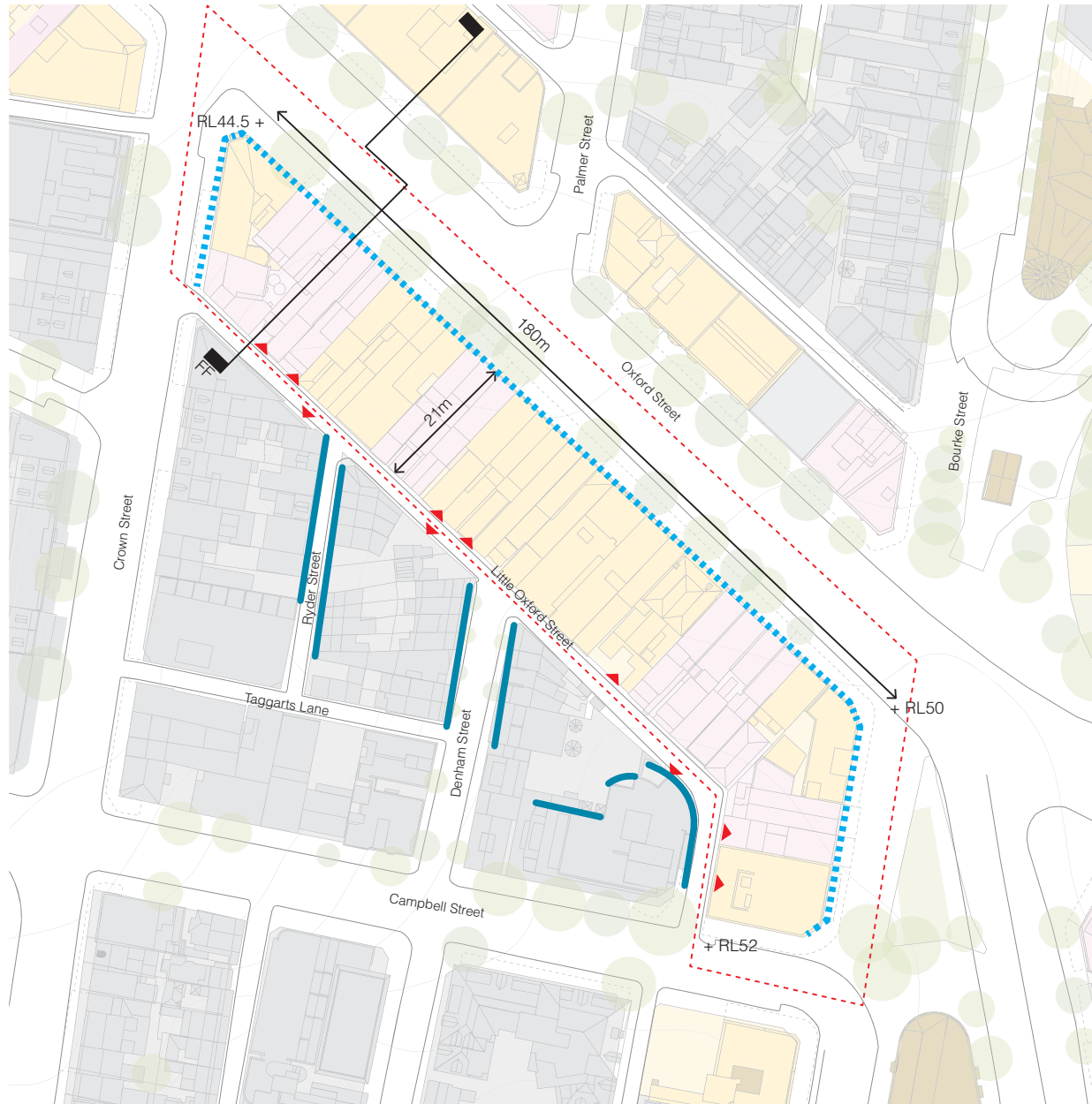
- Continuous awnings to Oxford Street

Materiality

- Painted Brick
- Face Brick
- Painted render

Trees/landscaping

- Street trees along Oxford Street



- - - - - Active Frontage
- ▲ Vehicular Access
- Sensitive Residential Interface
- Block Extent
- $\leftarrow X m \rightarrow$ Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope
- 1:1000 @ A3

BLOCK 8 - STREET ELEVATION + SECTION



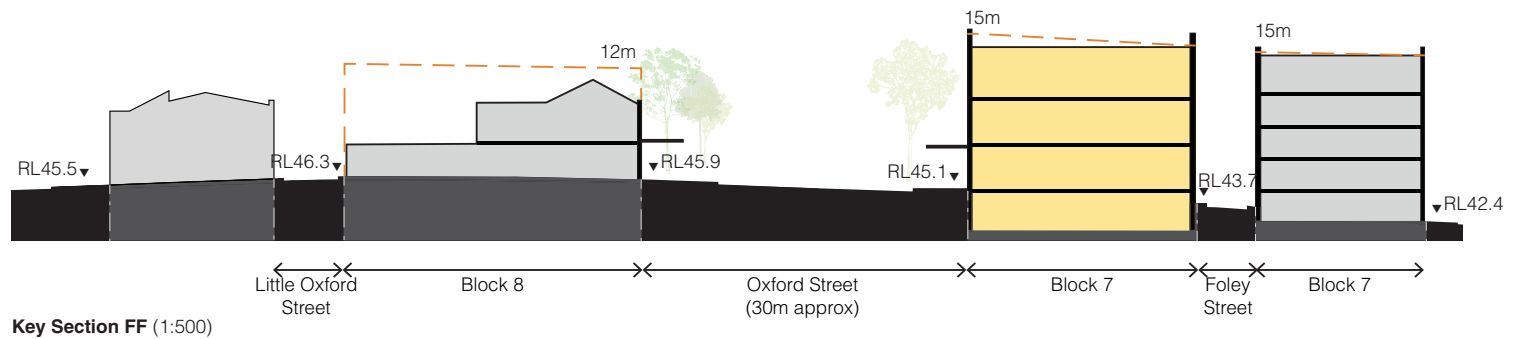
Key Street Elevation (1:600)

Bourke Street			Oxford Street																													
No.	383-387	381	379-379A	189		185	183-183A	181	179	177	173-175	171	163-169	161	159	157	155	153	151-151A	149	147	145	141-143	139	137	135	133	131	129	127	125	117-123

340

Legend

- Existing Building
- Existing LEP Height Limit
- Heritage Listed
- Lot Boundary





Heritage listed Courthouse Hotel marks the corner

The collection of buildings ranges from Victorian Mannerist, Victorian Free Classical, Victorian Regency, Federation Freestyle, Inter-War Art Deco, and Inter-War Free Classical styles.



Taylor Square, popular open space, with a water feature and elevated green space



Engaging facade with a stepped awning pattern



The Colombian Hotel makes for a prominent corner with Crown Street



Entry to Little Oxford Street, presents a bland character

The rear lane, Little Oxford Street, mainly used for service access and garbage management, does not exude a visually appealing character.



