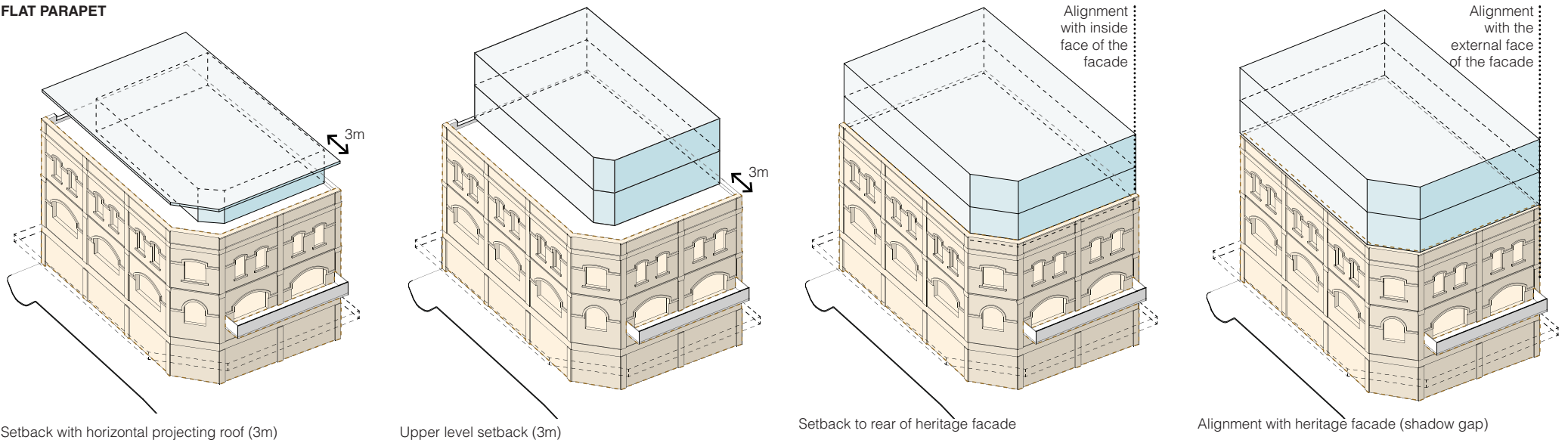
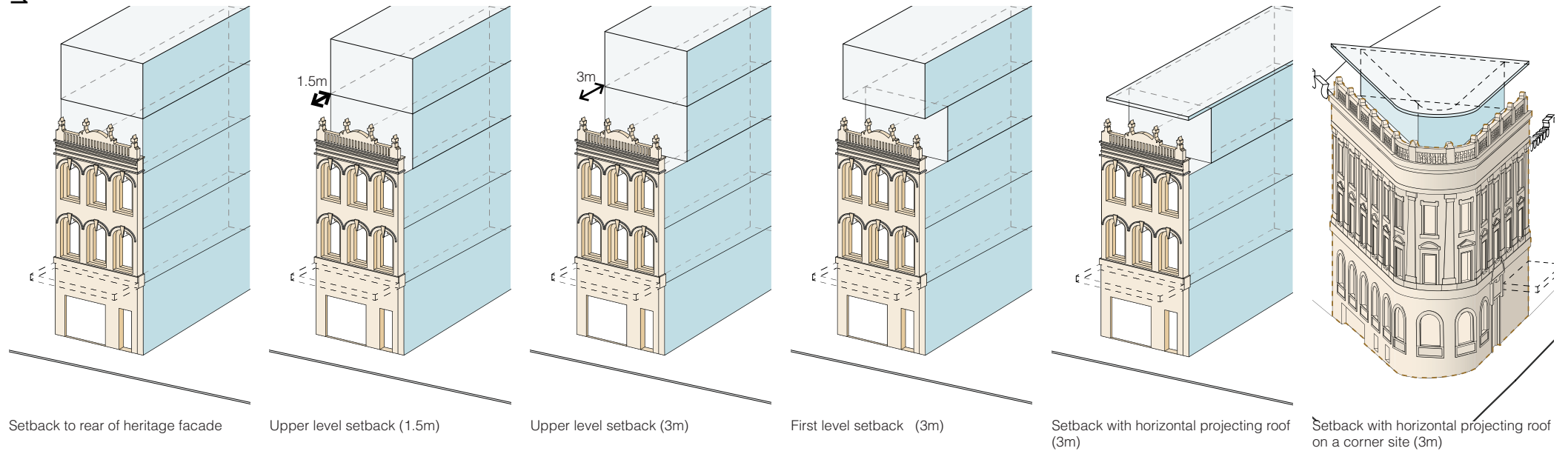


HERITAGE PARAPET TYPOLOGIES

FLAT PARAPET

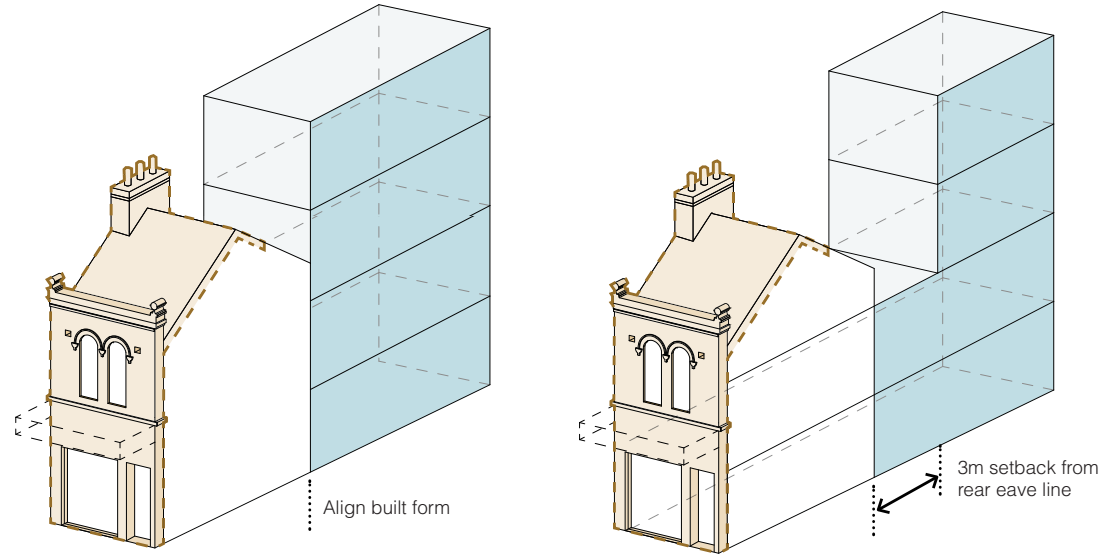


BALUSTRADE PARAPET



Note: The Balustrade Typology tests are also relevant for Ornate Parapet types due to their similar nature.

