

CHARACTER PRECINCT AREAS

7. Centennial Parklands Interface



CHARACTER PRECINCT AREAS

7. Centennial Parklands Interface



VIEWS

Photograph showing view of Bondi Junction looking south from Bradley's Head



VIEWS

Photograph showing view of Bondi Junction looking south from Bradley's Head



VIEWS

Photograph showing view of Bondi Junction looking south from Cremorne Point





CONSULTATION

Government Agency Feedback

Council met with representatives from the following Government agencies.

- Woollahra Council
- Centennial Parklands and Moore Park Trust
- Sydney Water
- Roads and Maritime Service (RMS) and Transport for NSW (TfNSW)
- State Transit Authority (STA)

A summary of agency feedback is listed below;

Woollahra Council

- Identified Emanuel Synagogue on Ocean Street in proximity of study area within the Woollahra LGA undergoing redevelopment

Centennial Park and Moore Park Trust

- Centennial Park listed on the State Heritage Register
- Centennial Park recently commissioned a new Masterplan.
- Masterplan recently adopted in December 2013
- No new entrances to the park proposed
- Community Consultation identified need for facilities for Youth. Ideas included a Skate Facility in the north east corner of park (York Road and Oxford Street)
- Recent upgrade of Belvedere Amphitheatre within Centennial Park. Proposed pathway and cycleway service this new activity node
- Recommended consideration of presentation improvements to major intersection

Sydney Water

- Reservoirs within Centennial Park listed on State Heritage Reservoir. Heritage listing denies public access
- Critical to retain structural integrity of reservoir walls
- Sporting activities occur on one Reservoir within the Park

Roads and Maritime Service (RMS) and TfNSW

- Discussion regarding land ownership
- RMS responsible for area between the kerbs on Syd Einfeld Drive. Remainder in Council ownership
- Small roads owned by Council
- Any changes to Local Roads is considered by Local Traffic Committee which has representation from RMS
- RMS will forward PIMS information (internal land management data base)
- Bus Depot is in 24 hour operation
- Capacity for 200 buses, current usage 180 buses
- Oxford Street is a strategic bus corridor
- Buses enter via York Street and exit via Oxford Street
- Concern regarding safety in relation to cycle path in front of depot
- Concern that existing bus shelter limits driver visibility of pedestrians and cyclists
- Buildings in Depot are Heritage Listed: Old Tram Shed
- Future urban design options will need to be tested in relation to Coordinated Traffic Systems Modelling (SCATS)

State Transit Authority (STA)

- Bus depot is a 24/7 operation
- Functional/operational requirements:
 - a facility to park buses. Currently there are no alternative facilities (in the locality) to park buses
 - the site is currently at capacity when all buses are parked at night.
 - the buses parked and serviced on the site serve the Waleley and Woollahra areas predominantly
 - currently 187 buses are parked on site overnight. Several of these are bendy buses which are 18m long.
 - Site contains a high pressure natural gas facility which has safety implications
 - If a multi storey depot were to be built on the site there would be considerable inefficiencies compared to an at grade facility. This would be due to the loss of space / manoeuvring room as a result of columns and access ramps. There are examples of multi storey bus depots overseas Hong Kong and London but none in Australia. A 3 - 4 storey bus depot would be required to house the same number of buses if the site was to be halved in area.
 - If it was decided the bus depot would be redeveloped, there is currently nowhere to park the buses that currently utilise the site. It would be very difficult for operation and construction to occur simultaneously. A substantial management plan would be required.
 - Buses could not be parked on the street at night while construction was to occur.
 - It may be possible for 20 buses to be parked elsewhere they would have to return to the site to be serviced.
 - The majority of bus services start at Bondi Junction or Bondi Beach. As such most buses leave the site at the Oxford Street exit and turn right. If the Oxford Street exit were to be closed buses could exit into York Road as long as there was a right turn from York road into Oxford Street.
 - The numbers of buses reversing should be minimised due to noise issues (beeping).

CONSULTATION

Council Workshop - Meeting Minutes

Minutes

Meeting: West Oxford Street Precinct Plan. Community Reference Group Meeting

Date: 4 March 2014
 Time: 5:30 – 6:30pm
 Location: Bondi Room, Council Chambers, Bondi Road, Bondi Junction

Attendees:

Peter Lynch, BJ Precinct Committee	PL
Peter Maiden (York Road)	PM1
Gil Morris (Denison St)	GM
Em Scott (Mill Hill Road)	ES
Rebecca Brown (Ruthven St)	RB
Matthew Gain (Leswell St)	MG
Fiona Glen (Grafton St)	FG
Nick Cole (York Road)	NC
Jane Petrie (St. James Road)	JP
Peter Monks, Waverley Council	PM
George Bramis, Waverley Council	GB
Darlene Vander Breggen, GAO	DV
Valerie Giammarco, Waverley Council	VG
Sascha Martin, Waverley Council	SM



