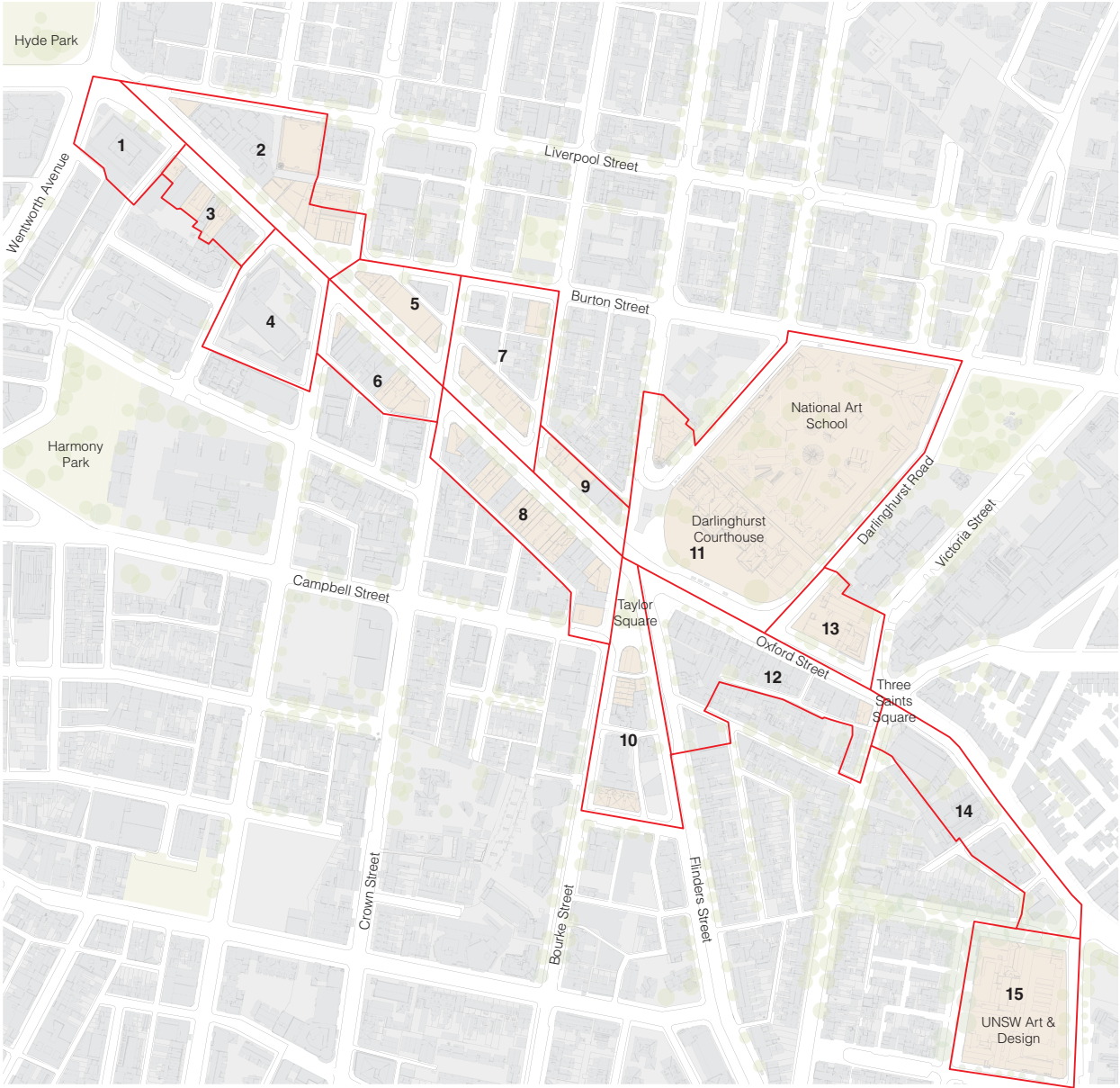


BLOCK IDENTIFICATION

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

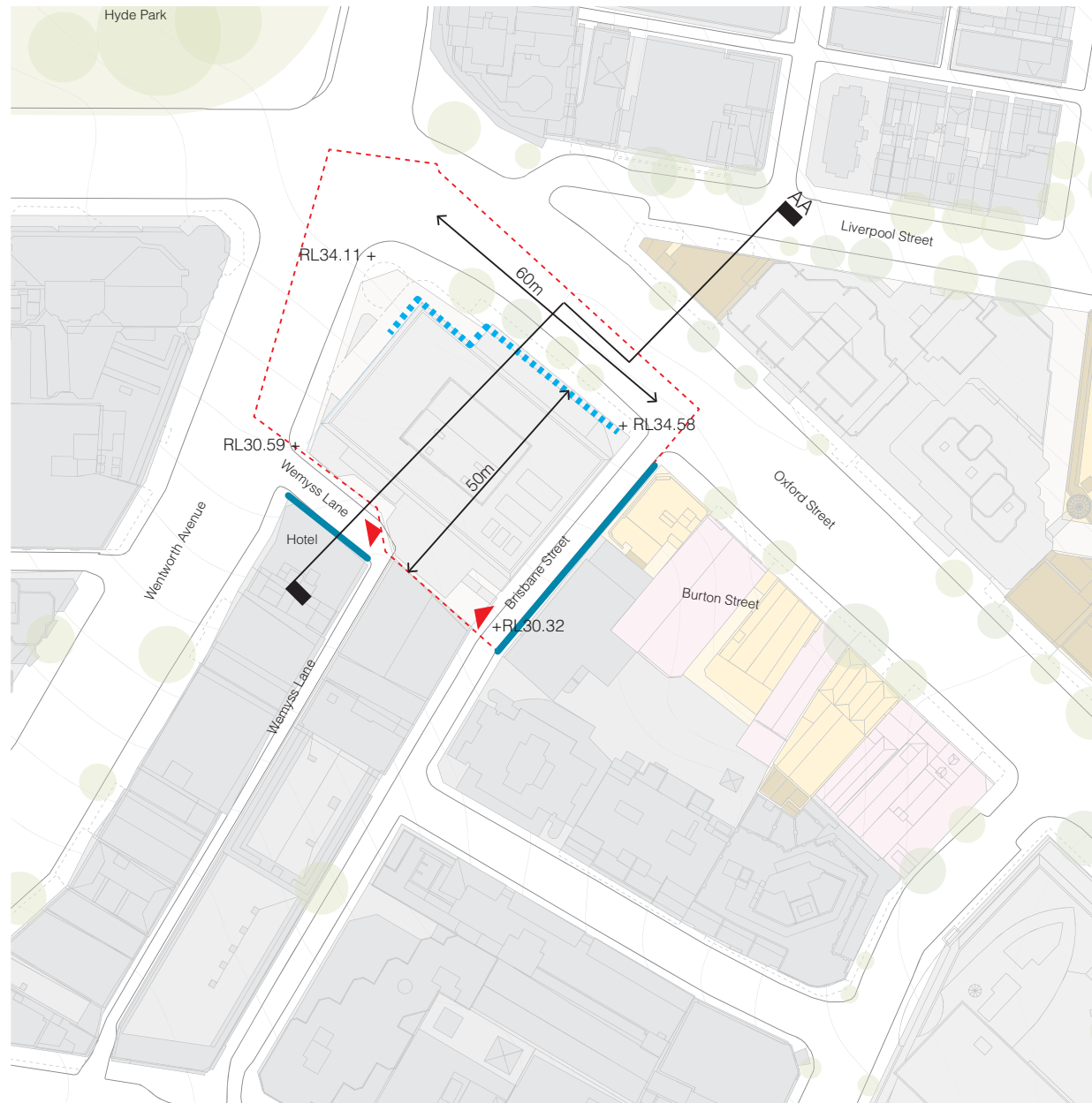
- Continuous awning to Oxford Street

### 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

308

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



**Key Section AA** (1:500)  
Liverpool St   Block 2   Oxford Street (30m approx)   Block 1   Wemyss Lane





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