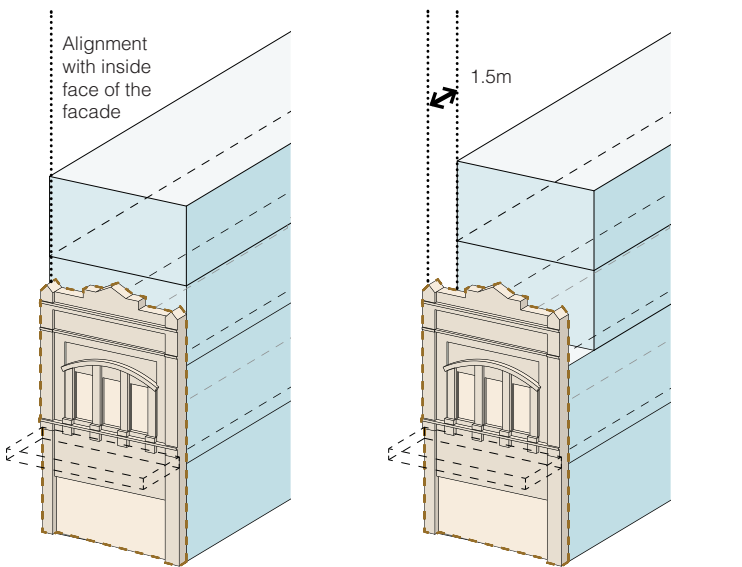
PARAPET WITH VISIBLE GABLE ROOF



23
72
Addition aligns with edge of terrace

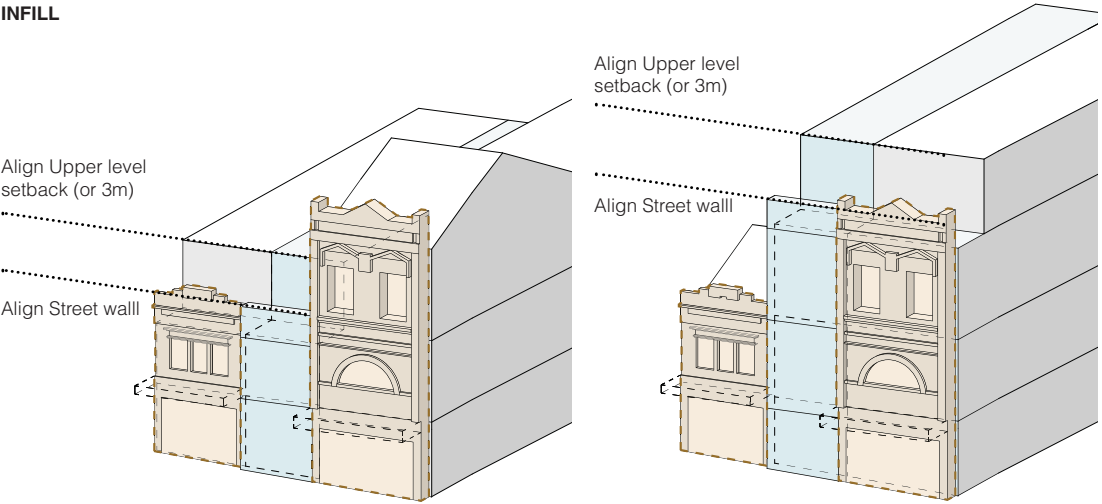
Addition is set back from terrace roof form

ORNATE PARAPET



Addition is set back from terrace roof form Addition is set back from terrace roof form

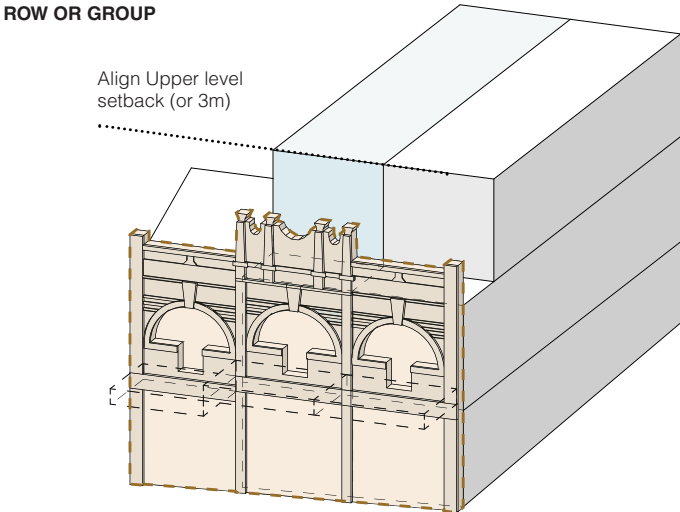
INFILL



Facade alignment with adjacent taller contributory facade

Facade alignment with adjacent taller contributory facade

ROW OR GROUP

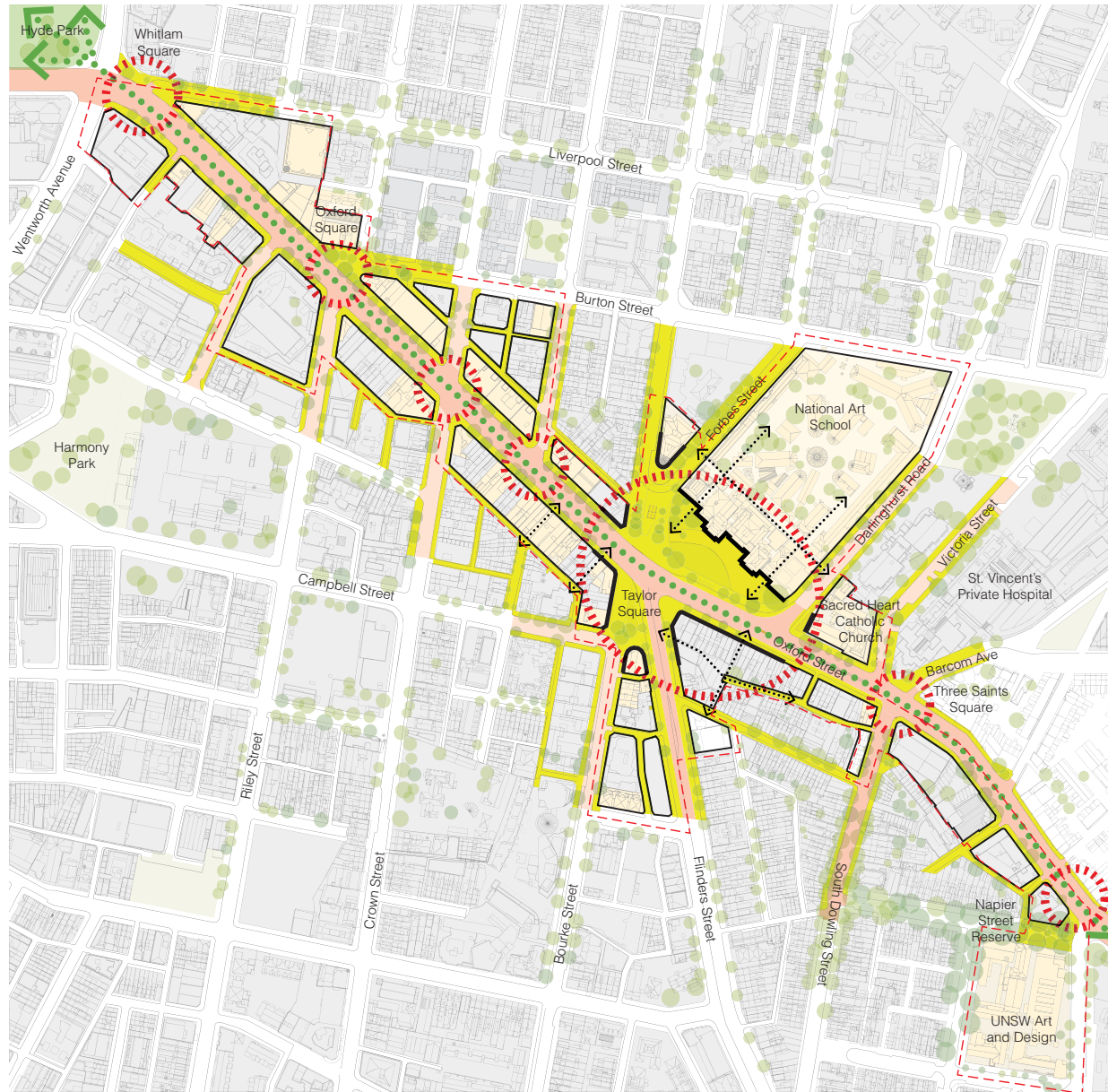


Facade alignment with adjacent taller contributory facade

STRUCTURE PLAN

The following structure plan draws together the key opportunities identified during the course of the urban design study:

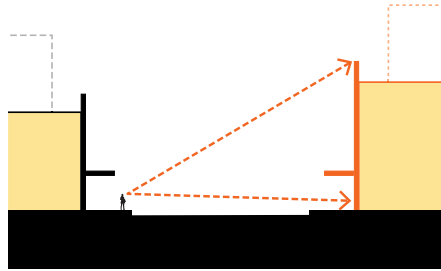
- Development uplift on sites with amenity, outlook and minimal contextual impact in line with the outcomes of this study
- An expanded pedestrian priority network through rear lanes and side streets.
- A remade and expanded Taylor Square that incorporates the Darlinghurst Courthouse lawn and a shared zone extending into Bourke and Forbes Street. Taylor Square needs to expand its offering to the local community, National Art School and become a destination during the day and night.
- Increased public domain along Oxford Street and Flinders Street allowed by reducing traffic volumes. This will decrease the scale of the vehicular intersection at Taylor Square
- Strategic approach to lighting, signage, awnings and planting along Oxford Street to maximise its appeal day and night
- 'Green Grid' landscape and habitat link from Hyde Park to Centennial Park in the form of on street landscape as well as roof gardens
- New through links to connect to rear lanes and maximise the permeability of the precinct, especially along long blocks
- Incentives to provide active frontages to rear lanes. This could be as individual tenancies or as a second frontage to the tenancy that fronts Oxford Street.
- Waste and service consolidation strategies for laneways. This will improve the amenity and viability of the laneway retail.
- Opening of Darlinghurst Courthouse and the National Art School site to the public
- Retention and support for key night life venues
- Retention of key community creative venues and facilities



1:4000 @ A3

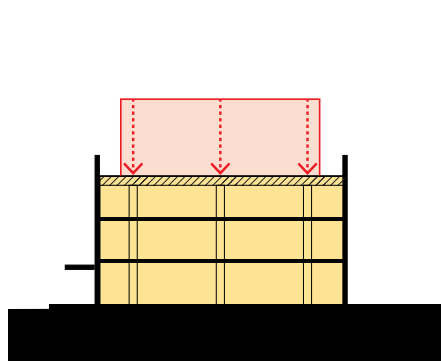
BUILT FORM PRINCIPLES

In response to precincts unique urban fabric, the future-built form character will seek to build on its key attributes by adopting the following principles:



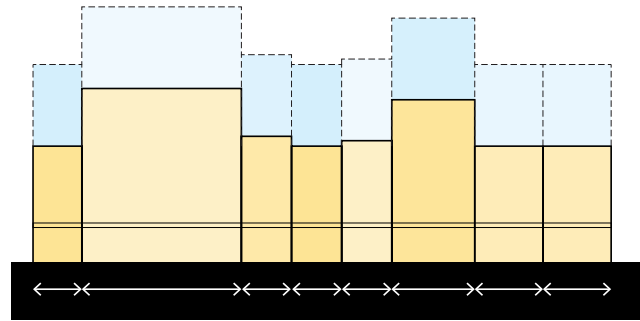
1. Retain the prominence of heritage and contributory buildings

- To ensure the heritage frontage remains visually dominant and new development is visually recessive and does not dominate the streetscape.
- Allow modest redevelopment that respects the heritage values of the precinct
- Distinguish between the lower and upper levels through materials and articulation



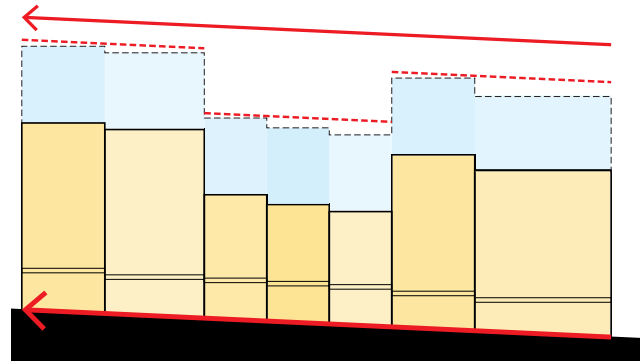
4. Protect the heritage values of existing built fabric

- Additions scaled to suitably respond to the needs of existing heritage buildings
- Existing structures may be able to take the structural loads of lightweight additions (timber)



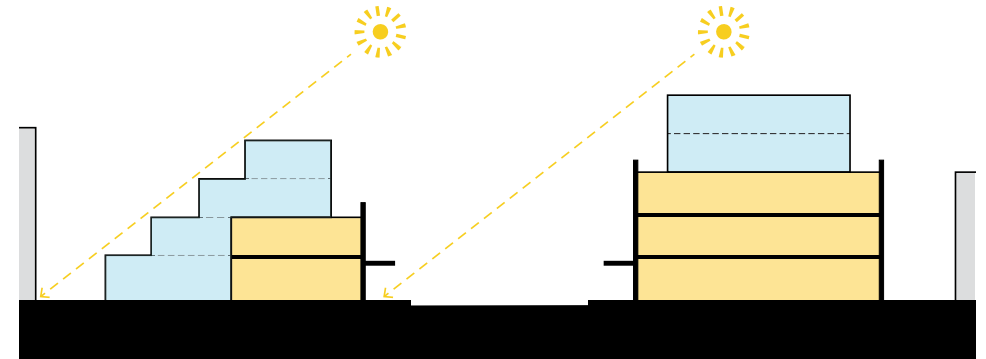
2. Retain and reinforce the fine grain value and scale of built form, allotments and architectural diversity

- To retain a consistent and orderly streetscape presentation
- Upper level additions to reflect the subdivision pattern
- Development to be well articulated and respond to the rich architectural character of the street
- Side walls of developments are articulated and read as part of the overall building design and not detract from the streetscape when viewed directly or obliquely along the street



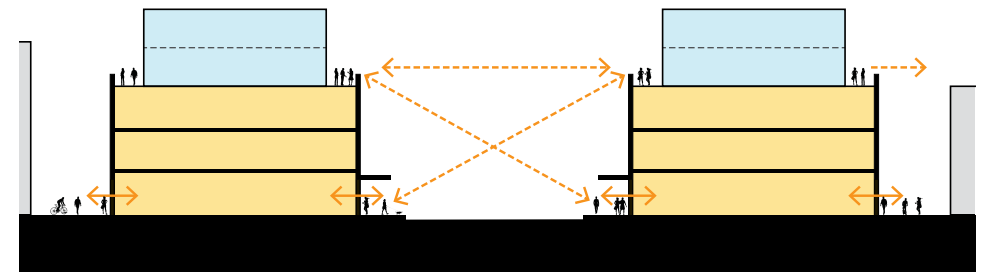
5. Respond to and reinforce the change in topography experienced along the corridor

- Development to step in line with the historic parapet and subdivision patterns



3. Maintain solar access to the footpath on the southern side of Oxford Street and limit overshadowing of residential properties

- Protect solar access to the southern footpath of Oxford Street to ensure 'life and attraction' at street level and enhance on street dining and activity
- Ensure new development allows sufficient sunlight to adjacent existing residential developments



6. Respond to and reinforce the role of Oxford Street as an activity street

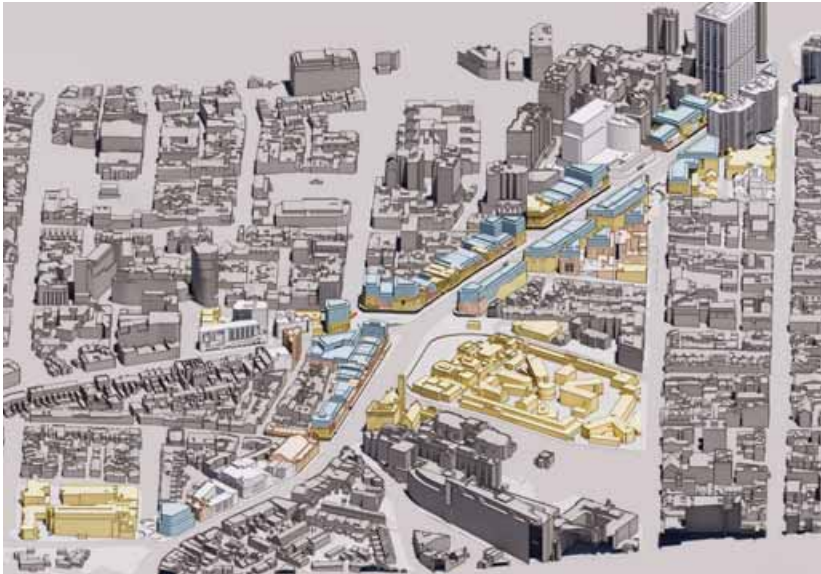
- Support development that contributes to an active, high quality and pedestrian-friendly environment to Oxford Street, rear laneways, side streets and the public domain.
- Land uses compliment and contribute to the 24-hour economy
- Provide upper level terraces to harness the amenity and views north towards the harbour, as well as the potential to contribute to the activation of the street, especially during events
- Enhance safety by providing passive surveillance of the public domain
- Streamline building servicing to limit negative impacts on the public domain (eg blank walls)

MASTERPLAN OPTIONS

A set of masterplan options were prepared to test development outcomes within the study area. The options, developed in consultation with council, were not limited by existing development controls and were developed with consideration of the urban design study analysis, the heritage study, the structure plan and principles.