No.	Item	Action
1	<p>Welcome and Presentation</p> <p>PM welcomed attendees and introduced Darlene Vander Breggen from the Government Architect's Office (GAO)</p> <p>He explained the roles of the GAO and Elton Consulting</p> <p>PM stated that the group will be an ongoing reference group for the project</p> <p>DV presented the West Oxford Street Precinct Presentation via PowerPoint:</p> <ul style="list-style-type: none"> - Background - Analysis - Inter agency feedback 	-
2.	<p>Discussion</p> <p>PM and DV facilitated discussion.</p> <p>General feedback/ comments from the group:</p> <p>Explanation of the process of preparing 3 design concepts was explained.</p> <p>A request for the brief sent out to the possible charette teams was requested.</p> <p>DV stated that it has not been written yet. Pre-determined selection criteria will be used to select the preferred teams.</p>	-

	<p>The group requested details of every community engagement event scheduled by Council. They also requested to be present at the design charettes.</p> <p>PM stated that the group could send Council suggestions on how to collect community input.</p> <p>It was noted that 20% of cars turning into Nelson Street then do a U-turn in the first driveway in Grafton Street because they have mistakenly got in the wrong lane on Oxford Street.</p> <p>It was noted that the slip lane adjacent to Centennial Park is very hazardous for pedestrians. Council to contact RMS to collect accident data if possible.</p> <p>DV explained the process and reasoning behind the timing of the project.</p> <p>PM stated that it would be good to publicise the results of Council's study before TfNSW make any announcements.</p> <p>GB answered query on assessment of Bondi Junction's rapid growth. He stated that Council had achieved its targets for housing and commercial supply per the State Government's requirements.</p> <p>DV confirmed that there are no design concepts prepared to date.</p> <p>DV confirmed that Council had no information from the Ministry of Finance or TfNSW on options for the future of the bus depot.</p> <p>PM noted that the bus depot is a very important transport storage facility.</p> <p>DV noted that the concepts to be prepared would not be necessarily limited by the current LEP / DCP controls.</p> <p>DV confirmed that part of the charette process would include asking the 3 teams to provide examples of similar international precedents as part of their research. DV stated that good similar examples are a helpful tool for the community.</p> <p>PM confirmed that Council will schedule a second drop in session for those unable to attend the session on Sat 8 March.</p>	SM
3.	<p>Actions</p> <p>Information requested by the group is summarised below:</p> <ol style="list-style-type: none"> 1. Copy of Power point presentation delivered on the night has been uploaded on the Council's website. It can be found at the following link: http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0004/67315/West_oxford_street_analysis_march_2014.pdf 2. Titles of government agencies officials Council Officers met with on 27 February 2014 <ul style="list-style-type: none"> • Urban Designer, Woollahra Council • Planning Manager, Centennial Parklands • Disposal Team Leader, Sydney Water • Road Safety Officer, Roads and Maritime Services • Senior Land Use Planner, Network Management, Network and Safety Section, Roads and Maritime Services 	



CONSULTATION

Council Workshop - Meeting Minutes

	<ul style="list-style-type: none"> Regional Traffic and Services Manager, Eastern Region, Sydney Buses Urban Designer, Roads and Maritime Services <p>3. Scope of works for commission of Government Architects Office Refer to report to Council in December 2013 - Attachment A. The Attachment can be found at the following link (pages 278 - 282) :</p> <p>http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0009/65097/Council_Agenda_-_10_December_2013.pdf</p> <p>4. Community engagement list The timeline for the project can be found at the following link.</p> <p>http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0008/66977/Updated_timeline_MAR14.pdf</p> <p>Additionally, representatives from the community reference group have been invited to make a presentation to the First Meeting of the Design Charette attendees.</p>	
4.	<p>Minutes to be sent to attendees</p> <p>Next meeting to be held in approximately 2 weeks</p>	VG

CONSULTATION

Internal Council Meetings

Strategic Town Planning Section - Ideas for the future of the precinct

- Opportunities
- Turn Syd Einfeld into a grand boulevard
- Demolish Syd Einfeld and knit the urban fabric back together and reinstate views from Bondi Junction to harbour
- Create more civic spaces for Bondi Junction . Build a public square over Syd Einfeld with good solar access.
- Better safer cycling facilities (i.e. safer bike paths on Oxford Street, add a bike lane to Syd Einfeld, activate Grafton Street with a bike lane)
- Remove slip lane between Centennial Park and landscaped island and extend park.
- Make land within centennial park between water reservoir and york road into a Village green where people can gather for picnics, lunch, boules etc. Allow food vans to locate there
- Celebrate the connection between Oxford Street and Centennial Park. Add another entry to the park at the corner of York Road and Oxford Street.
- Realign streets and extend built form over vacant green island.
- Better lighting on the pedestrian bridge over Syd Einfeld
- Activate the area around the pedestrian overpass to make it safer at night
- Create a bike service station
- Create a better and more direct connection to centennial park at the corner of Oxford Street and York Road
- Savour and bring out the essence of the existing quirky character of the main street
- Include an interesting night activating anchor tenant at the