Poor solar amenity on Wemyss Lane





310



## 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

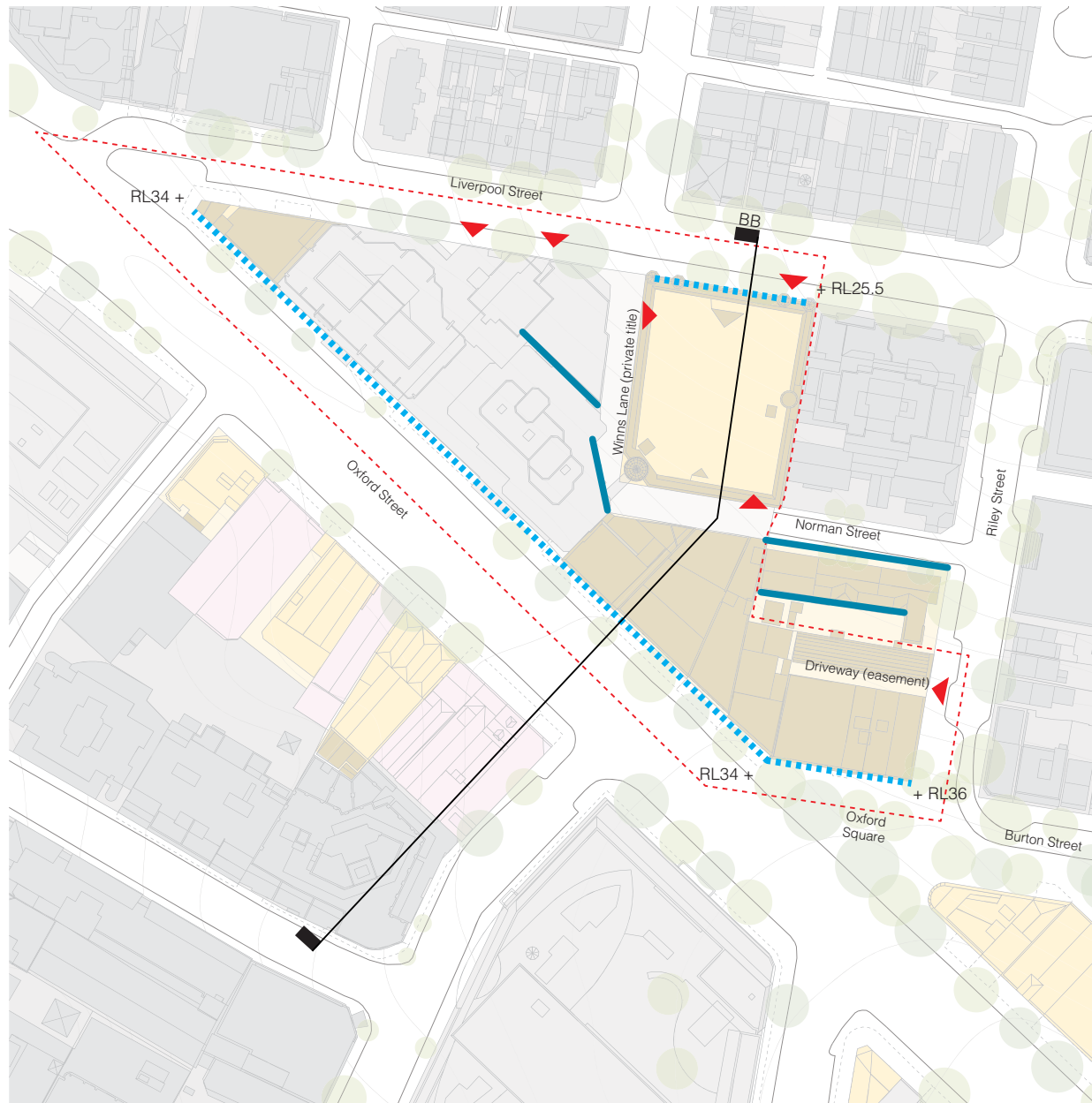
- Near continuous awnings to Oxford Street

### Materiality

- Painted Render
- Face Brick

### Trees/landscaping

- Street trees
- Podium landscape elements



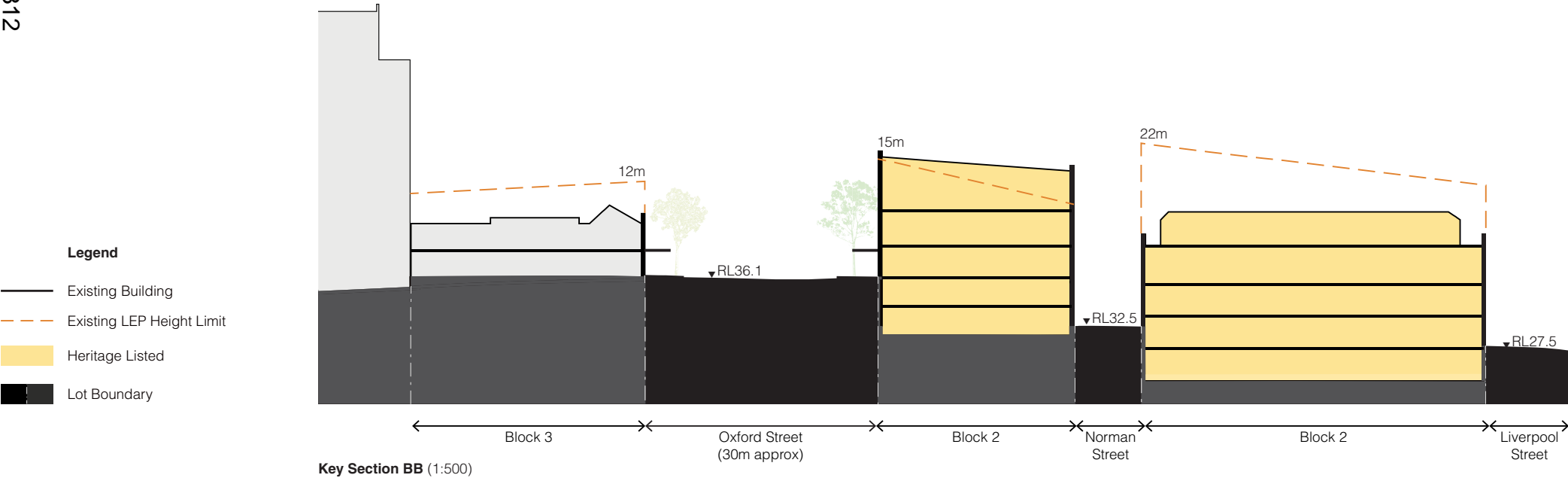
- Active Frontage
- Vehicular Access
- Sensitive Residential Interface
- Block Extent
- Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