The masterplan options built on the acknowledged street wall condition of Oxford Street and have varying approaches to additions in terms of height and upper level setbacks.

The masterplan options were assessed and compared through a streetscape perspective study utilising the digital model of each option placed within the city model. The visual impact of each option was reviewed from key points within the public domain. This approach allowed for the iterative refinement the built form envelopes and the ultimate selection of a preferred masterplan option that best fulfilled the built form objectives of the study area.



Assumptions

The masterplan options adopted the following assumptions with regards to the modelling of the additional built form:

Roof zone (inc any lift over run)	2.0 m
Additional level	3.4 m
Additional Floor zone	0.3 m
First additional level	3.4 m
First Floor zone (above existing)	0.9m

These levels were measured from the underside of the top floor ceiling. These levels were estimated based on window and gutter positions within the city model.

General note

Due to a lack of access to private sites, this study did not complete Heritage Impact Assessments for individual sites. Therefore the built form envelopes or additions illustrated within the study to heritage items and contributory buildings will be subject to Heritage Impact Assessment.

Preferred Option

The architectural character within the study area is architecturally rich, fine grain and diverse with a significant (89%) number of heritage or contributory items. Along with its cultural history, from first nations to LGBTQI+, this makes the Oxford Street study area incredibly precious within Sydney. The prominence and reading of this historic built form within the streetscape is important to retain and celebrate. Therefore new built form will be limited in scale so as not to compromise historic built fabric to 2 additional floors above existing historic buildings and set back 3m from their facade lines so as to be recessive within the streetscape.

Preferred Option Characteristics:

- Retains the existing street wall height
- Two additional levels above the existing historic built form
- 3m upper level setback
- Infill developments align with adjacent properties
- Solar access plane to adjacent residential and Oxford Street footpath (not modelled)

Growth Option

Corners at key intersections are reinforced by increasing street wall and building height with no upper level setback. This approach allows developments to harness the increased width and outlook provided at intersections. It builds on the fact that the historic corner buildings within the study area were often hotels, with architectural elements, such as shields, that were oriented towards the corner and celebrated and reinforced their corner positions. The midblock heights are set to a lower height datum in each block with an upper level setback that draws prominence to the historic facades and streetwall, allowing their fine grain scale and diversity of heights and character to be legible within the streetscape. This option provides a built form rhythm of peaks and troughs along Oxford Street creating a rich civic experience.

Growth Option Characteristics:

- Higher street wall heights at corner sites on key intersections
- Street wall heights retained at mid-block sites
- 3m upper level setbacks at mid-block sites
- Height datum set across block 3 in response to heritage item
- Solar access plane to adjacent residential and Oxford Street footpath (not modelled)

Overview image from the south



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

1. View up Oxford Street from Hyde Park



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

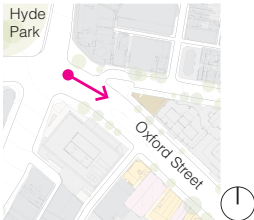


PREFERRED OPTION



GROWTH OPTION

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MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

2. View up Oxford Street adjacent Brisbane Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



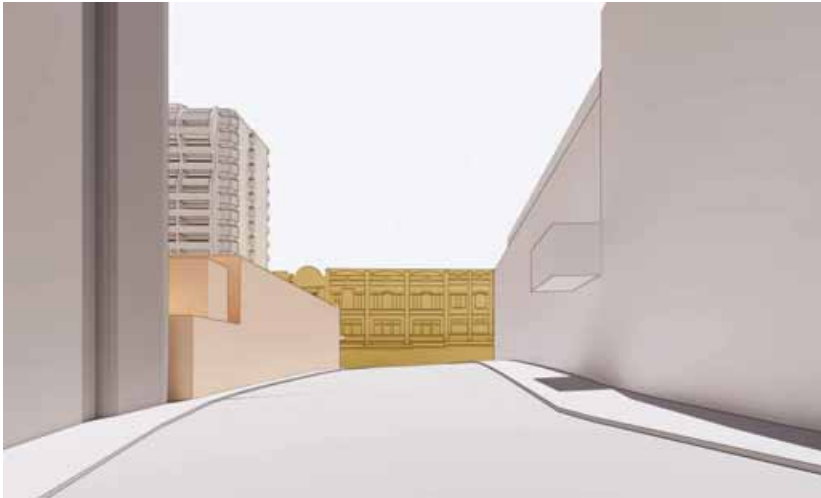
GROWTH OPTION

278

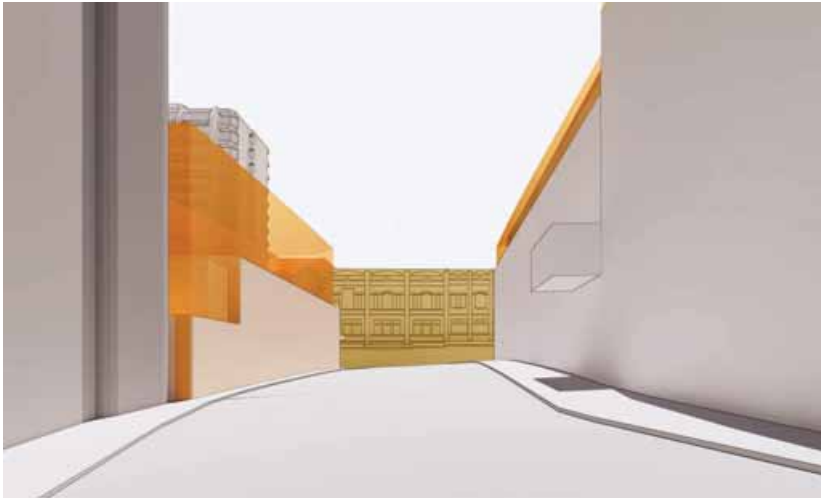


MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

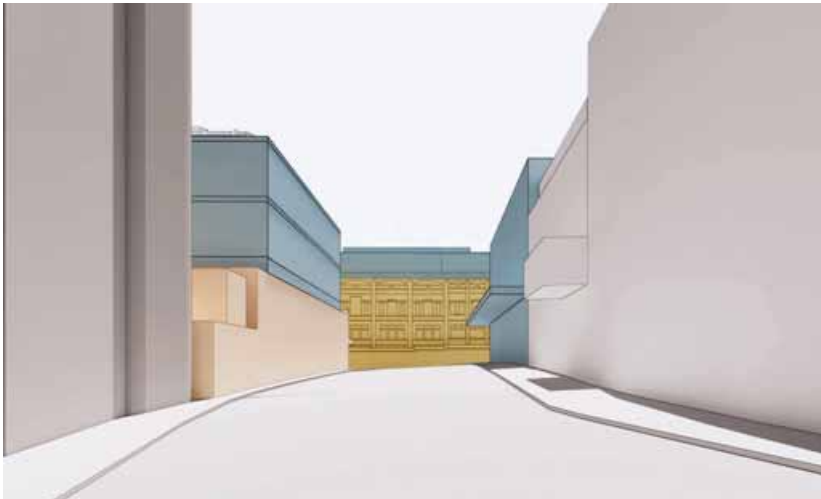
3. View north along Pelican Street towards
Oxford Street