- Create a sense of arrival to Bondi Junction (a prominent building would be OK)
- Make the area as permeable as possible (i.e. new streets through bus depot, continue Osmund Lane to Oxford Street)
- Reinstate right hand turn from York Road into Oxford Street

The area is heavily visited because people can easily park their car to shop

Strategic Town Planning Section - Ideas for the future of the precinct

- Pedestrian and vehicular accident statistics for intersections can be provided on request.
- The area is currently very unsafe for cyclists
- TfNSW has recently funded concept designs for a separated cycleway joining the one being designed for the northern side of Centennial Park to link to Bondi Junction station.
- It is understood that a bus stop is required in front of the depot for bus driver changeovers
- Nelson Hotel and subculture of healthy food are successful attractors and should be savoured. Retain and value the well loved fine grain neighbourhood centre feeling.
- York Road and Oxford Street are at traffic capacity during the am peak.
- Shop keepers have asked for more parking in the past.
- Council is considering green infrastructure for Bondi Junction with ambitious targets for greenhouse, water and waste. Low carbon technology, decentralised water systems and an integrated water strategy are being investigated. Kinesis modelling is available upon request.

Opportunities:

- Add another entry to the park at the corner of York Road and Oxford Street.
- Dedicated right turn lane from York Road to Oxford Street is currently being investigated by RMS. Would require loss of all day parking on the eastern side of York Road.
- Housing fronting Oxford Street on the south side could be redeveloped as shops. i.e shops beside "About Life".
- Create more permeability through bus depot
- retain small scale, fine grain commercial premises on Oxford Street and foster proliferation of this type of business.
- facilitate existing trends that are working
- celebrate the entry to Bondi Junction from the west with a sequence of experiences (physical and programmed) not a singular iconic gesture.



CONSULTATION

Community Reference Group - Meeting Minutes - Meeting N

Minutes

Meeting: West Oxford Street Precinct Plan. Community Reference Group Meeting

Date: 4 March 2014

Time: 5:30 – 6:30pm

Location: Bondi Room, Council Chambers, Bondi Road, Bondi Junction

Attendees:

Peter Lynch, BJ Precinct Committee	PL
Peter Maiden (York Road)	PM1
Gil Morris (Denison St)	GM
Em Scott (Mill Hill Road)	ES
Rebecca Brown (Ruthven St)	RB
Matthew Gain (Leswell St)	MG
Fiona Glen (Grafton St)	FG
Nick Cole (York Road)	NC
Jane Petrie (St. James Road)	JP
Peter Monks, Waverley Council	PM
George Bramis, Waverley Council	GB
Darlene Vander Breggen, GAO	DV
Valerie Giammarco, Waverley Council	VG
Sascha Martin, Waverley Council	SM



No.	Item	Action
1	<p>Welcome and Presentation</p> <p>PM welcomed attendees and introduced Darlene Vander Breggen from the Government Architect's Office (GAO)</p> <p>He explained the roles of the GAO and Elton Consulting</p> <p>PM stated that the group will be an ongoing reference group for the project</p> <p>DV presented the West Oxford Street Precinct Presentation via PowerPoint:</p> <ul style="list-style-type: none"> - Background - Analysis - Inter agency feedback 	-
2.	<p>Discussion</p> <p>PM and DV facilitated discussion.</p> <p>General feedback/ comments from the group:</p>	-