Dominant heritage facades, with varying building heights and styles

The granularity of the historic built fabric is still evident on the current built forms.



Street art, with a rainbow painted pedestrian crossing



Different awnings character with some dilapidation



Rear lane, Little Oxford Street, is low on aesthetic character



Limited accessibility to Little Oxford Street



Rear lane additions inconsistent, with layers of fabric



Continuous awning with fragments of outdoor dining seen

Being the longest block, it presents a challenge in terms of pedestrian permeability.

Awnings with some degree of detail line most of the block. Some have exposed cantilevered steel frames featuring steel decorative swirls, while some have decorated undersides with simple white Art Deco ceilings.

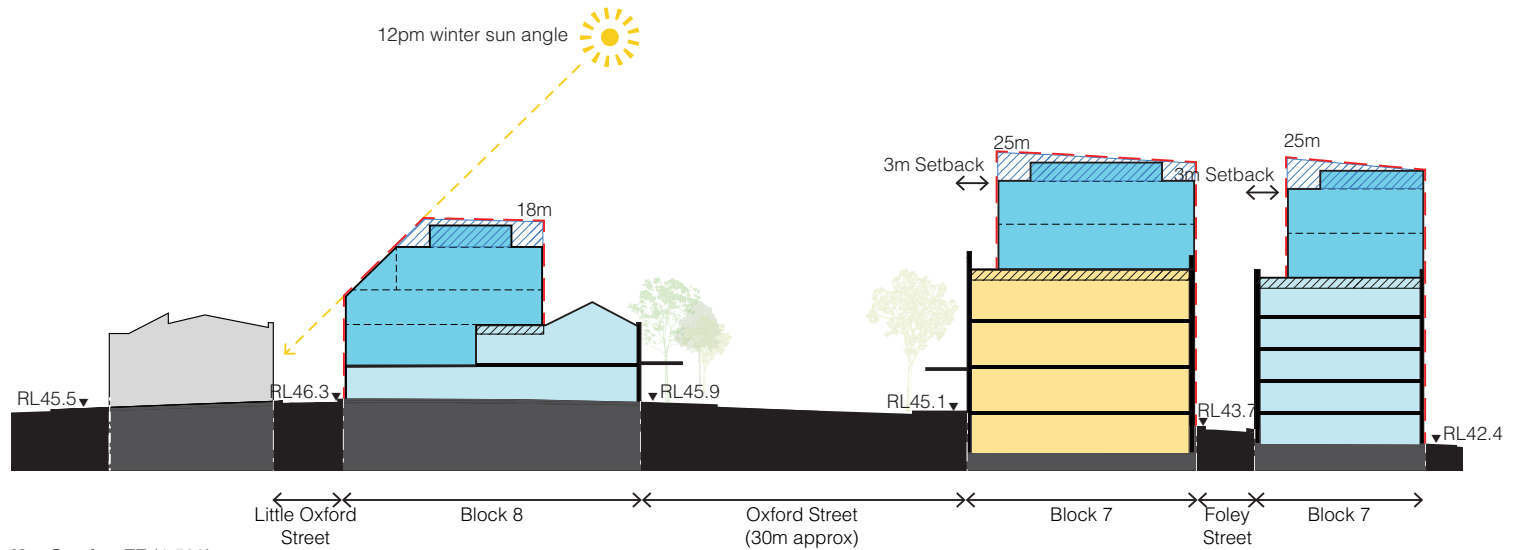


343

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 FF (1:500)

BLOCK 9 - ANALYSIS

Uses

- Commercial
- Short stay accommodation

FSR

- 4:1

Massing

- 2-4 storeys
- Buildings hold the street frontage

Active Frontages

- Continuous along Oxford Street

Building Typologies

- Variety of commercial buildings with ground floor shop fronts and commercial space above

Servicing/Parking

- No vehicular access
- Service access via Foley Street

Laneway Development and Frontages

- Residential frontages face the block on Foley Street

Overshadowing/Solar access

- No overshadowing impacts
- Potential privacy/noise impacts to small scale 1 and 2 storey terraces on Foley Street

Public Domain

- Taylor Square

Awnings

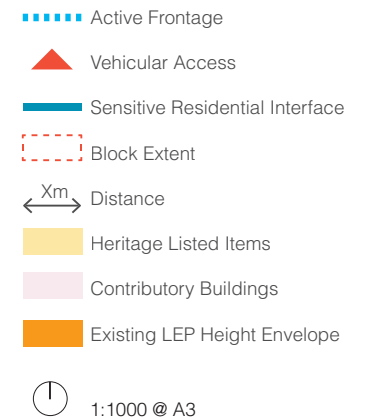
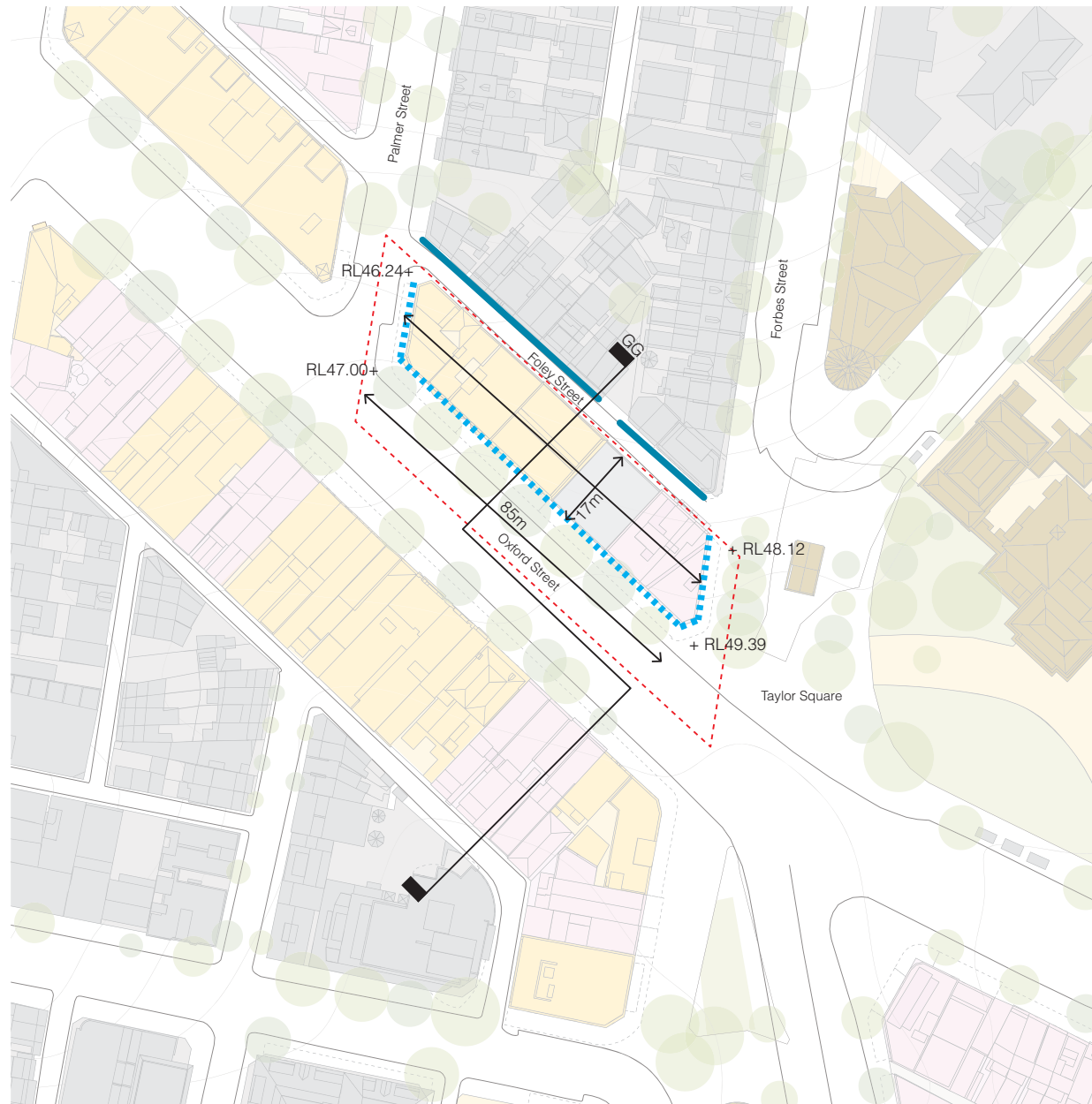
- Continuous awnings to Oxford Street
- Partial awning to Palmer Street