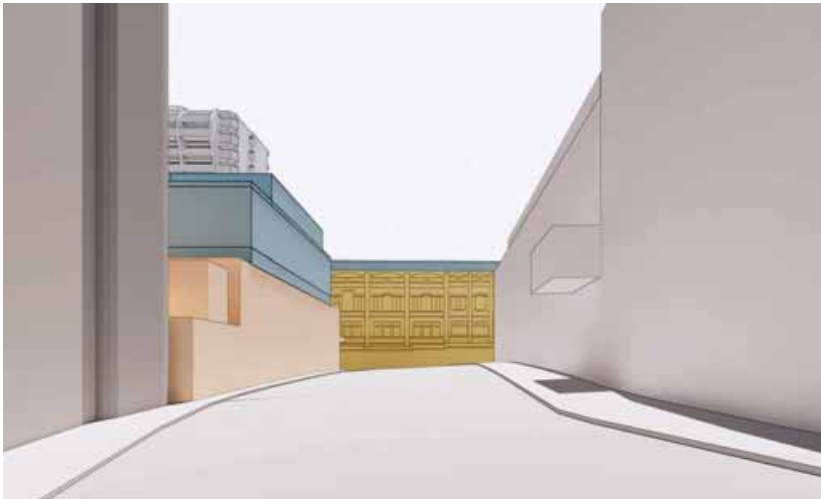
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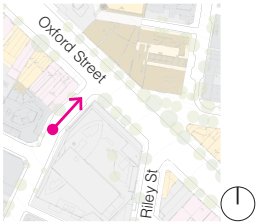
EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



279

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

4. View up Oxford Street adjacent Oxford Square



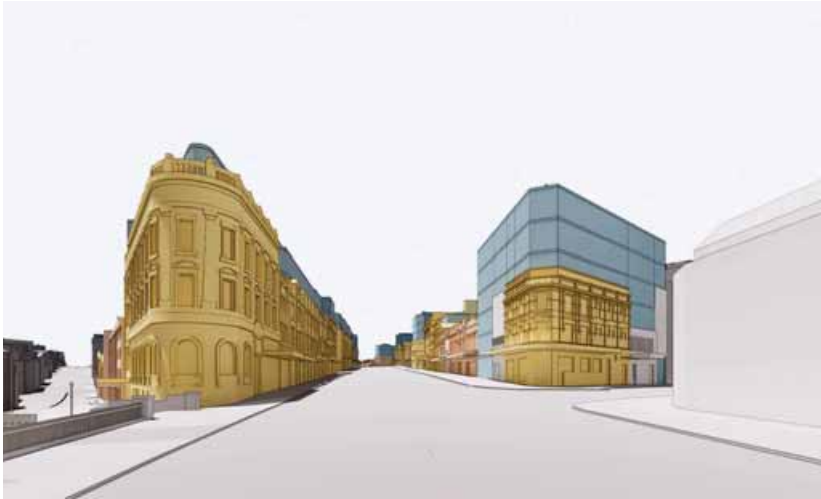
EXISTING AS BUILT



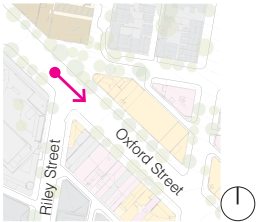
EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

5. View west along Oxford Street adjacent
Riley Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

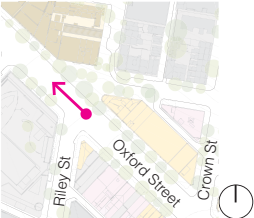


PREFERRED OPTION



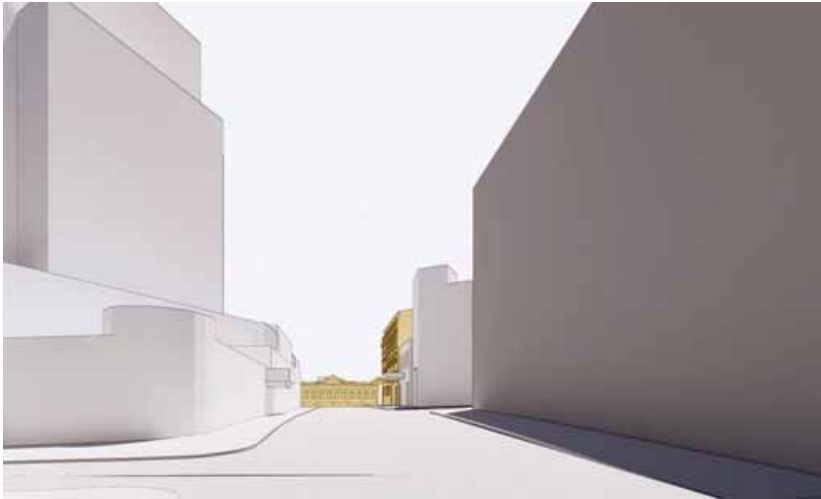
GROWTH OPTION

281



MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

6. View north along Riley Street towards
Oxford Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

7. View west along Oxford Street adjacent
Crown Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION

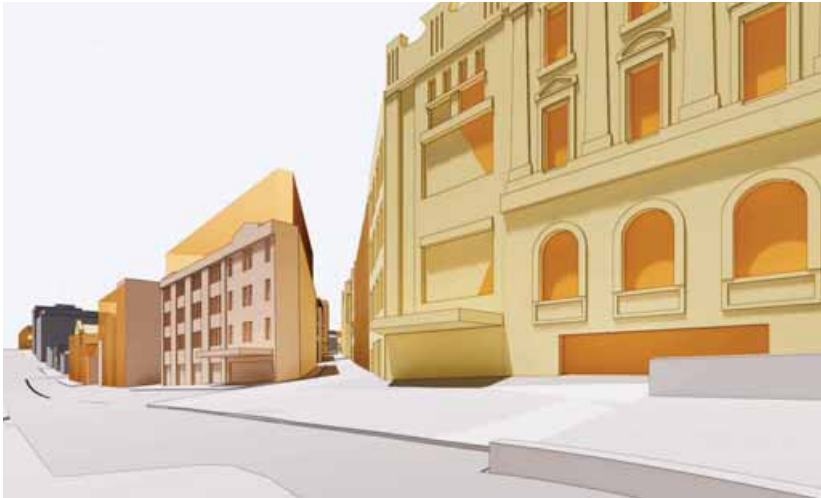


MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

8. View west along Foley Street towards
Crown Street from Oxford Square

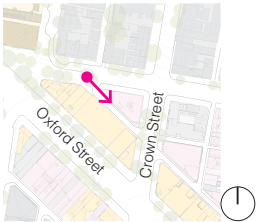


EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

284



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

9. View north along Crown Street towards
Oxford Street



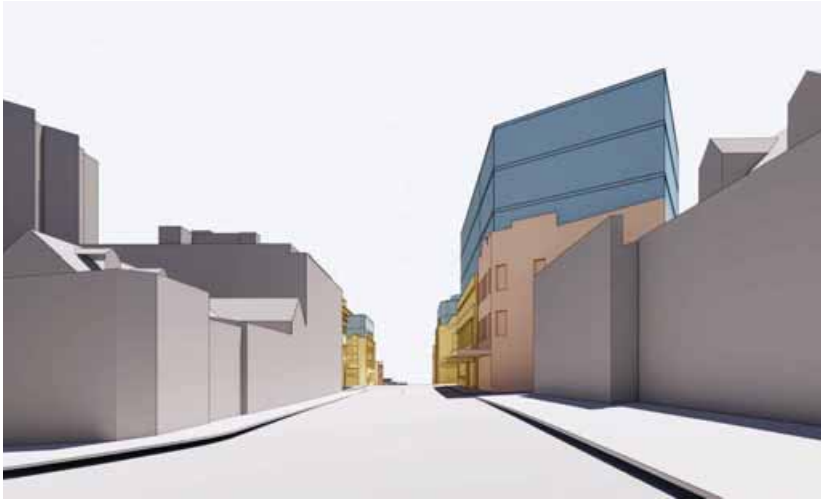
EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