CONSULTATION

Community Reference Group - Meeting Minutes - Meeting No.1

<p>The group requested details of every community engagement event scheduled by Council. They also requested to be present at the design charettes.</p> <p>PM stated that the group could send Council suggestions on how to collect community input.</p> <p>It was noted that 20% of cars turning into Nelson Street then do a U-turn in the first driveway in Grafton Street because they have mistakenly got in the wrong lane on Oxford Street.</p> <p>It was noted that the slip lane adjacent to Centennial Park is very hazardous for pedestrians. Council to contact RMS to collect accident data if possible.</p> <p>DV explained the process and reasoning behind the timing of the project.</p> <p>PM stated that it would be good to publicise the results of Council's study before TfNSW make any announcements.</p> <p>GB answered query on assessment of Bondi Junction's rapid growth. He stated that Council had achieved its targets for housing and commercial supply per the State Government's requirements.</p> <p>DV confirmed that there are no design concepts prepared to date.</p> <p>DV confirmed that Council had no information from the Ministry of Finance or TfNSW on options for the future of the bus depot.</p> <p>PM noted that the bus depot is a very important transport storage facility.</p> <p>DV noted that the concepts to be prepared would not be necessarily limited by the current LEP / DCP controls.</p> <p>DV confirmed that part of the charette process would include asking the 3 teams to provide examples of similar international precedents as part of their research. DV stated that good similar examples are a helpful tool for the community.</p> <p>PM confirmed that Council will schedule a second drop in session for those unable to attend the session on Sat 8 March.</p>	SM
<p>3. Actions</p> <p>Information requested by the group is summarised below:</p> <p>1. Copy of Power point presentation delivered on the night has been uploaded on the Council's website. It can be found at the following link:</p> <p>http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0004/67315/West_oxford_street_analysis_march_2014.pdf</p> <p>2. Titles of government agencies officials Council Officers met with on 27 February 2014</p> <ul style="list-style-type: none"> • Urban Designer, Woollahra Council • Planning Manager, Centennial Parklands • Disposal Team Leader, Sydney Water • Road Safety Officer, Roads and Maritime Services • Senior Land Use Planner, Network Management, Network and Safety Section, Roads and Maritime Services 	

	<ul style="list-style-type: none"> • Regional Traffic and Services Manager, Eastern Region, Sydney Buses • Urban Designer, Roads and Maritime Services <p>3. Scope of works for commission of Government Architects Office Refer to report to Council in December 2013 - Attachment A. The Attachment can be found at the following link (pages 278 - 282) :</p> <p>http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0009/65097/Council_Agenda_-_10_December_2013.pdf</p> <p>4. Community engagement list The timeline for the project can be found at the following link.</p> <p>http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0008/66977/Updated_timeline_MAR14.pdf</p> <p>Additionally, representatives from the community reference group have been invited to make a presentation to the First Meeting of the Design Charette attendees.</p>	
4.	<p>Minutes to be sent to attendees</p> <p>Next meeting to be held in approximately 2 weeks</p>	VG

CONSULTATION

Community Reference Group - Meeting Minutes - Meeting No.2

Minutes

Meeting: West Oxford Street Precinct Plan. Community Reference Group Meeting

Date: 19 March 2014
 Time: 5:30 – 6:30pm
 Location: Bondi Room, Council Chambers, Bondi Road, Bondi Junction

Attendees:

Peter Lynch, BJ Precinct Committee	PL
Peter Maiden (York Road)	PM1
Gil Morris (Denison St)	GM
Eric Scott (Mill Hill Road)	ES
Matthew Gain (Leswell St)	MG
Fiona Glen (Grafton St)	FG
Bettina Orellana (St. James Road)	BO
Danielle Ecuyer (Lawson Street)	DE
Marcella McAdam (Lawson Street)	MM
Howard Parry- Husbands (Ruthven Street)	HP
James Box (Ruthven St)	JB
Peter Monks, Waverley Council	PM
George Bramis, Waverley Council	GB
Valerie Giammarco, Waverley Council	VG
Laura Douglas, Waverley Council	LD



No.	Item	Action
1	<p>Online survey</p> <p>PM confirmed that council will send out a group email notifying interested residents that the online survey is about to close a few days before the survey closes on Friday 11 April.</p> <p>DE recommended that a clear statement be added to the beginning of the survey stating that the precinct planning process could result in changes to Council's Local Environment Plan (LEP) and Development Control Plan (DCP).</p>	<p>LD</p> <p>VG to co-ordinate adding statement to surveys</p>
2	<p>Statistics on 8 March drop in session</p> <p>VG reported the following statistics re the 8 March drop in session:</p> <ul style="list-style-type: none"> Approximate no. of participants: 200 No. of participants who signed in: 80 (including 75 who said 'yes' to receiving future information updates) No. feedback forms distributed: 141 No. completed feedback forms received to date: 36 	-
3.	3D Model	