Materiality

- Painted Brick
- Face Brick
- Painted render

Trees/landscaping

- Street trees along Oxford Street and in Taylor Square



BLOCK 9 - STREET ELEVATION + SECTION



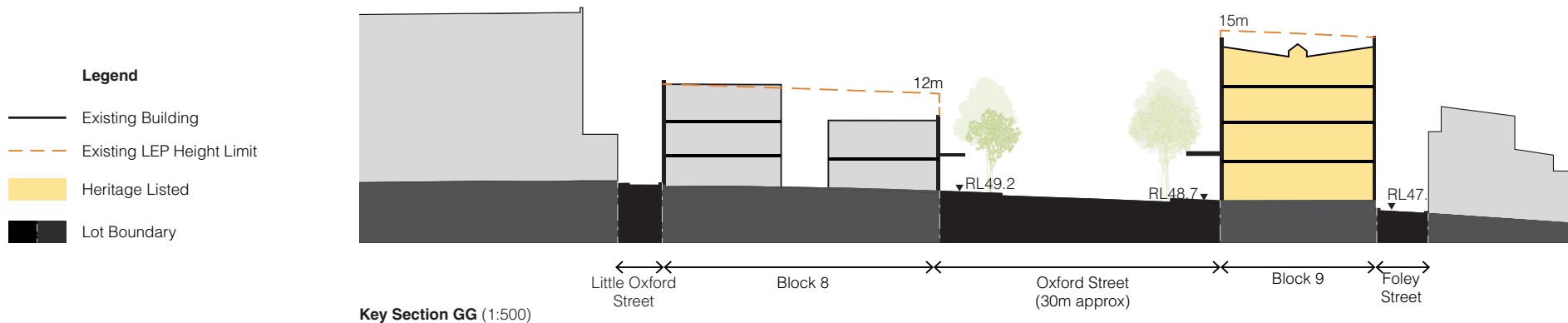
Existing Street Elevation (1:300)

Oxford Street

No.	108	110-122	124-128	130-132	134
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345

GG





Façades facing Oxford Street look uniform in height and homogenous in architectural expression with regularity of patterns as compared to the facing façades on the opposite side of the street



Oxford Hotel, southernmost corner of the block opposite the Courthouse



Former Crecy Hotel at Palmer Street corner, unique architecture expression, with Juliet balconies on the chamfered corners of the buildings

346



Buildings with varying heights, detailing and decorative elements



Colourful terraces north of Foley Street





Facing directly onto the open space near Oxford Hotel is an Art Deco inspired building with a rounded corner



Rear lane, mainly a service lane, with some residential terraces



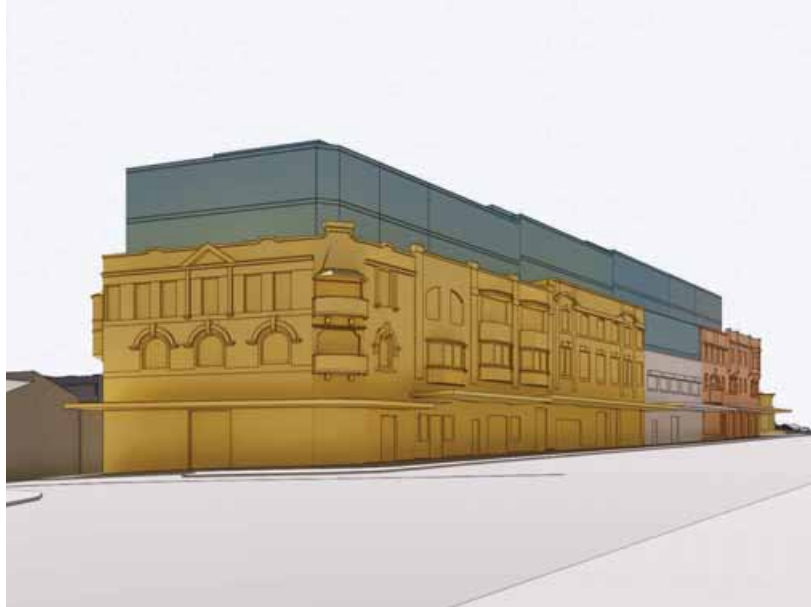
Foley St : direct connection with Taylor Square substation & open space around



Foley St:












Historic Photograph along Oxford Street, looking west from Taylor Square with a significantly tall building (potentially at 124-128 Oxford Street) and a dome atop the Oxford Hotel.