10. View up Oxford Street adjacent Crown Street

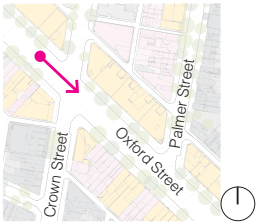


EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

286



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

11. View south along Crown Street towards Oxford Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

12. View south along Crown Street towards
Oxford Street from Burton Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

288



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

13. View west along Oxford Street adjacent
Palmer Street

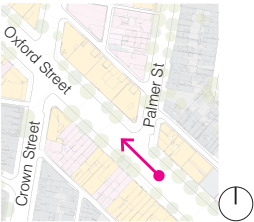


EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

289



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

14. View west along Foley Street towards
Palmer Street from Crown Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

290



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

15. View south along Palmer Street towards
Oxford Street



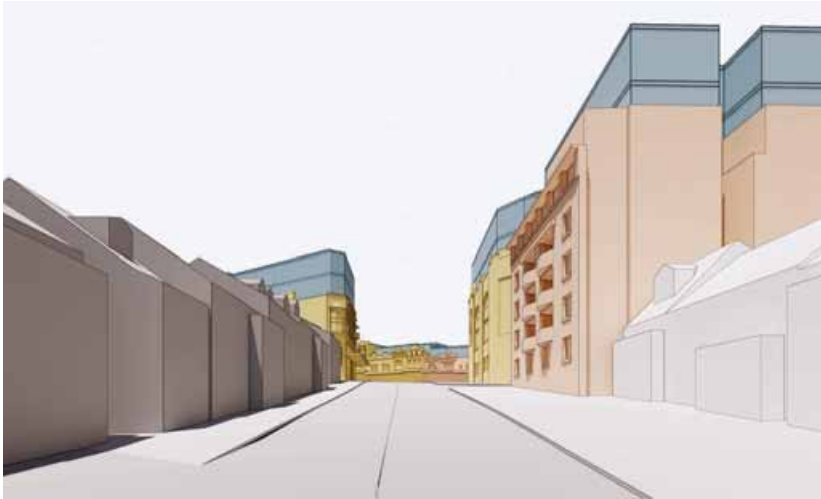
EXISTING AS BUILT



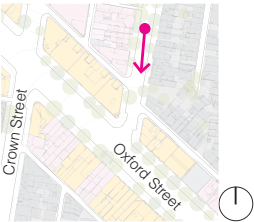
EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



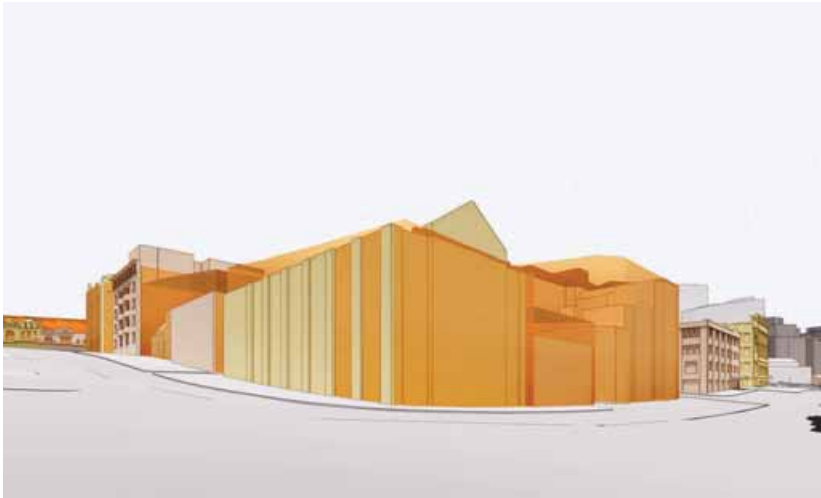
291

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

16. View south along Palmer Street towards
Oxford Street from Burton Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

292



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

17. View up Oxford Street adjacent Palmer Street



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

18. View west along Oxford Street from
Taylor Square



EXISTING AS BUILT



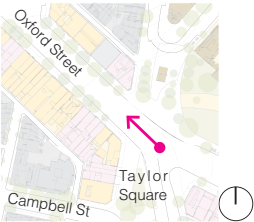
EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



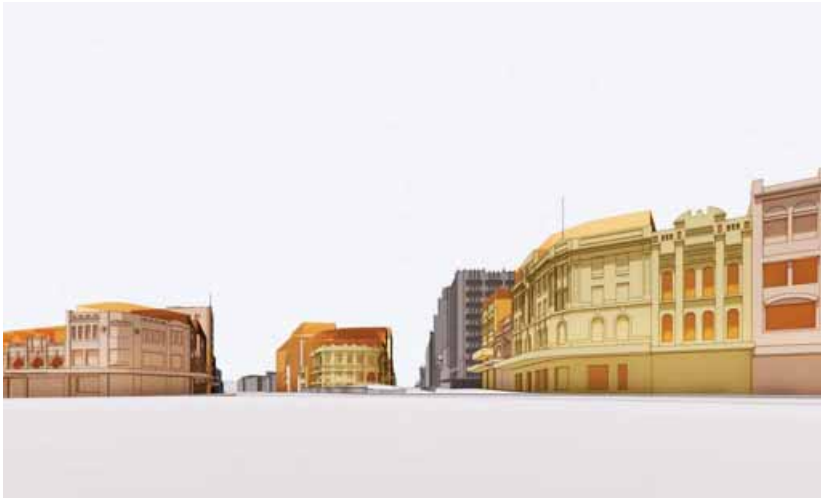
294

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

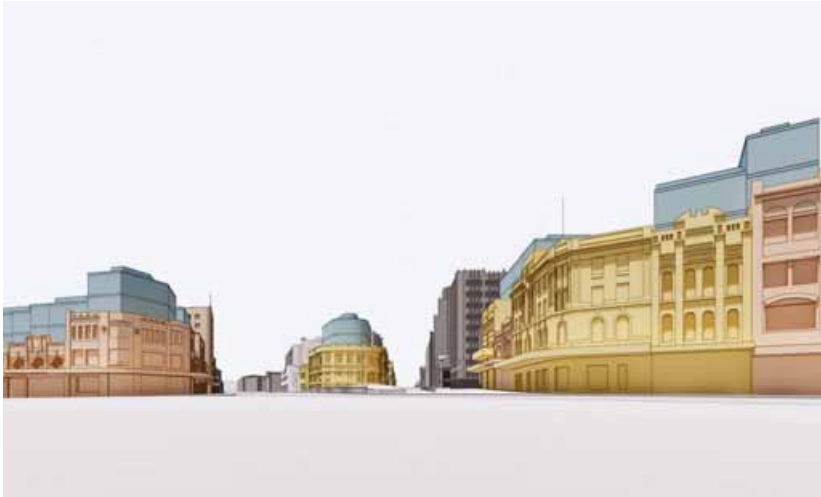
19.View south towards Taylor Square from
outside the Darlighurst Courthouse



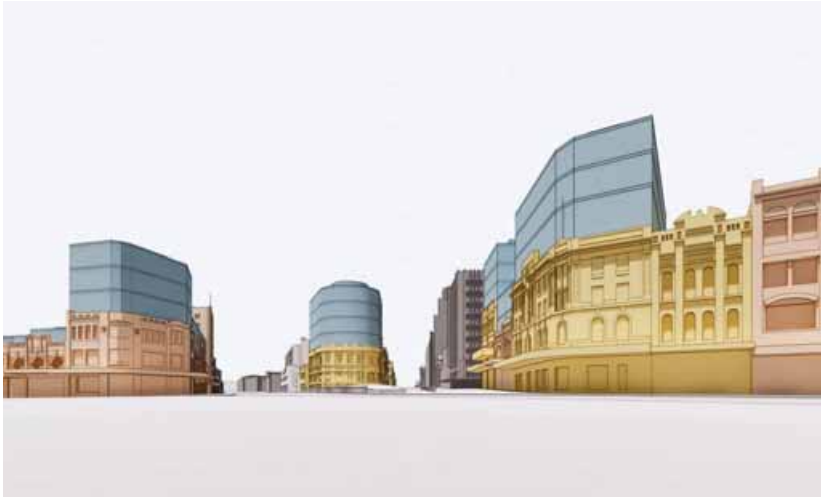
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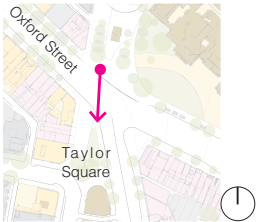
EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



295

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

20. View north along Bourke Street towards Taylor Square



EXISTING AS BUILT



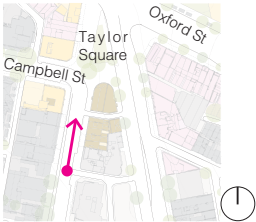
EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