1:1000 @ A3

BLOCK 2 - STREET ELEVATION + SECTION



312







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

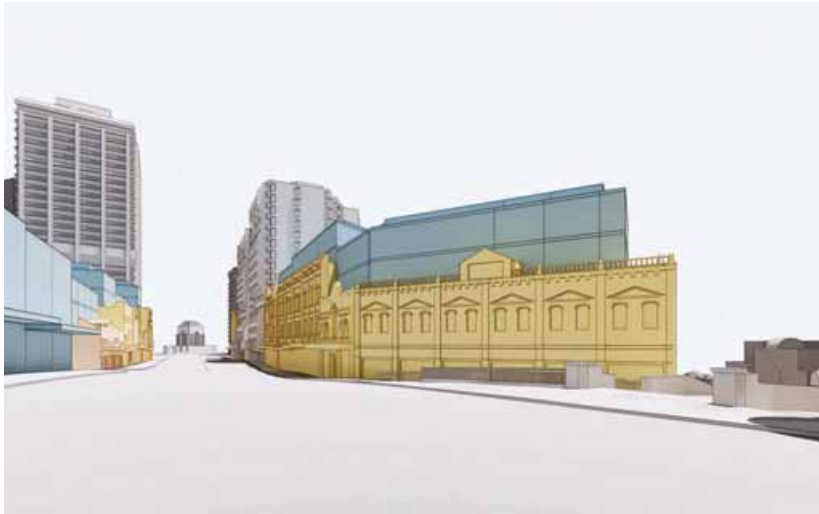


Steep fall from Oxford St to Liverpool St



Residential lanes with on-street car parking

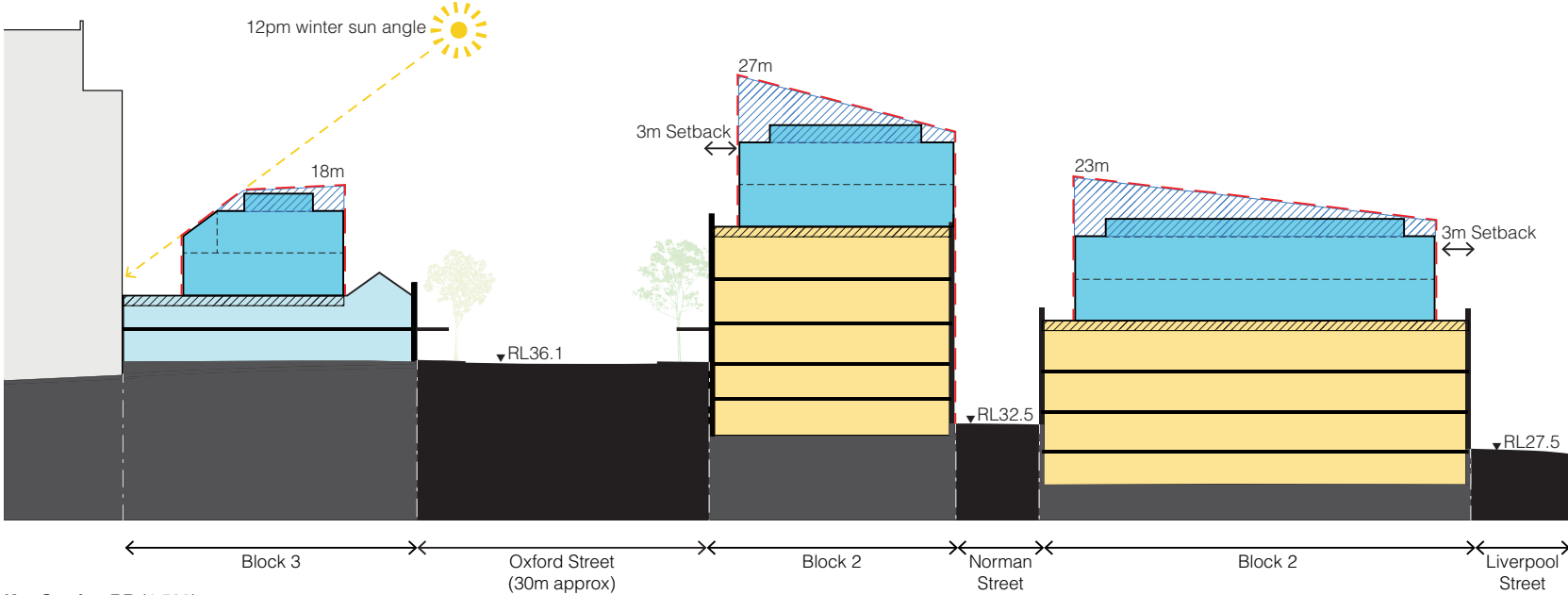




315

- 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 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

### Shading/Solar access

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

### Public Domain

- NA

### Awnings

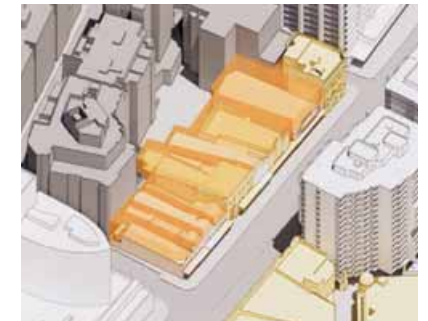
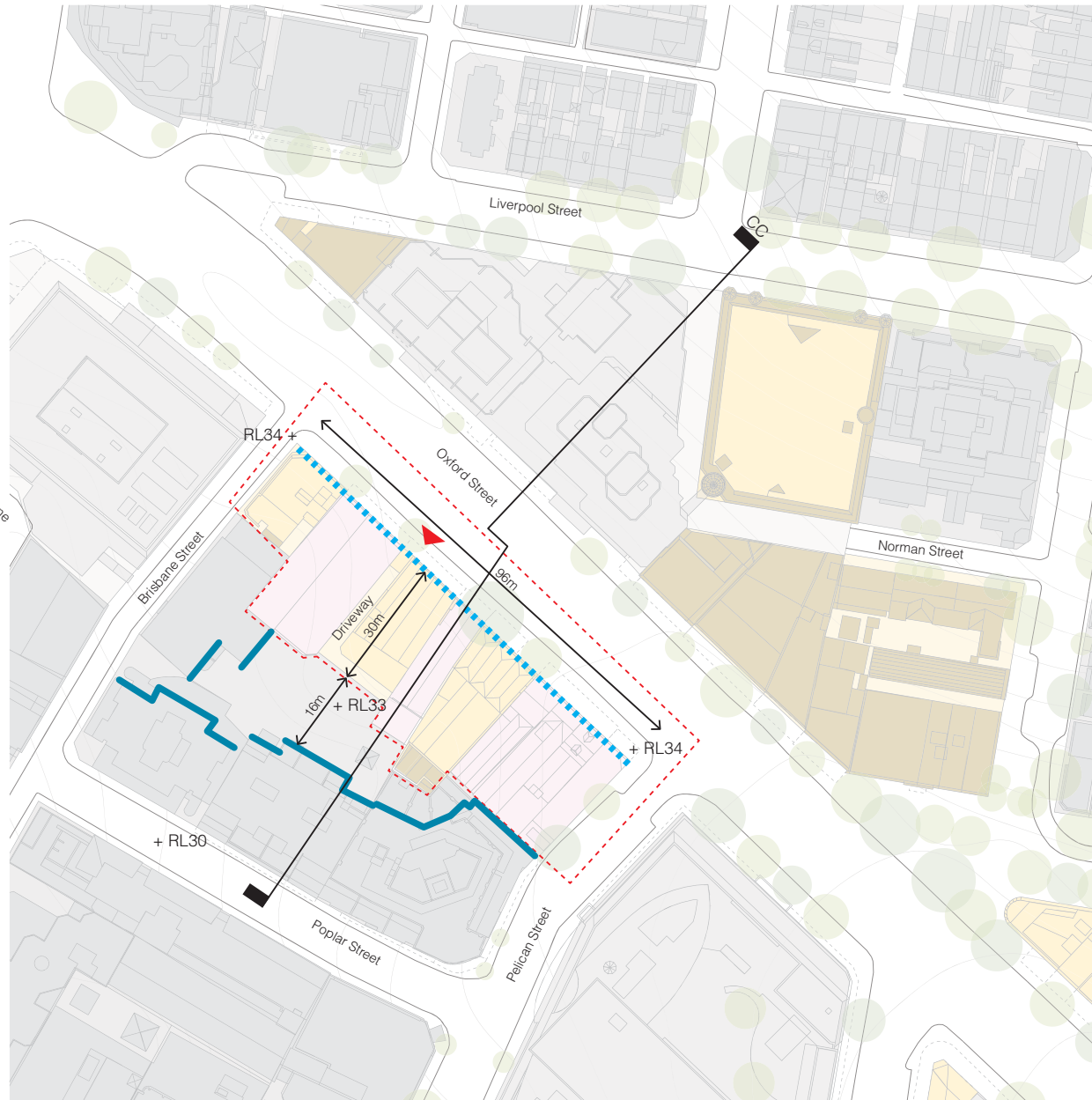
- Continuous awnings to Oxford Street