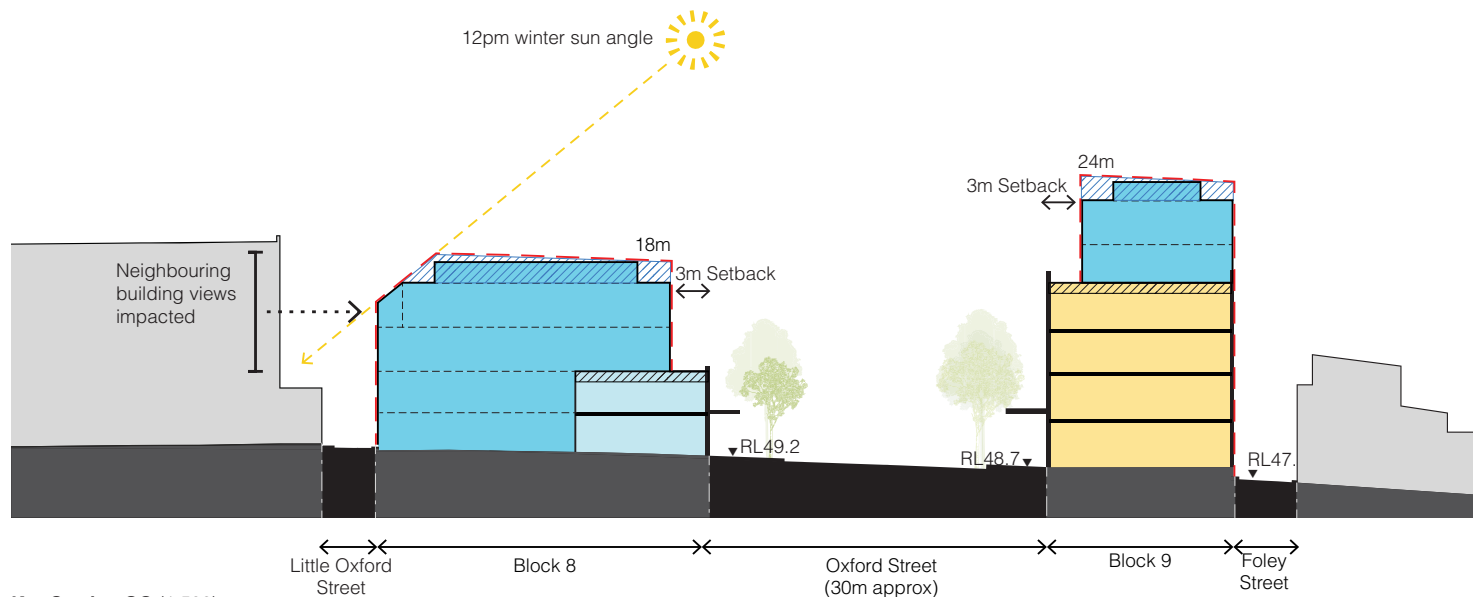


348

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 GG (1:500)

BLOCK 10 - ANALYSIS

Uses

- Variety of commercial uses
- Residential apartments
- Vacant petrol station (soon to be developed as residential apartment complex)

FSR

- 3:1, 4:1

Massing

- 3, 5 and 8 storey buildings
- 1 storey petrol station
- Inconsistent street wall

Active Frontages

- Sections of Taylor Square, Flinders Street, Bourke Street and Short Street frontages

Building Typologies

- Commercial ground floor with commercial or residential above.
- Residential apartment complexes
- Petrol station

Servicing/Parking

- Servicing, On-street parking and driveway access from Linden Lane and Maiden Lane

349.
HH

Laneway Development and Frontages

- Residential frontages face the block on Foley Street

Overshadowing/Solar access

- Potential overshadowing impacts to residential buildings to south (including proposed apartment complex at petrol station site)