	DE requested that a 3D model be developed showing existing buildings and another with an overlay of LEP (Local Environment Plan) controls for the study area. It was requested that snapshots of the model be available at the next drop in session.	VG to investigate
4.	<p>Reference Group Contact</p> <p>GB suggests it would be good for the reference group to have a central contact email or phone number so Council can provide direct contact details on our website.</p> <p>General consensus in the group to provide a contact.</p> <p>PM suggested that the group give themselves a name/title</p>	Ref group reps to provide
5.	<p>Planning Context</p> <p>GM asked questions pertaining to the context of the study in relation to planning for the rest of Bondi Junction.</p> <p>GB explained background studies (more information on studies can be found on Council's website) and the State Government's draft Planning Act which requests Council's to take a more strategic planning approach.</p> <p>GB explained that Strategic Planning is forward planning. Strategic Planning acknowledges that places will change over time and attempts to plan for those changes. Strategic Planning usually articulates a vision with input from all key stakeholders, the vision then forms the basis of planning controls and public domain improvements.</p> <p>MG requested examples where this approach has occurred previously.</p> <p>PM quoted several examples he has been involved in.</p> <p>ES noted that when looking at examples it is the process that is important not the end result.</p> <p>DE asked if the airspace over Syd Einfeld Drive is within the study area.</p> <p>PM confirmed it is.</p> <p>It was asked if Council had a "vision" for the area. PM stated that Council have no vision to date, this process considers all issues raised to come up with a vision.</p>	-
6	<p>Future of the Bus Depot site</p> <p>GM asked why Council is preparing designs for the bus depot when it is not the owner.</p> <p>PM stated that it was considered good practice to have a design for what Council considers to be a good outcome for when we are approached by the owners of the depot.</p>	-

CONSULTATION

Community Reference Group - Meeting Minutes - Meeting No.2

	parking will be needed into the future.	
7	<p>Design Charette Parameters</p> <p>MG asked if design charette participants will be instructed to prepare designs aligning with current LEP and DCP controls?</p> <p>PM stated that the design teams will look at the opportunities and constraints for the area. Minimising impacts on surrounding residents will also be one of the considerations put to the teams.</p> <p>HP requested a copy of the brief for the design teams</p> <p>PM stated that it had not been prepared yet.</p> <p>HP stated that the brief should include more specific parameters and that one option should be designed to match the LEP/DCP controls.</p> <p>HP requested to see the selection criteria for choosing design team leaders for the charettes</p> <p>GB stated that a list of eminent people in their fields was collated by Council and the Government Architects Office. The reference group are invited to suggest additional names of firms that will be added to the list.</p> <p>DE asked why protection of the Mill Hill Conservation Area is not part of the parameters being provided to the design teams?</p> <p>PM stated that all of the issues raised by the community will be reported to the design teams for them to take into account when formulating their designs.</p>	Reference Group to provide
8.	<p>Actions</p> <p>Information requested by the group is summarised below:</p> <p>1. Reference group contact details.</p> <p>The group should provide contact details for the group which will be displayed on Council's website and included in return emails on submissions received. It would be appreciated if you could provide this by Friday 28 March.</p> <p>2. Design Charette Team Leaders:</p> <p>A list of possible design charette team leaders sourced from eminent Sydney based urban design, landscape architecture, architecture and public artist firms has been compiled in conjunction with the Government Architect's Office (GAO) .</p> <p>The reference group expressed an interest in nominating firms to be considered for the list. The names of firms the Reference Group would like to be considered by the GAO for inclusion in the list of potential design charette team leaders must be emailed to westoxford@waverley.nsw.gov.au by close of business Monday 24 March in order to provide sufficient time for the GAO to consider all nominations and make contact with nominees.</p> <p>Rather than each Reference Group member providing their own list, it would be appreciated if the Reference group could consider providing 1</p>	<p>Reference Group to provide.</p> <p>Reference Group to provide.</p>

	<p>response on this issue to avoid duplication.</p> <p>3. Reference to the possibility that this process could result in changes to Local Environment Plan (LEP) / Development Control Plan (DCP) controls should be included in community engagement materials.</p> <p>Council Officers have advised Elton to include a statement to that effect in their display boards and surveys.</p> <p>4. 3D digital model:</p> <p>Council's 3D modelling officer is currently preparing:</p> <ul style="list-style-type: none"> • a 3D model showing existing buildings within the study area and shadow diagrams for June 21 at 9am, noon and 3pm. • a 3D digital model showing the current building heights controls (in box form) within the study area and associated shadows. <p>Snap shots from the models and shadow diagrams will be uploaded to the website as soon as they are complete.</p>	<p>Council Officers</p> <p>Council Officers</p>
9.	<p>Minutes to be sent to attendees</p> <p>Next meeting to be held on Wed 9th April at 5.30pm</p>	VG

CONSULTATION

Community Reference Group - Meeting Minutes - Meeting No.3


Minutes

Meeting: West Oxford Street Precinct Plan. Community Reference Group Meeting

Date: 9 April 2014
 Time: 5:30 – 6:30pm
 Location: Bondi Room, Council Chambers, Bondi Road, Bondi Junction

Attendees:

Gil Morris (Denison St)	GM
Matthew Gain (Leswell St)	MG
Bettina Orellana (St. James Road)	BO
Danielle Ecuyer (Lawson Street)	DE
Marcella McAdam (Lawson Street)	MM
Kate Watson (Mill Hill Road)	KW
D. Matthew Taylor (Oxford Street)	MT
Anne Casamento	AC
Peter Monks, Waverley Council	PM
George Bramis, Waverley Council	GB




No.	Item	Action
1	Reference Group Contact Confirmation to forward all emails from residents to the savewestbondijunction@hotmail.com	-
2	Statistics on 3 April drop in session PM reported on the drop in session. Concerns were raised about how the flag comments were collated. PM noted that these concerns were expressed to Elton Consulting. PM noted that the online survey closes on Friday 11 April.	-
3.	Design Charette The design charette brief as sent out was distributed to all attendees. Discussion ensued regarding the process. DE wanted to ensure that LEP FSR and height of Buildings controls are not changed. GM stated that the BJUDR should be removed for all the consideration of the charette teams because it pre-disposes the amendment of WLEP 2012. KW noted that if City Plan was author of the BJUDR and they wanted no change to the WLEP as a result of the process. DW wants Council to protect the existing area and believes this workshop is a developer driven agenda rather than insisting that the design charette teams do not go over the LEP and DCP controls.	

J:\HOME\Strategic\Urban Design\west oxford street precinct plan nov 2013\meetings\140319_community reps west oxford street meeting 3 minutes.doc

	<p>MG asked will the LEP and DCP be referenced with greater emphasis.</p> <p>PM noted that charettes were to be limited to design professionals. No Councillors will be invited. In trying to capture the range of community opportunities Council has worked with Elton, however Council have offered to have 3 community representatives to attend as observers. PM proposed to work on a confidentiality agreement because he is concerned that tweeting "ideas" throughout the session could constrain creativity. Confidentiality agreements have been used for residents on the Cemetery Working Group. PM explained that "Observer" status doesn't mean reps can't talk but can sit at the table and answer questions but they are not paid or part of the design team.</p> <p>MG is concerned about the difficulty for a resident to report back to the community when they have signed a confidentiality agreement.</p> <p>DE raised the question of "commercial in confidence"</p> <p>AC raised the issue of possible "intellectual property".</p> <p>PM advised that he was committed to working with the group to discuss the terms of any confidentiality agreement so that residents would be comfortable in attending the charettes.</p> <p>PM asked for the community reference group to submit nominations of as many community reps as the group could generate even if that did not meet the nominations previously requested by Council.</p>	Reference Group to provide
4.	Community Presentation at Design Charette No. 1 PM stated that 30 minutes will be provided to the group in the morning session.	-
8.	Actions Information requested at the meeting is summarised below: 1. Design Charette Community reference group to submit nominations of community reps who would like to be present at the design charettes, who will speak, and to discuss the terms of the confidentiality agreement.	Reference Group to provide.
9.	Minutes to be sent to attendees The next meeting of the reference group will be held between Design charettes 2 and 3. It is scheduled for Wednesday 21st May at 5.30pm.	VG

CONSULTATION

Letter from MP Bruce Notley-Smith



Dear ,

I write to you regarding recent community concern about the future of the Waverley Bus Depot. There has been some confusion and a few myths spread about over this issue, thus I'd like to clarify my position and that of the NSW Government on the future of the site.

I'm pleased to confirm that there will not be any sale of the Waverley Bus Depot or the airspace above it. I can also assure you that the site will not be redeveloped by the State Government, who owns the land and airspace. I do not believe that any development on the site can co-exist with its use as a bus depot.

Buses play a dominant role in the Eastern Suburbs' public transport network, and any development on the site would compromise the critical role that it plays housing our buses and the associated maintenance facilities. Further, there are simply no sites available in the Eastern Suburbs which could replicate the capacity or the advantages the current depot provides.

I also believe that the majority of Bondi Junction residents would not want to see the site redeveloped as any development would undoubtedly diminish the residential amenity of the locality and compromise the important Heritage Conservation Area which adjoins it.

That is why I called on the Minister for Transport, the Hon Gladys Berejiklian and Minister for Finance and Services, the Hon Andrew Constance to abandon any plans to call for expressions of interest on the site. Subsequent to my approach, the Minister for Transport released a statement which is attached to this letter.

Phone: (02) 9389 1600 Fax: (02) 9387 8845 Mail: PO Box 612, Bondi Junction NSW 1555
Electorate Office: 80 Bronte Road, Bondi Junction NSW 2022 Email: coogee@parliament.nsw.gov.au Website: www.bruceandgladys.com

There has been some speculation as to the imminent removal of fuel tanks from the site. I can confirm that new fuel tanks were installed on the site last year with a condition that the old tanks subsequently be removed.

Much of the concern over future of the site has been generated by Waverley Council's undertaking of the West Oxford Street Precinct Plan, which is seeking public opinion on the future of the western end of Bondi Junction.