### Materiality

- Sandstone
- Painted Render
- Face Brick

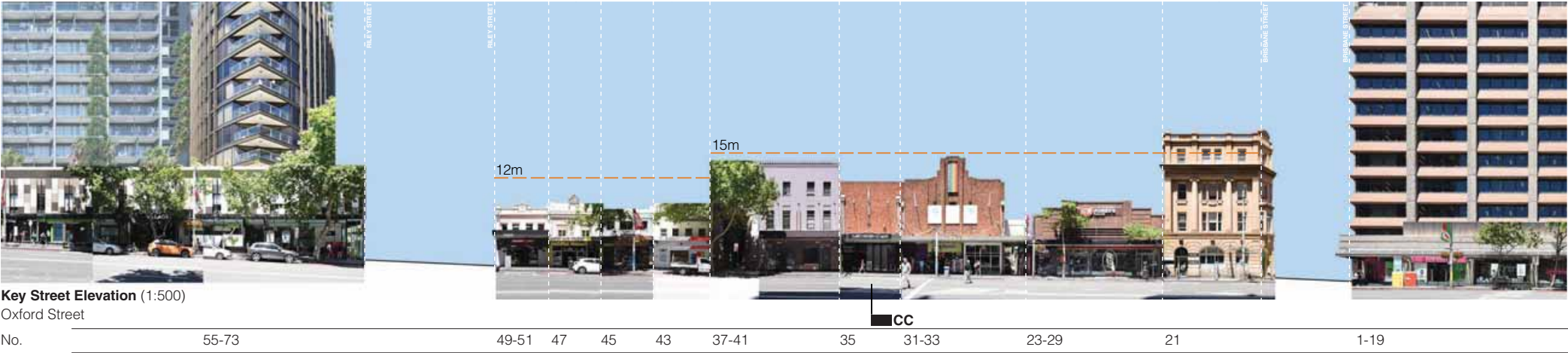
### Trees/landscaping

- A few street trees

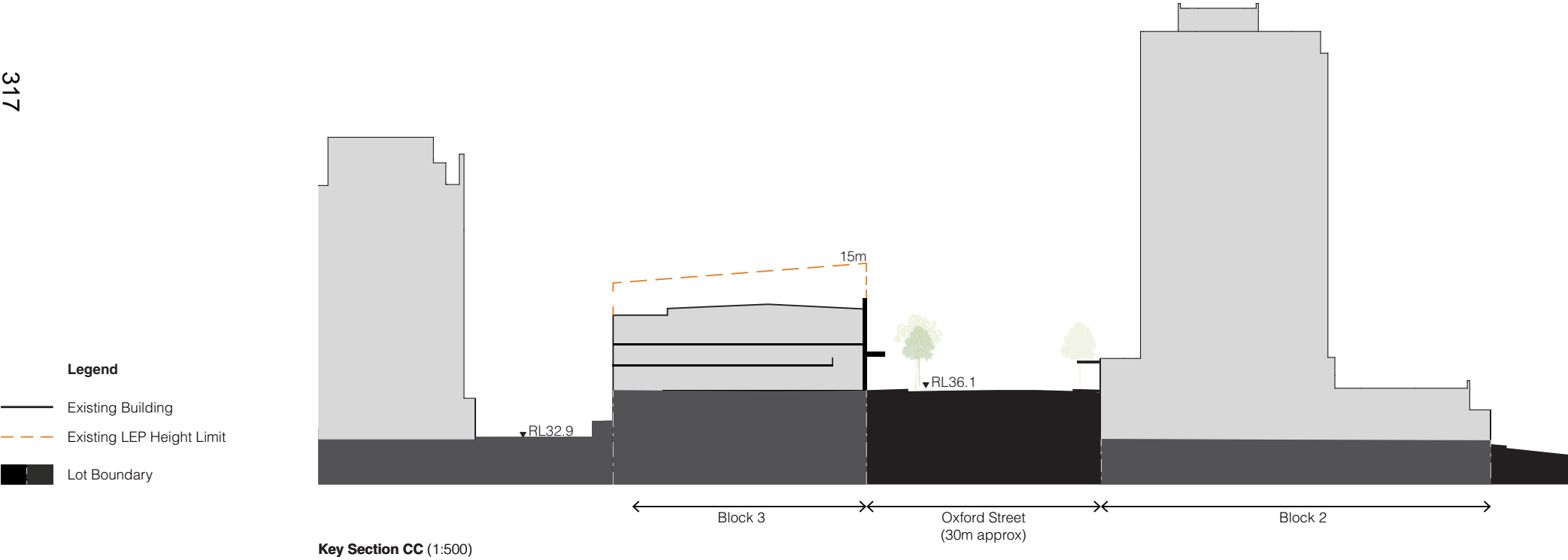


- Active Frontage
- Vehicular Access
- Sensitive Residential Interface
- Block Extent
- Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

1:1000 @ A3



317







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.

318



Former Commonwealth Bank building, simple Art Deco ornamentation



Two-storey Victorian shops, facade still intact

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.



Driveway between buildings with grafitti



Old and the New either side of Pelican Street





Historic fabric surrounded by new apartment blocks

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

319



Pelican Street primarily a residential street



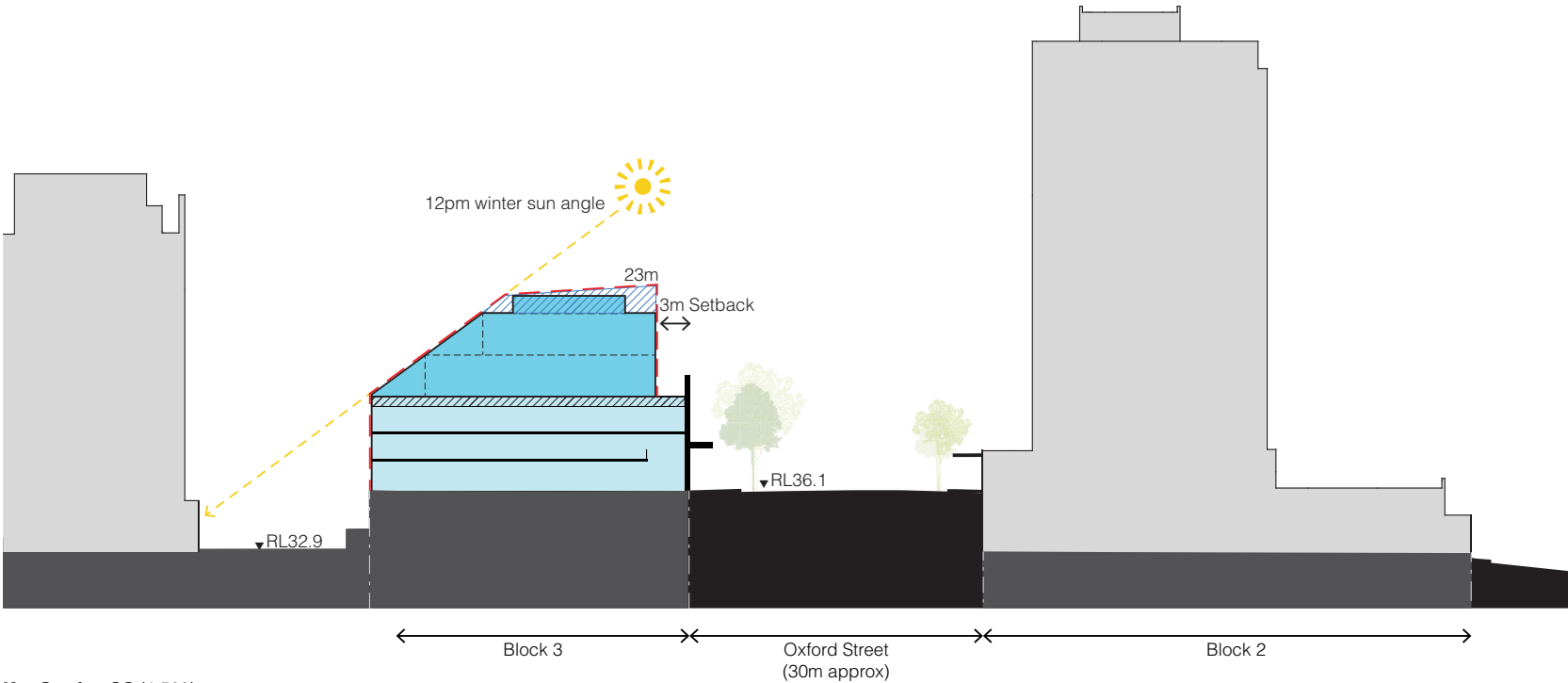
Parking and service entries to the block