296

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

21. View west along Oxford Street of Taylor Square



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

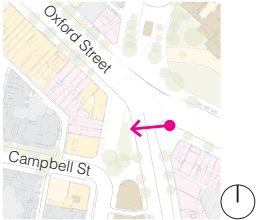


PREFERRED OPTION



GROWTH OPTION

297



MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

22. View along Campbell Street towards
Taylor Square

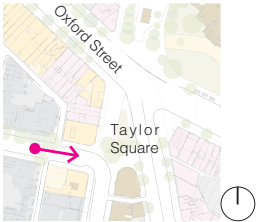


EXISTING AS BUILT

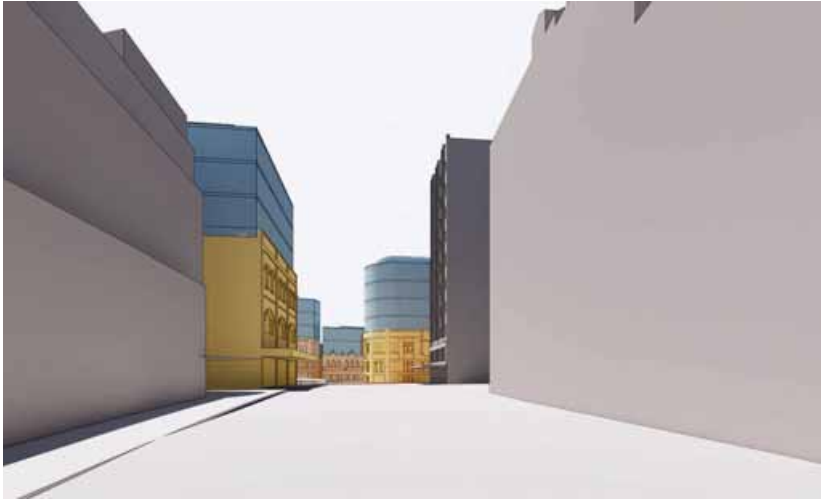


EXISTING LEP HEIGHT LIMIT

298



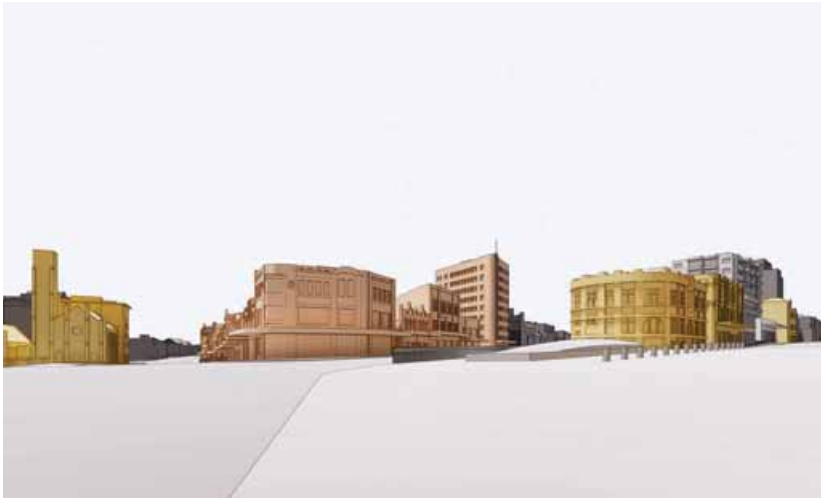
PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

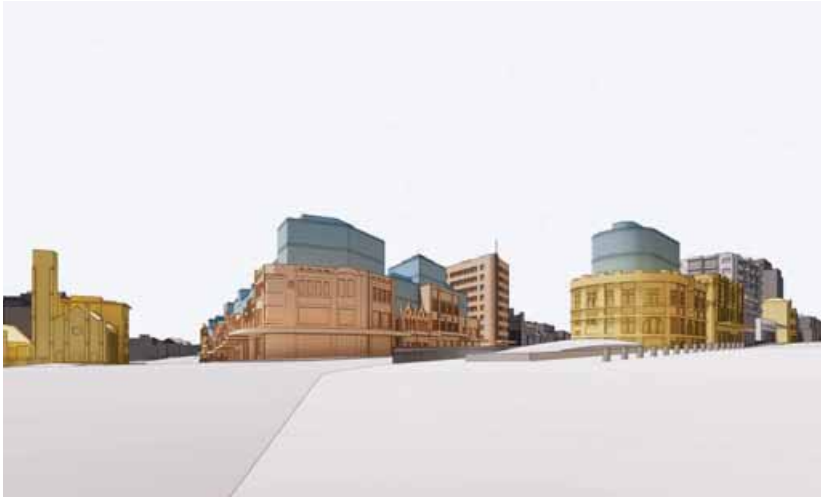
23. View east along Oxford Street from
Taylor Square



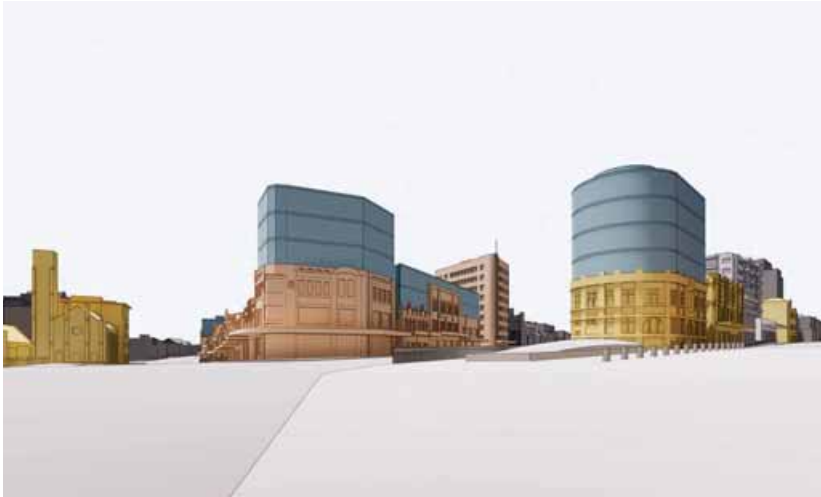
EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



299

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

24. View north along Flinders Street towards Oxford Street

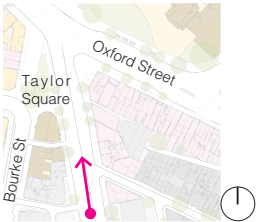


EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

300



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

25. View west along Oxford Street towards Taylor Square

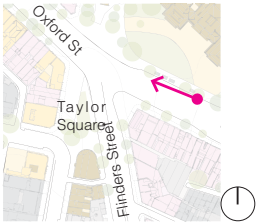


EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

301



PREFERRED OPTION



GROWTH OPTION

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

26. View west along Oxford Street looking at the Beacham Hotel



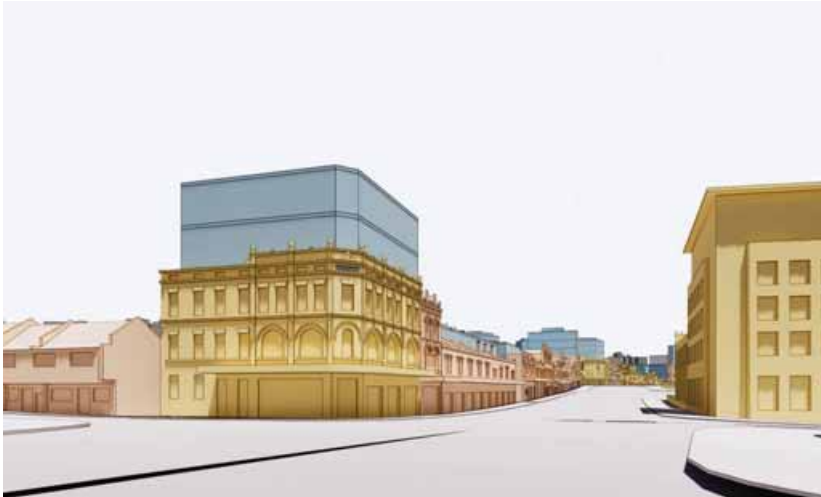
EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT

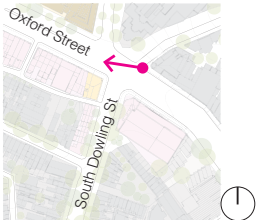


PREFERRED OPTION



GROWTH OPTION

302



MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

27. View east along Oxford Street adjacent
West Street



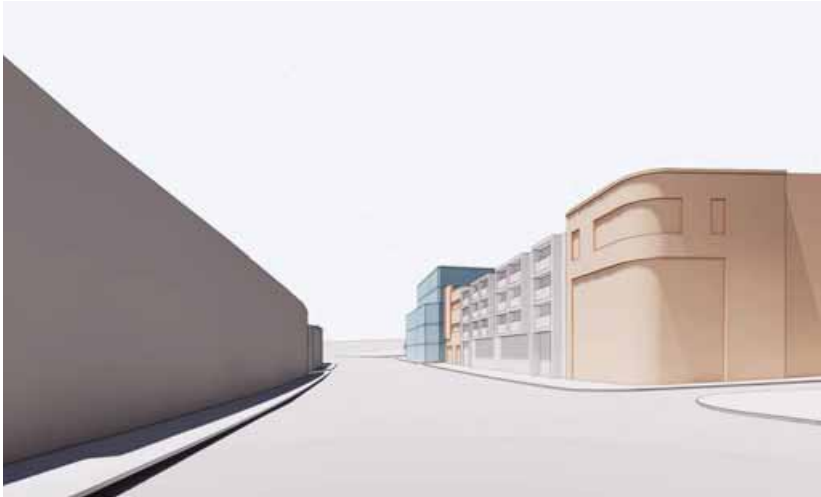
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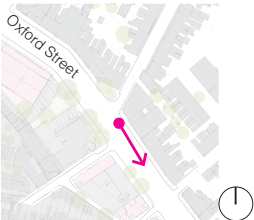
EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION



303

MASTERPLAN OPTIONS
STREETSCAPE PERSPECTIVE ANALYSIS

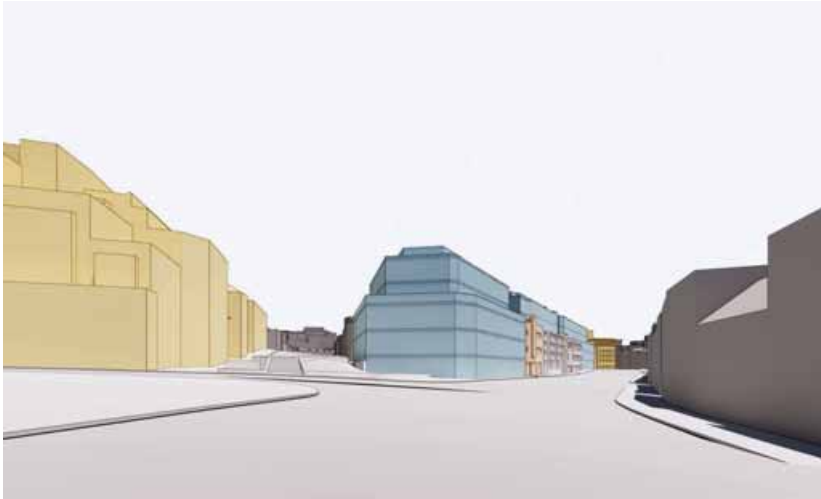
28. View west along Oxford Street adjacent
Greens Road



EXISTING AS BUILT



EXISTING LEP HEIGHT LIMIT



PREFERRED OPTION



GROWTH OPTION

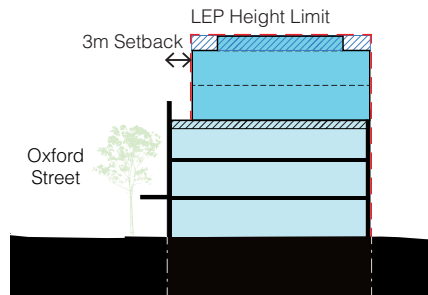


BUILT FORM RECOMMENDATIONS OF THE PREFERRED MASTERPLAN OPTION

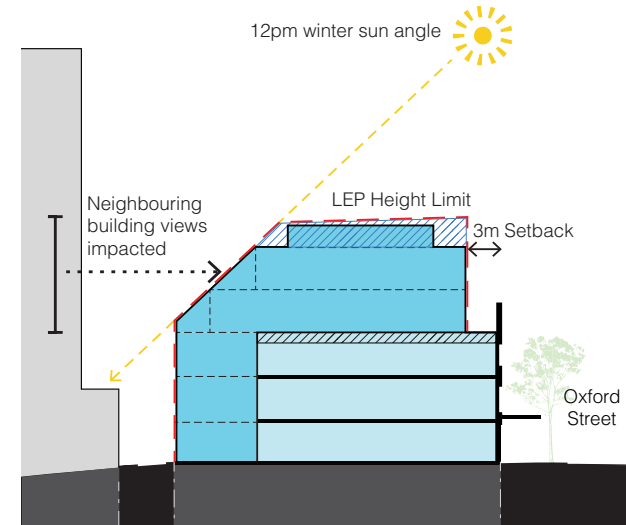
The following typical sections reflect the built form controls developed and adopted as part of the preferred masterplan option. These controls reflect the following characteristics:

- Amended height limit to 2 storeys (10m) above the historic top floor ceiling
- Height limit includes allowance for roof construction, lift overrun and services
- Height limit includes an allowance for structural zone
- Streetwall height is defined by existing heritage or contributory items
- Infill sites to adopt the street wall height of the adjacent heritage or contributory item
- 3m upper level building setback to streets including Oxford Street
- Upper levels are set back behind existing pitched roof forms
- Maximum permissible envelope's are limited by solar access planes to adjacent residential development
- Acknowledgement that additional height will impact views from neighbouring buildings in some instances

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

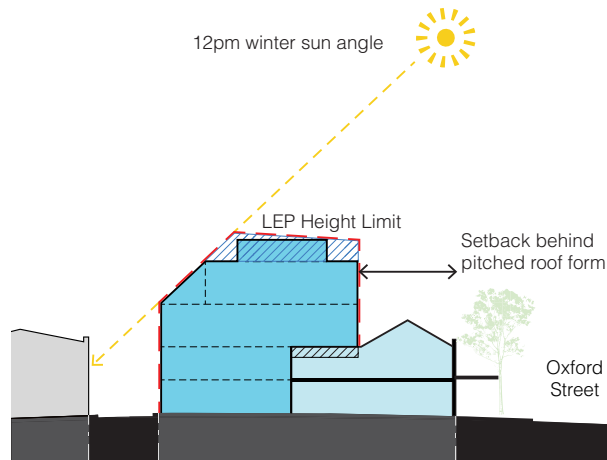


Typical Section

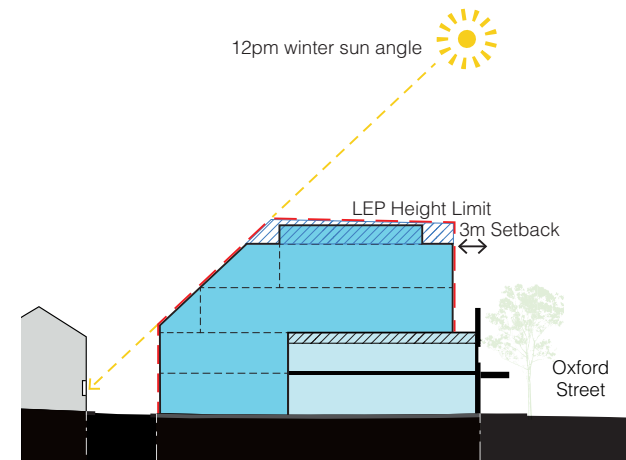


Typical Section Indicating Solar Access Plane and Impact on Views of Adjacent Buildings

- Legend**
- Maximum permissible envelope
 - Winter Sun Angle
 - Existing Built Form
 - Indicative Built Form : 2 additional storeys set above existing building top floor ceiling
 - Roof construction, lift overrun & services
 - Structural zone
 - Neighbouring context
 - Lot Boundary



Typical Section Indicating Built Form Setbacks Behind Pitched Roof Form



Typical Section Indicating solar access plane