Public Domain

- Taylor Square

Awnings

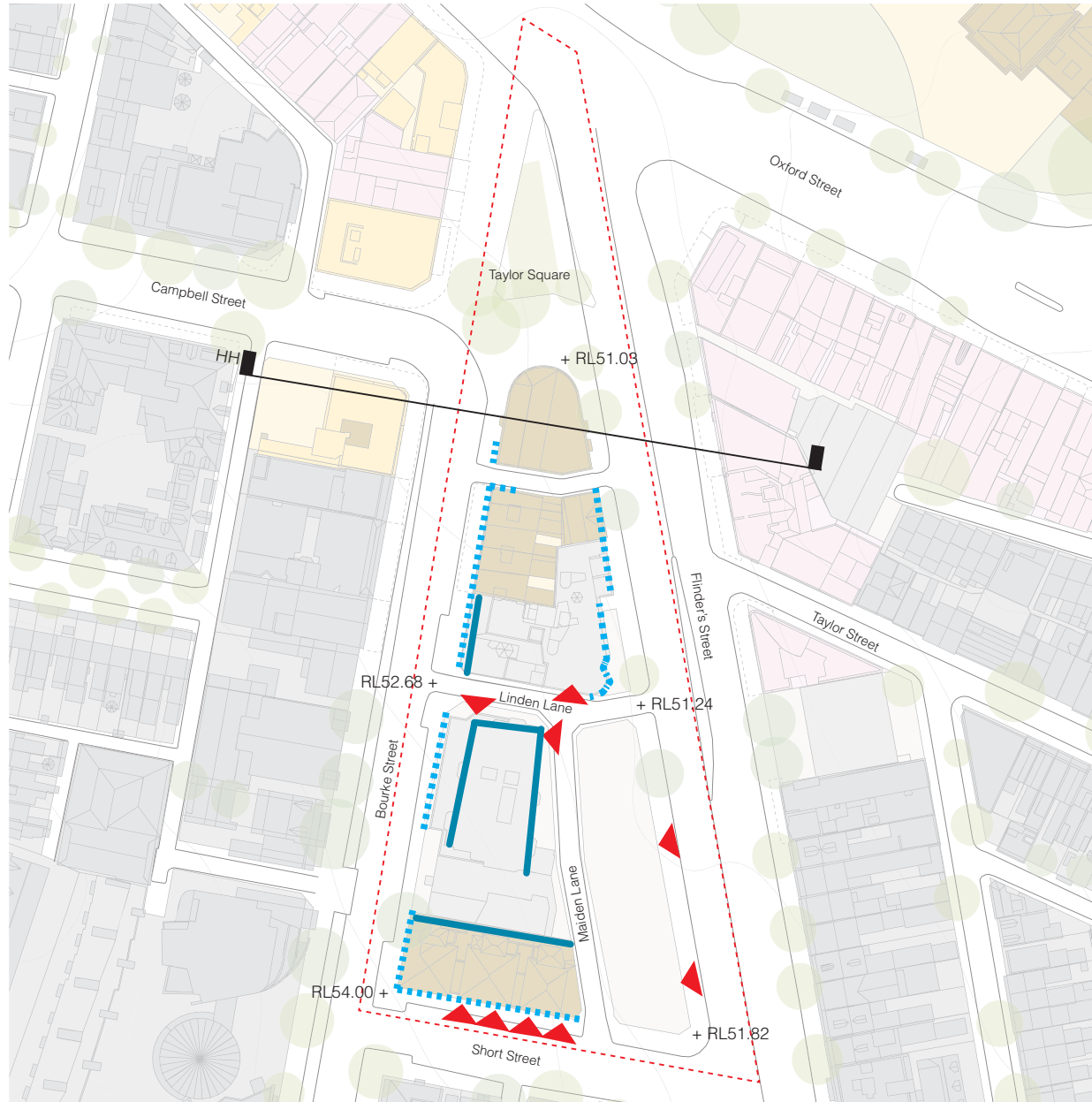
- Inconsistent awnings

Materiality

- Painted Brick
- Face Brick
- Painted render

Trees/landscaping

- Street trees in Flinders/Bourke St + Taylor Square



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

1:1000 @ A3

BLOCK 10 - STREET ELEVATION + SECTION



HH
Existing Street Elevation (1:600)
Bourke Street

No. 304 306 308 310 312 314-320 322-340

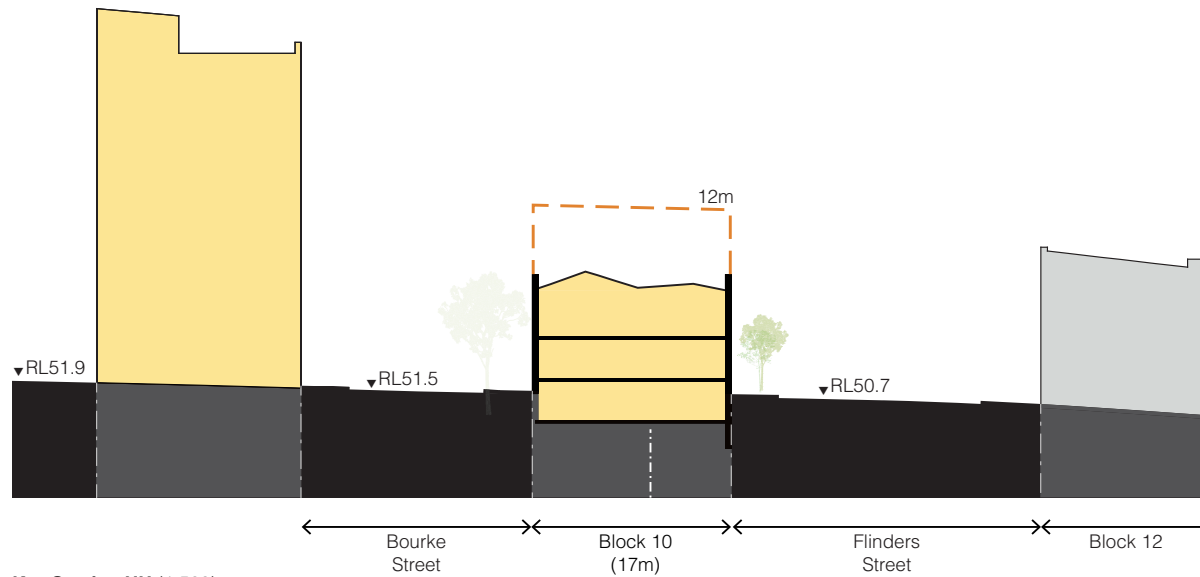


Existing Street Elevation (1:600)
Flinders Street

No. 23-47 11-21 9 1-5

350

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



Key Section HH (1:500)



Former Commonwealth Bank building at the edge of Taylor Square



Multiple lanes create a highly pedestrian permeable block



Rainbow crossing enhances visual appeal of the block
The simplicity of the creative endeavour from the coloured pavement far outweighs the visual appeal generated by Taylor Square itself.



Terracotta-tiled roof building, unifies the North & South of the site.



Narrow lanes subdividing the triangular block.



This block's original built fabric was demolished during the road widening in 1907. What was originally composed of a finer grained collection of two-storey terrace houses is now composed of larger built forms with one contemporary apartment building rising to seven stories high.



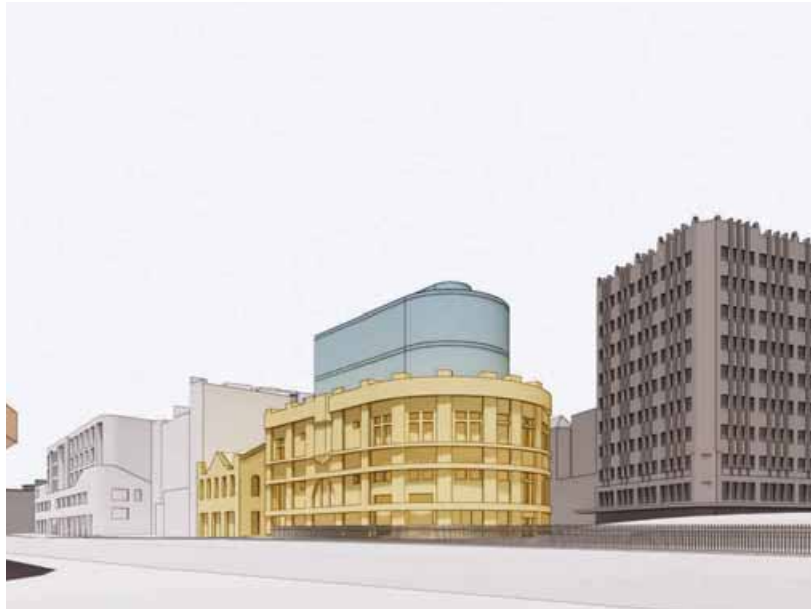
No active frontages along Flinders Street



Pedestrian experience is poor along Flinders Street frontage










Character diminishing towards south of site, built form with larger massing

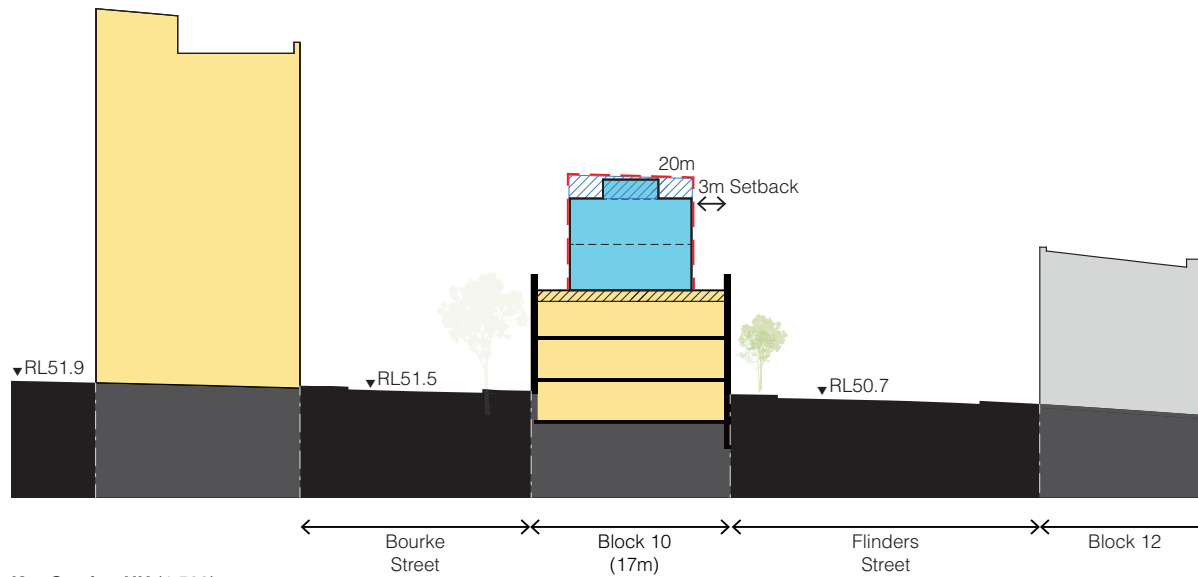


353

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 HH (1:500)

BLOCK 12 - ANALYSIS

Uses

- Commercial
- Residential above the ground floor in some instances

FSR

- Generally 2.5-3.5:1
- 1.75:1 along South Dowling Street

Massing

- Generally 2-4 storeys
- Buildings generally hold the street frontage

Active Frontages

- Continuous along Oxford, Flinders and South Dowling Street

Building Typologies

- Narrow commercial buildings
- Larger commercial buildings at street corners and along Flinders Street