320

- 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

### Caneway 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

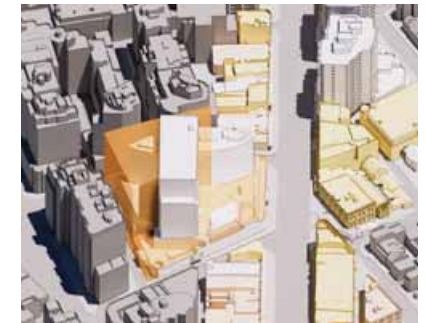
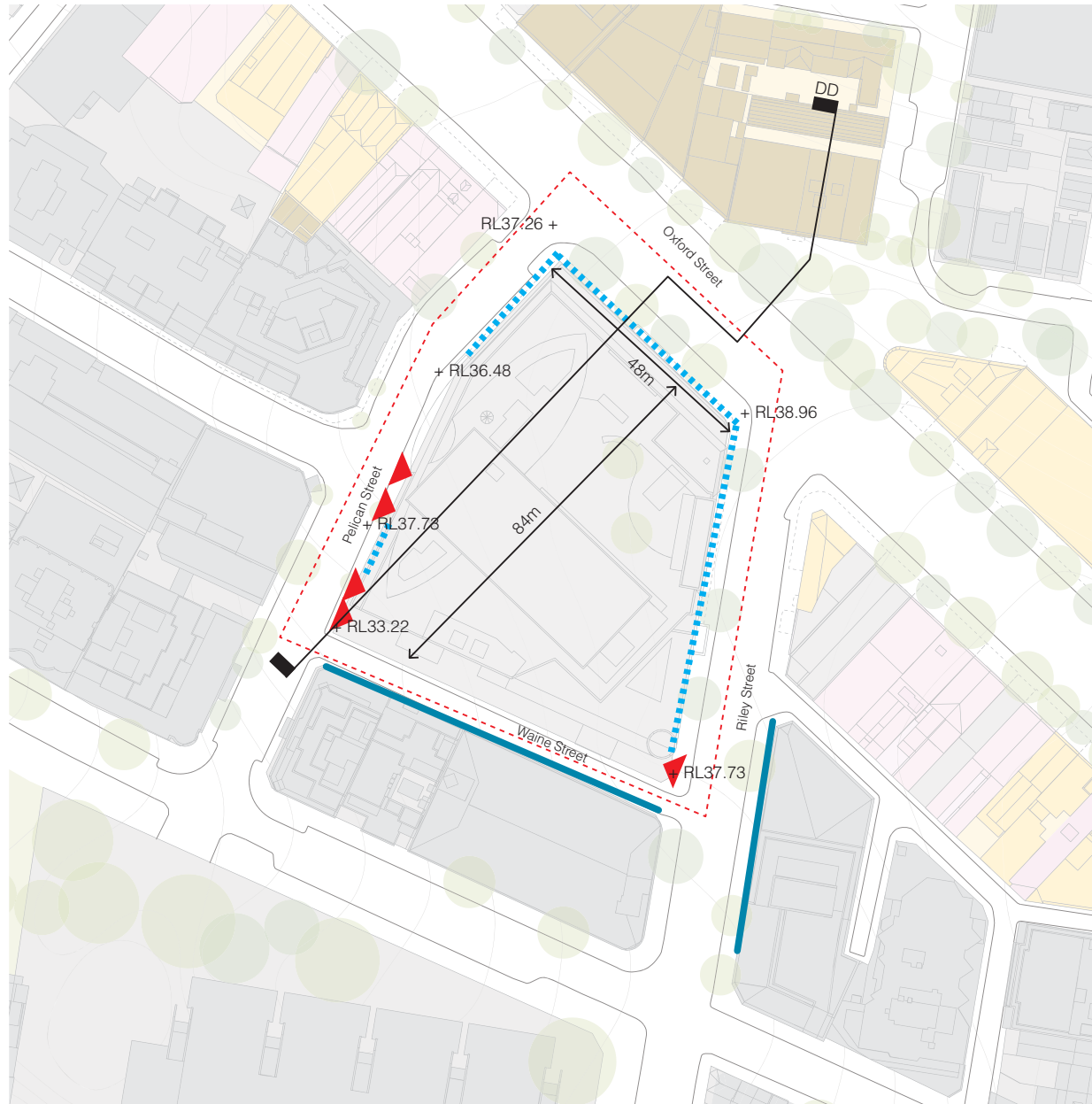
- Shallow awnings to Oxford Street and Riley Street,