I would like to clarify that Waverley Bus Depot is on state owned land and therefore the West Oxford Street Precinct Plan has no bearing on the future of the site. I can assure you that whilst I am the Member for Coogee I will fight to ensure that no development unrelated to public transport takes place on the Waverley Bus Depot.

If you have any further questions regarding this issue, please do not hesitate to contact my office.

Yours sincerely,



Bruce Notley-Smith MP
Member for Coogee

7 April 2014

Authorised and printed by Bruce Notley-Smith MP, 80 Bronte Rd, Bondi Junction NSW. Paid for using Parliamentary entitlements. APRIL 2014.



CONSULTATION

Letter from MP Bruce Notley- Smith



The Hon Gladys Berejiklian MP
Minister for Transport

Bruce Notley-Smith MP
80 Bronte Road,
Bondi Junction NSW 2022

Dear Mr Notley-Smith,

Further to our previous discussions and your strong representations on behalf of your community, I am happy to reiterate to you and your constituents that Transport for NSW has no plans to sell any part of the Waverley bus depot.

Thank you for your strong advocacy on this issue.

Yours faithfully,

04 APR 2014


Gladys Berejiklian MP
Minister for Transport

CONSULTATION

Mayoral Minute No.MM./14

Ordinary Council Meeting	22 April 2014
Mayoral Minute No. MM. /14	
Subject:	Waverley Bus Depot
Trim File No.:	A13/0636
Author:	Councillor Betts, Mayor

Adopted



MOTION: That Council:

- Notes the advice from the Hon. Gladys Berejiklian MP NSW Minister for Transport and the local member for Coogee Bruce Notley Smith that the State Government has abandoned plans to call for expressions of interest for the possible future redevelopment of the Waverley Bus Depot;
- Supports the state governments current position that the Waverley Bus Depot site is required to be maintained as a public transport hub serving the public transport needs of the eastern suburbs;
- Encourages the Design Charette Teams to investigate measures that would improve the appearance of and access to / from the Bus Depot, its integration into the surrounding locality, and the movement of pedestrians, buses, bikes and other private vehicles.

1. Background

In July 2013 the State Government announced it was intending to undertake feasibility studies on a number of bus depot sites in Sydney to consider whether they warranted alternative development possibilities. An expression of interest program for the North Sydney bus depot has progressed but it is understood that no progress was made in considering the future of the Waverley Bus Depot.

As a consequence of this announcement, the Council resolved to include the Waverley Bus Depot site within the study area for the West Oxford Street Precinct Plan Study. By assessing the site as part of a broader study it was anticipated that Council would be in a better position to influence future development scenarios on the site rather than simply reacting to whatever proposal may have been generated by the state government or any possible private developer of the site generated over time.

The future of the Bus Depot site has caused considerable concern within the community and the State Government has provided conflicting information about its future intentions for the site.

Recent correspondence from the Hon. Gladys Berejiklian MP NSW Minister for Transport and the Member for Coogee Bruce Notley Smith has now confirmed that the State Government no longer intends to investigate the possible sale of the property or its air rights.

This news is a relief for the local community who were understandably concerned at the lack of certainty the previous State Government announcement had created. The Council supports the Waverley Bus Depot site remaining as a public transport hub servicing the needs of the eastern suburbs.

It is therefore appropriate to provide additional guidance to the West Oxford Street Precinct Plan Design Charette Teams study to reflect this information. The Bus Depot should remain as part of the study area and the Design Charettes encouraged to consider ways of improving the appearance of the depot, especially along Oxford Street, the access to / from the depot, possible improvements to the streets and public spaces around the depot, and the movement of pedestrians, buses, bikes and other private vehicles.





APPENDIX - See attachments

1. West Oxford Street Precinct Plan_DRAFT Consultation Outcomes Report_Phase 1_240414_FOR COUNCIL
2. Bondi Junction Complete Streets Project Report
 - 2a. Bondi Junction Complete Streets Report Appendices
3. Bondi Junction Urban Design Review
4. Waverley Bike Plan
5. Centennial Parklands Masterplan Volume 1 (for volume 2 please visit http://www.centennialparklands.com.au/about/planning/centennial_park_master_plan_2040)
6. Waverley Light Rail Report
7. Scaled A1 - Aerial Plan And Cadastral Plan