Servicing/Parking

- No vehicular access into Oxford Street properties which are serviced from Little Oxford Street (inc selected vehicular access)

3.5.1 Laneway Development and Frontages

- No laneway frontages

Overshadowing/Solar access

- Potential overshadowing of terrace houses on southern side of Sturt Street

Public Domain

- NA

Awnings

- Continuous awnings to Oxford Street and Flinders Street

Materiality

- Painted Brick
- Face Brick
- Painted render

Trees/landscaping

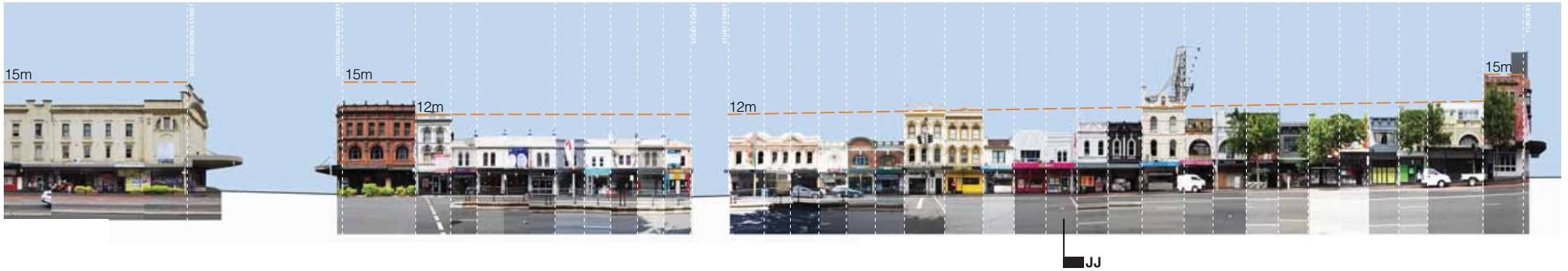
- Street trees in section of Oxford Street closer to Taylor Square



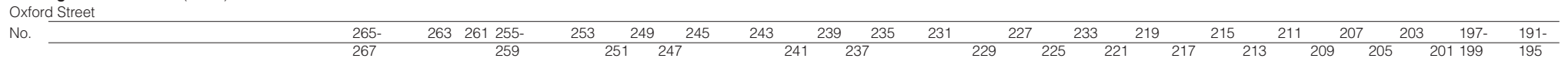
- - - Active Frontage
- ▲ Vehicular Access
- Sensitive Residential Interface
- Block Extent
- \longleftrightarrow Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

1:1000 @ A3

BLOCK 12 - STREETScape + SECTION



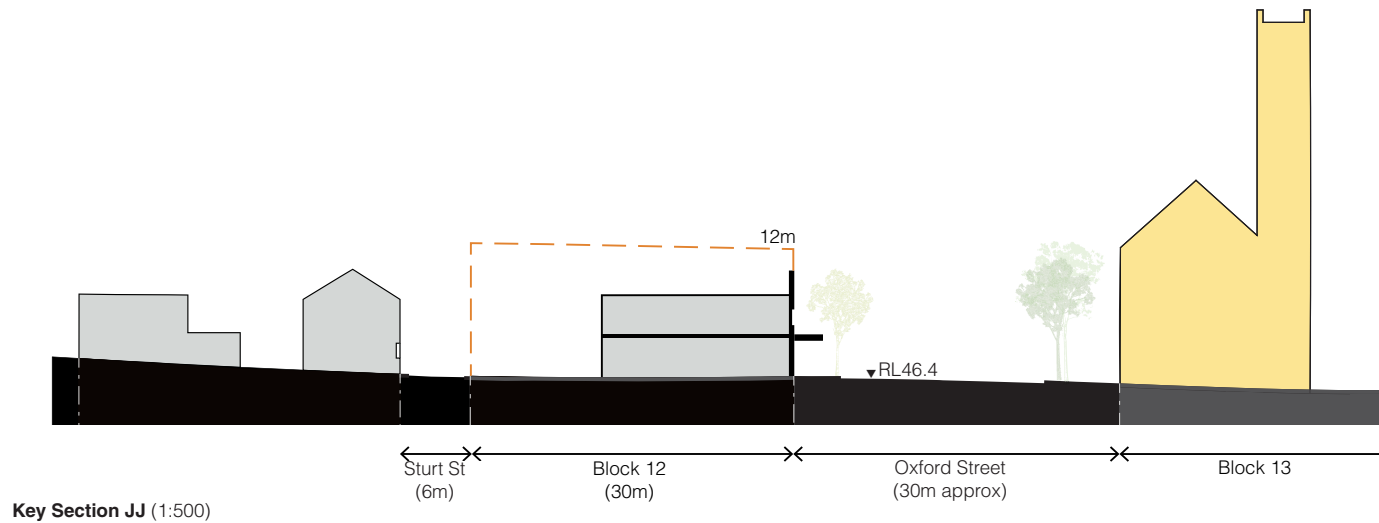
Existing Street Elevation (1:600)



355

Legend

- Existing Building
- Existing LEP Height Limit
- Heritage Listed : Sacred Heart Catholic Church
- Lot Boundary





Block 12 is comprised of a long row of Victorian era buildings retaining a high-level of consistency in terms of urban grain and architectural expression.



Varying built-form massing on Flinders Street



Taylor Street has a distinct residential character with terrace houses



Claridge Apartments, prominent building on corner of Flinders & Taylor St, shopfront exhibits Art Deco display windows, a rounded-corner window, and a completely red-tiled exterior wall.



The continuous awning above shopfronts also varies. Some have Art Deco ceilings, some have contemporary ceilings, and some are bear with support structures and roofing material visible from underneath.



Victorian terraces with potential to be heritage listed.

BLOCK 12 - STREETScape PHOTO STUDY



Only heritage listed building of the block, the Beauchamp Hotel



Terraces along South Downling Street, mainly retail and commercial



Sturt Street, lane-way parallel to Oxford Street, has a unique character



The consistency of the built form gives the immediate area its character. Compared to the previous blocks along the street, Block 12 is not surrounded by towering built forms in the background.