### 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



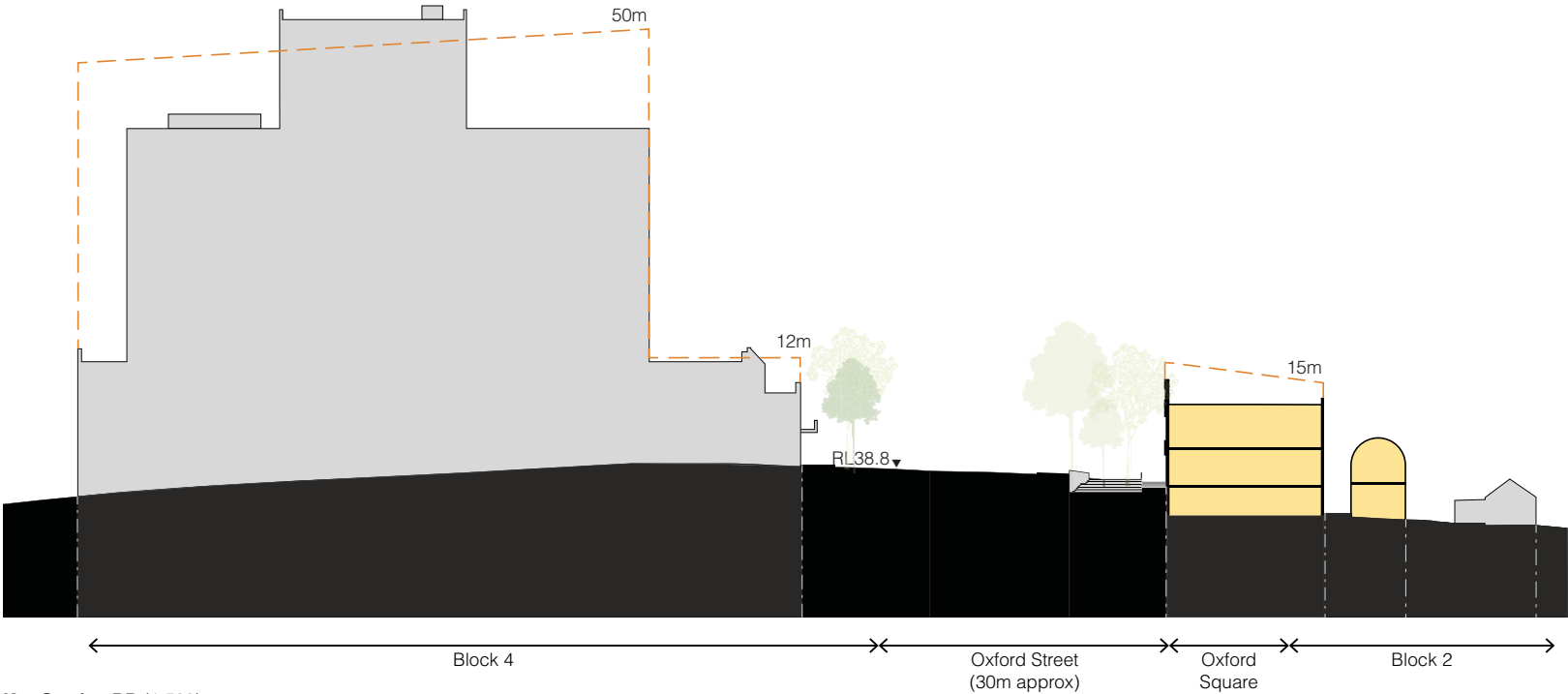


**Key Street Elevation** (1:300)  
Oxford Street  
No. 55-73

DD

322

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





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

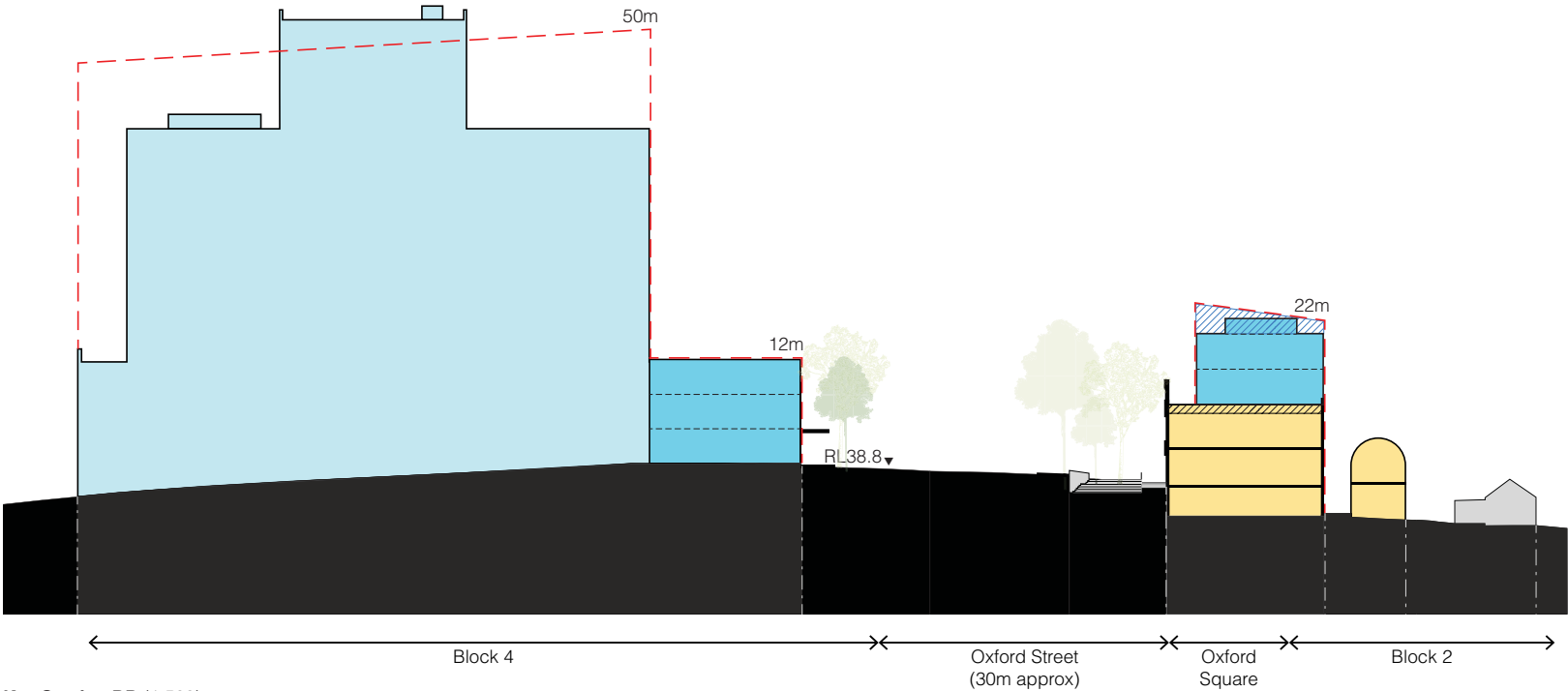




324

- 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

### Lane 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

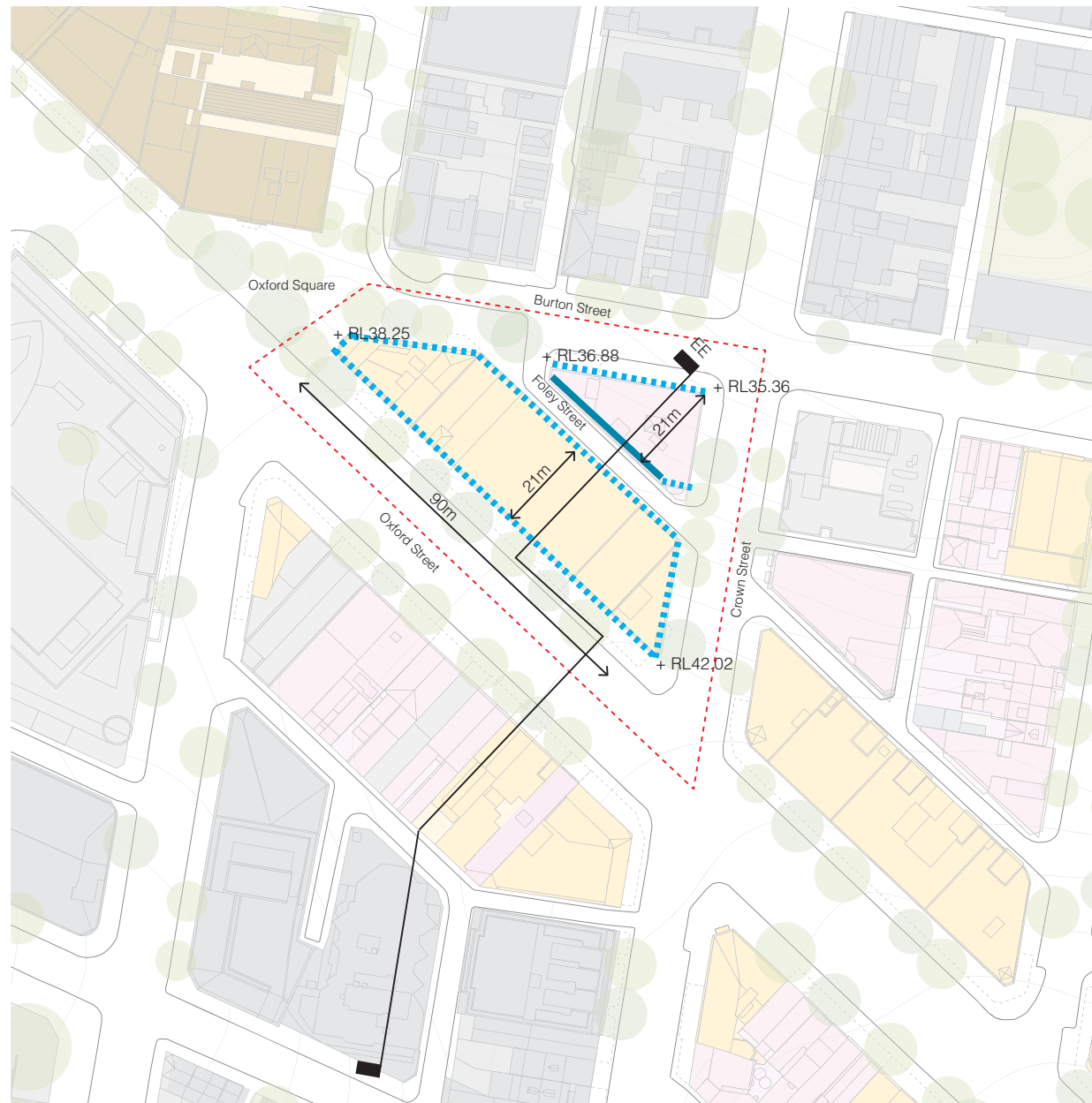
- Continuous awning to Oxford Street
- Inconsistent awning to Burton Street