Continuous awning with possible width for street furniture & outdoor dining












Narrow lane, can be accessed from Oxford Street & from behind Beauchamp

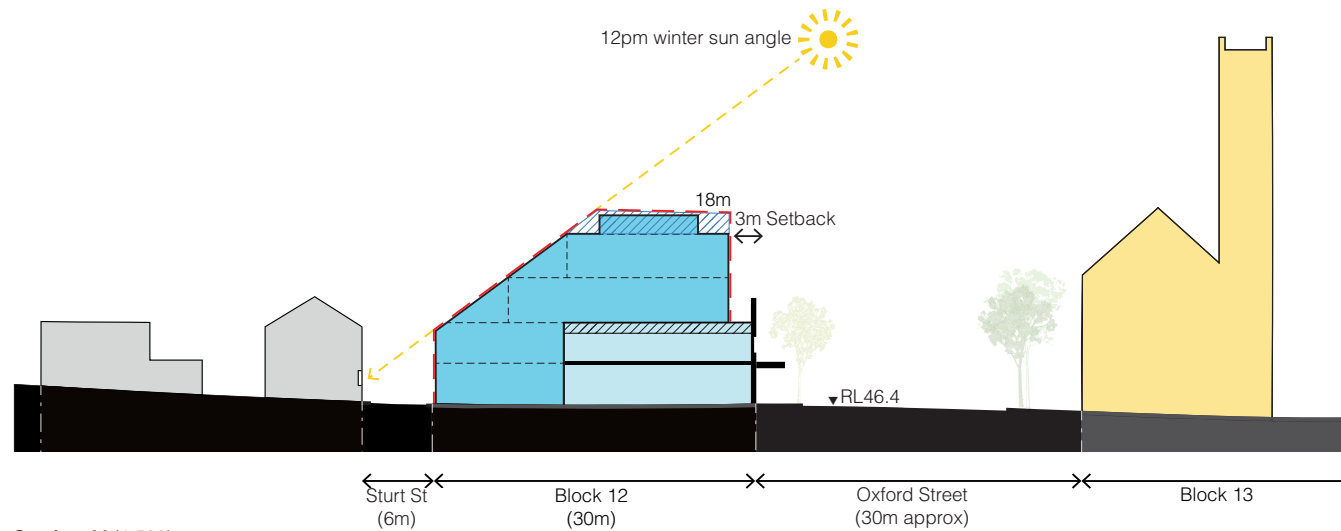


358

Legend

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

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



Key Section JJ (1:500)

BLOCK 14 - ANALYSIS

Uses

- Commercial
- Residential
- Petrol Station
- Palace Verona Cinema

FSR

- Predominately 2.5:1

Massing

- 3-4 storey commercial buildings hold street wall
- 3-4 storey residential
- 1 storey petrol station

Active Frontages

- Oxford Street
- Verona Street

Building Typologies

- Pub
- Cinema
- Petrol station
- Apartments with ground floor retail
- Ground floor shop fronts with commercial offices above

Service/Parking

- Driveways on Oxford Street
- Servicing from Verona Street and Iona Lane

Laneway Development and Frontages

- N/A

Overshadowing/Solar access

- Development of this block has the potential to overshadow a number of small-scale dwellings

Public Domain

- Small landscaped pocket parks

Awnings

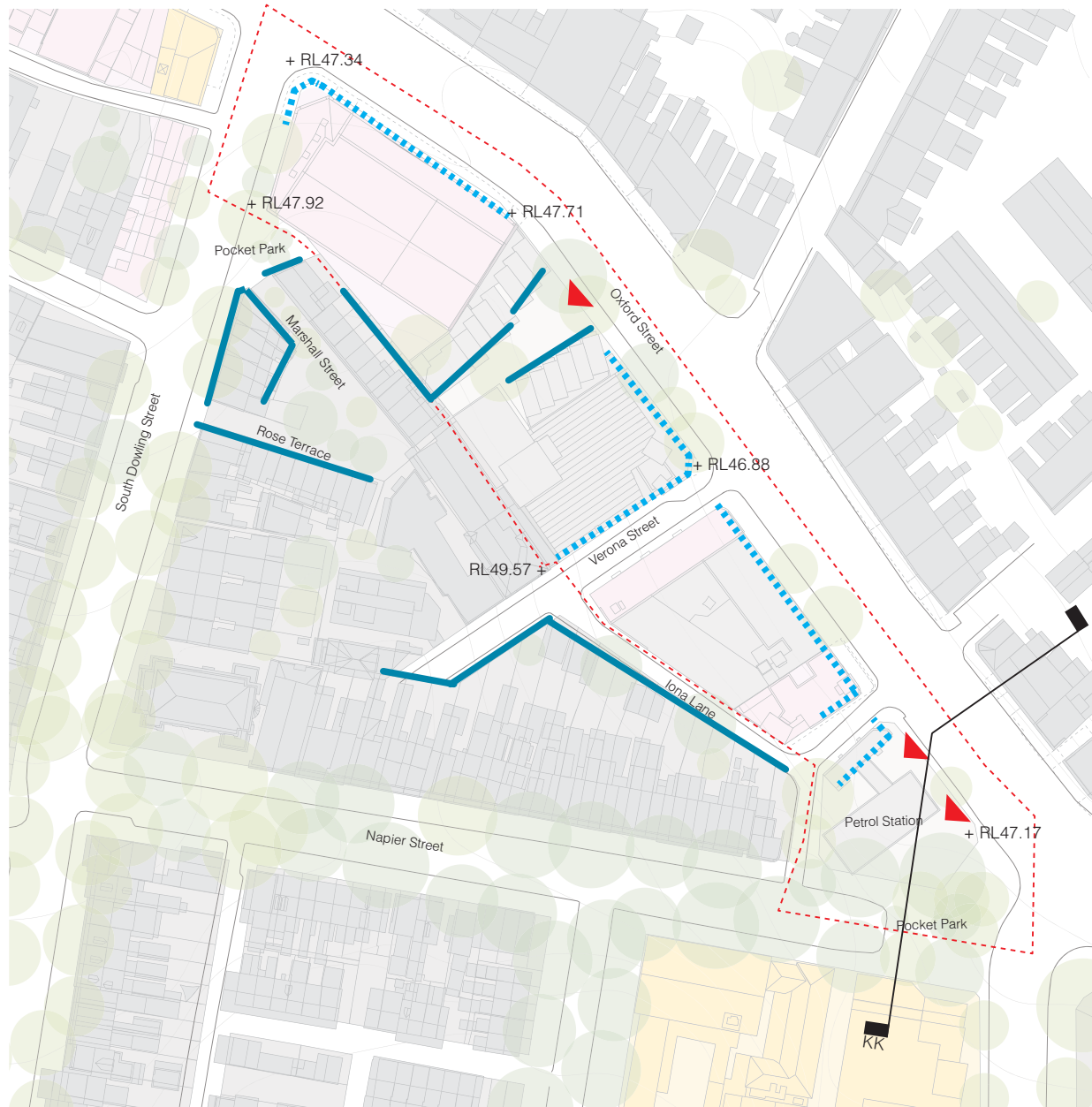
- Continuous awning to large portions of Oxford Street frontage