### 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

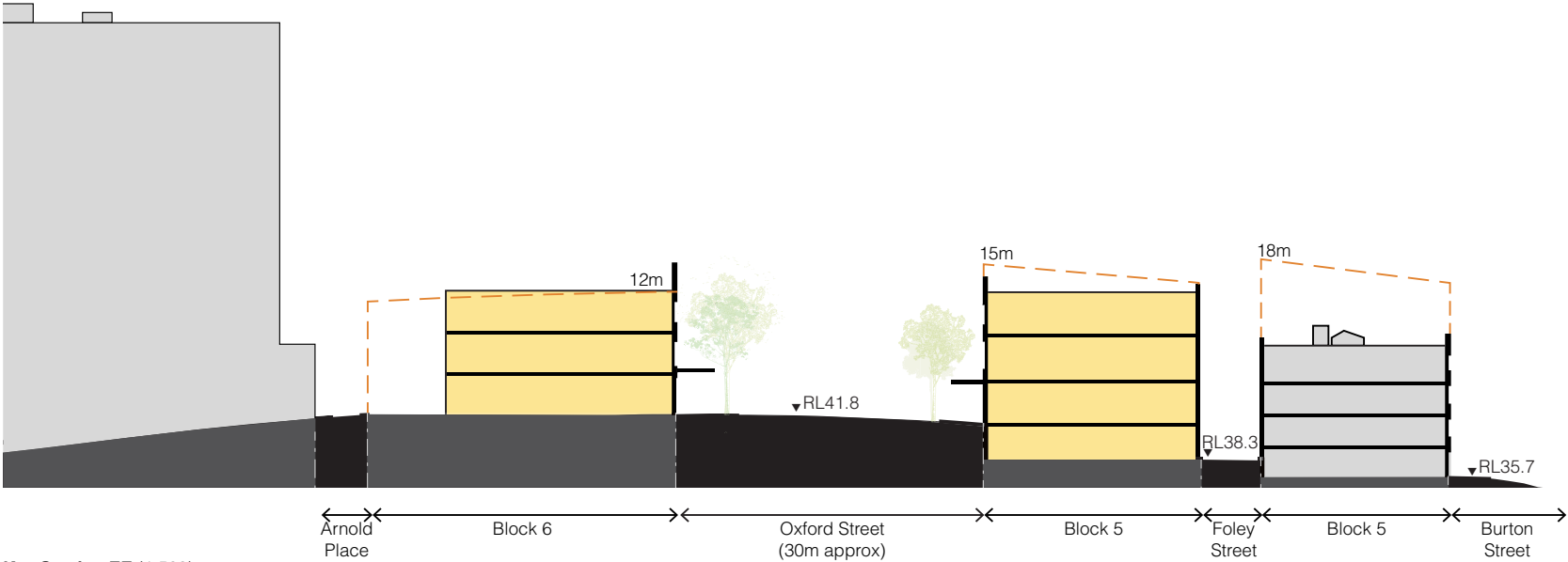


Existing Street Elevation (1:300)  
Oxford Street

|     |       |       |    |
|-----|-------|-------|----|
| No. | 52-54 | 56-78 | 80 |
|-----|-------|-------|----|

326

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







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

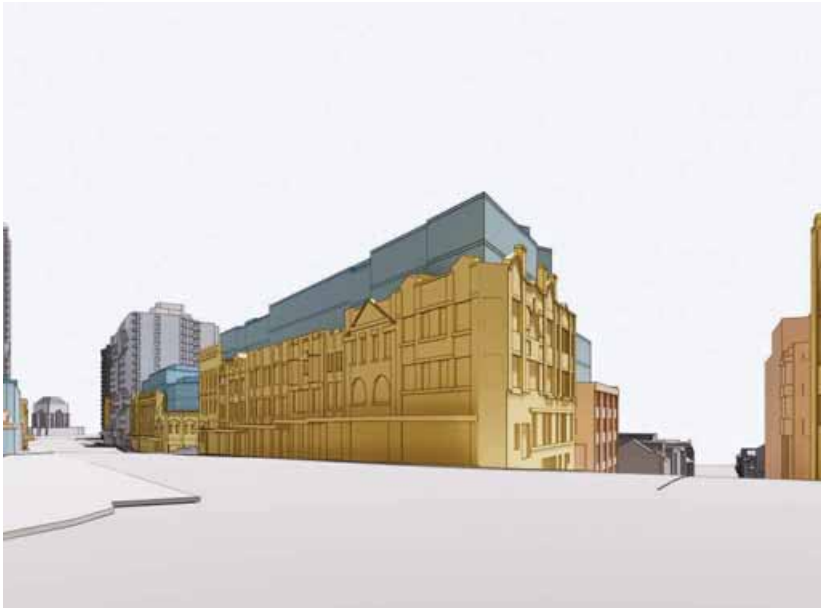
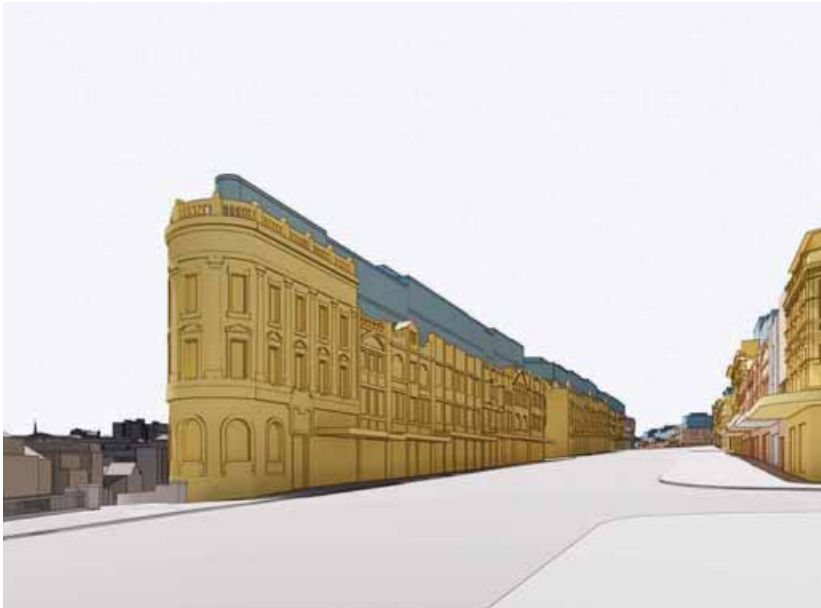
The back lane stretches from Burton to Crown Street and is laid with patterned pavers. The backs of the buildings on both sides of Foley Street are painted consistent to their respective colour schemes. No manner of graffiti, detracting graphics, nor visually obtrusive prevalence of service utilities, 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