Materiality

- Face Brick
- Painted render
- Painted brick

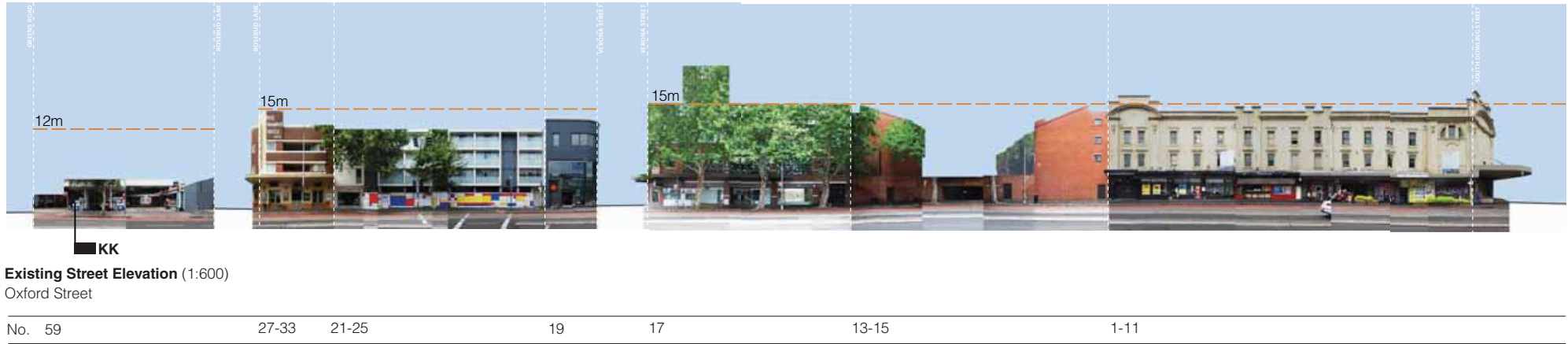
Trees/landscaping

- Street trees along Oxford Street
- Landscaped pocket parks

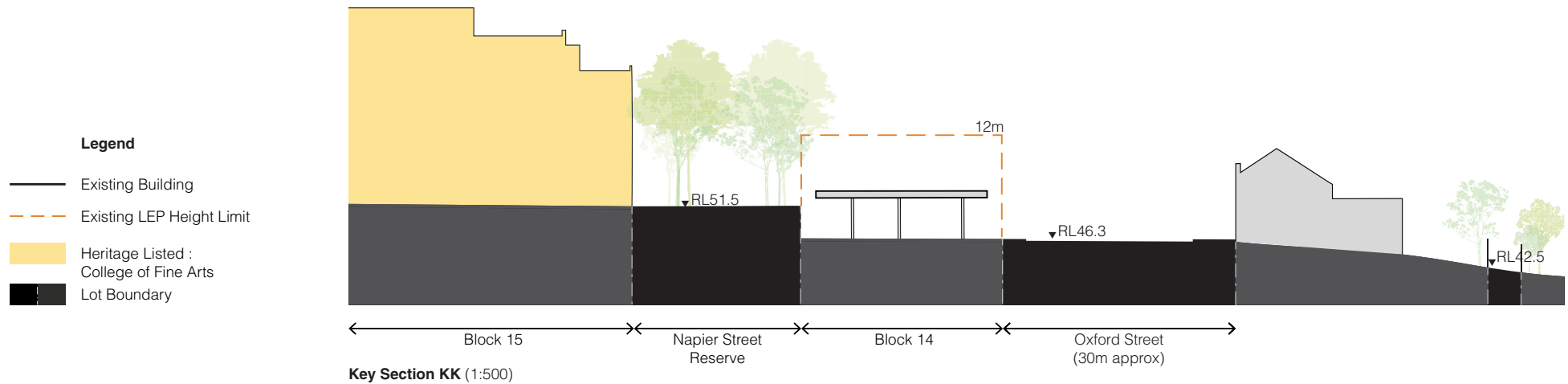


- ▬▬▬▬ Active Frontage
- ▲ Vehicular Access
- ▬▬▬▬ Sensitive Residential Interface
- Block Extent
- ↔ Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope
- ⌚ 1:1000 @ A3

BLOCK 14 - STREET ELEVATION + SECTION



360





Former Olympia Theatre, subject to an adaptive re-use project



Rose, Shamrock and Thistle Hotel, a potential heritage item



Curve on the street, creates anticipation of a change in built form



Differing awning characters across Verona Street



Inactive facades on Verona Street, older layers don't mix with new addition



Street art activates Iona Lane, otherwise a more service oriented street



Block terminates at a Service Station

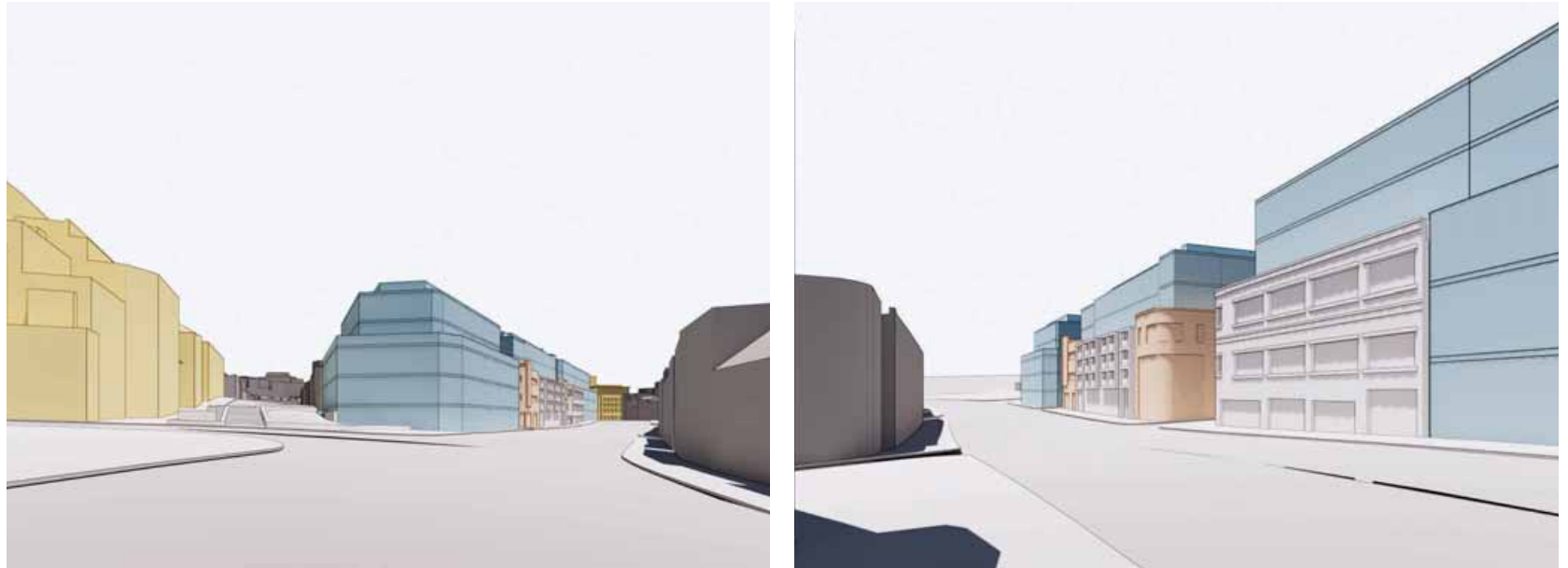


Infill apartment blocks next to the older fabric, follow height datums










A very permeable block with pedestrian-friendly streets and lanes

362



363

Legend

-  Existing Building
-  Maximum permissible envelope
-  Indicative Built Form
-  Roof construction, lift overrun & services
-  Structural zone
-  Heritage Listed :
College of Fine Arts
-  Lot Boundary

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