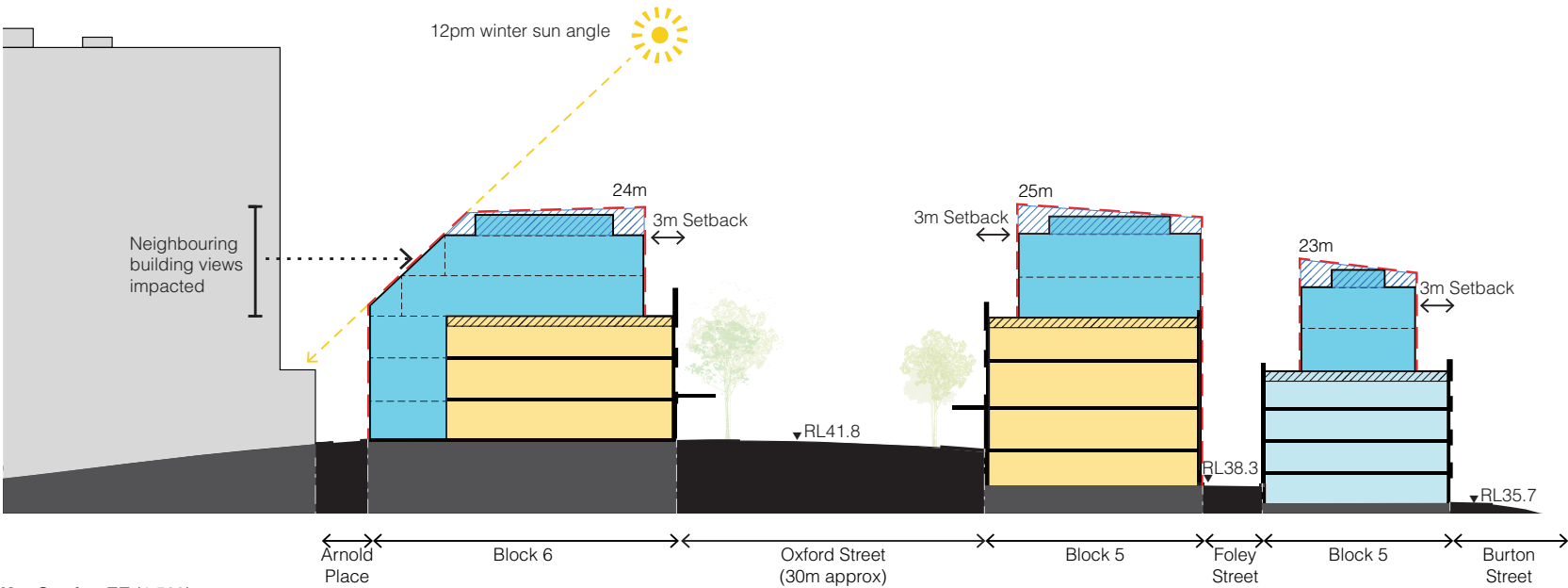
Accessible routes on Burton Street



328

- 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

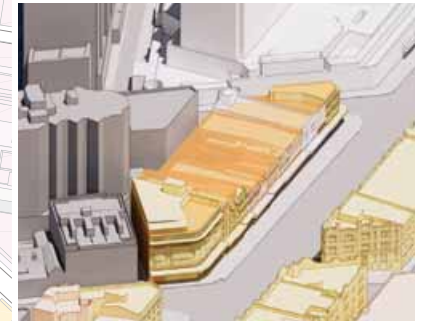
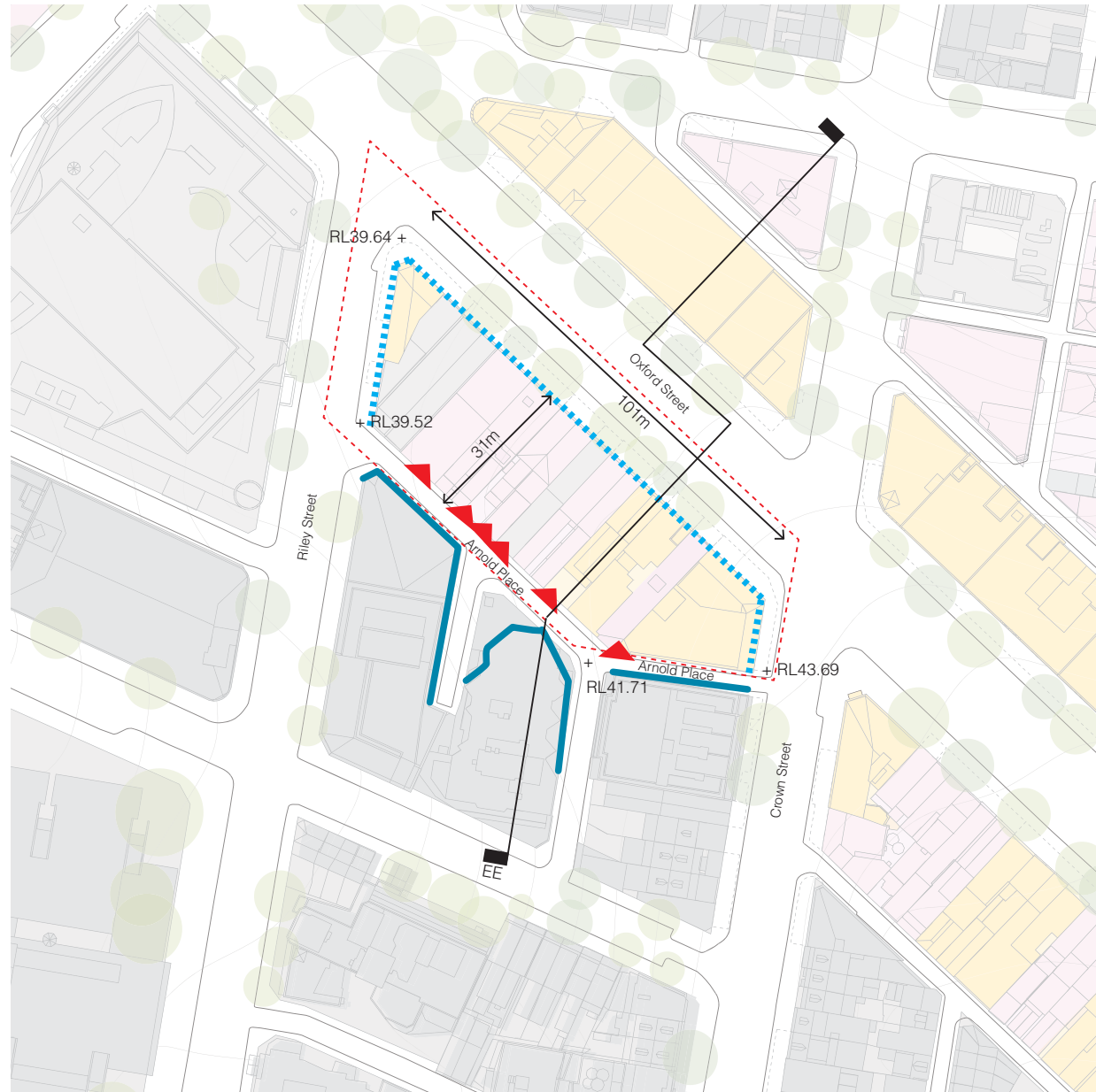
- Continuous awning to Oxford Street
- Some awning to Riley and Crown Street

### Materiality

- Face brick
- Painted Brick
- Painted render

### Trees/landscaping

- Significant street trees to Oxford Street

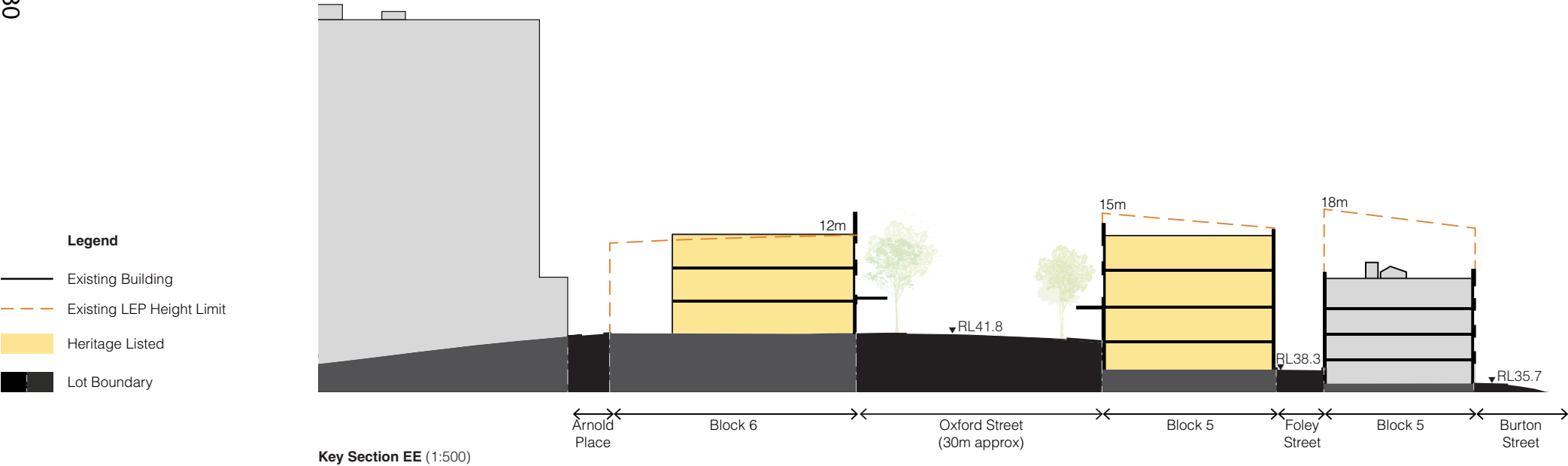


- Active Frontage
- Vehicular Access
- Sensitive Residential Interface
- Block Extent
- Distance
- Heritage Listed Items
- Contributory Buildings
- Existing LEP Height Envelope

1:1000 @ A3



330







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.

331



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.

332