A9 3D MODELLING

SHADOW DIAGRAMS



EXISTING SUMMER 9am



ORANGE TEAM SUMMER 9am



BLUE TEAM SUMMER 9am



GREEN TEAM SUMMER 9am

SHADOW DIAGRAMS



EXISTING SUMMER NOON



ORANGE TEAM SUMMER NOON



BLUE TEAM SUMMER NOON



GREEN TEAM SUMMER NOON

SHADOW DIAGRAMS



EXISTING SUMMER 3pm



ORANGE TEAM SUMMER 3pm



BLUE TEAM SUMMER 3pm



GREEN TEAM SUMMER 3pm

SHADOW DIAGRAMS



EXISTING EQUINOX 9am



ORANGE TEAM EQUINOX 9am



BLUE TEAM EQUINOX 9am



GREEN TEAM EQUINOX 9am

SHADOW DIAGRAMS



EXISTING EQUINOX NOON



ORANGE TEAM EQUINOX NOON



BLUE TEAM EQUINOX NOON



GREEN TEAM EQUINOX NOON

SHADOW DIAGRAMS



EXISTING EQUINOX 3pm



ORANGE TEAM EQUINOX 3pm



BLUE TEAM EQUINOX 3pm



GREEN TEAM EQUINOX 3pm

SHADOW DIAGRAMS



EXISTING WINTER 9am



ORANGE TEAM WINTER 9am



BLUE TEAM WINTER 9am



GREEN TEAM WINTER 9am

SHADOW DIAGRAMS



EXISTING WINTER NOON



ORANGE TEAM WINTER NOON



BLUE TEAM WINTER NOON



GREEN TEAM WINTER NOON

SHADOW DIAGRAMS



EXISTING WINTER 3pm



ORANGE TEAM WINTER 3pm



BLUE TEAM WINTER 3pm



GREEN TEAM WINTER 3pm

A10 LIST OF FIGURES

FIGURE DESCRIPTION

1	Study area shown on aerial photograph	28	Design charette (photographs)	55	Punctuate with sculptural water towers - precedent photo
2	View East along Oxford Street, north side	29	Aerial photograph showing study area	56	Adaptive reuse of the Reservoir - precedent photo- Paddington Reservoir
3	Key policy documents - cover pages	30	Concept Plan - Team Orange (Scale 1:1000@A3)	57	Sketch of revealed reservoir and water towers
4	Fine grain shop fronts	31	Section 1 - Oxford Street - Bus Depot - Orange Team (Scale 1:500@A3)	58	Comparative Matrix - Traffic
5	Fine grain shop fronts on corner of Nelson Street	32	Section 1 - Oxford Street - Typical - Orange Team (Scale 1:500@A3)	59	Comparative Matrix - Public Domain
6	Timber and tyre yard between Denison Street and Mill Hill Road	33	Dramatising the new corner to Bondi Junction - precedent photos	60	Comparative Matrix - Art, Culture & Heritage
7	Hire car yard Oxford Street between Nelson Street and York Road	34	Create laneway connections with new housing - precedent photos	61	Study Blocks Plan (Scale 1:1000@A3)
8	Photographic north elevation - Oxford Street	35	Sketch of proposed view down Oxford Street with new bus depot building	62	Summary of proposed building heights and additional public domain - Orange Team
9	Photographic south elevation - Oxford Street	36	Sketch of Nelson Street as proposed square with traffic calmed, new lowered pedestrian bridge and cafe hub	63	Summary of proposed building heights and additional public domain - Blue Team
10	Limited street activation	37	Concept Plan - Blue Team (Scale 1:1000@A3)	64	Summary of proposed building heights and additional public domain - Green Team
11	Existing active street frontage between Mill Hill Road and Ruthven Street	38	Sections - Oxford Street - Blue Team (Scale 1:1000@A3)	65	Intensify small sites with active frontages - precedent photo
12	The Nelson Hotel on the corner of Oxford Street Nelson	39	Nelson Street shared zone - precedent photo	66	Provide a diversity in local housing choice - precedent photo
13	Freestanding 2 storey heritage building on the corner of St Johns Road and Oxford Street	40	Nelson Street shared zone - precedent photo	67	Add to older buildings - precedent photo
14	Existing view East along Oxford Street near the corner of Ruthven	41	Nelson Street shared zone - precedent photo	68	Comparative Matrix - Built Form
15	Narrow passage for pedestrians and cyclists	42	Affordable housing - precedent photos		
16	Existing bus depot frontage	43	Bike hub - precedent photo		
17	View west along Oxford Street near intersection with Syd einfeld Drive and York Road	44	Bike hub - precedent photo		
18	View along northern perimeter of Centennial Park with narrow footpath and lack of connection with the park and reservoir.	45	Adaptive reuse - reservoir - precedent photo		
19	Local context (Scale 1:2000@A3)	46	Adaptive reuse - reservoir - precedent photo		
20	Land Holdings (Scale 1:2000@A3)	47	Activity hub - Centennial Park - precedent photo		
21	Project Methodology	48	Concept Plan - Green Orange (Scale 1:1000@A3)		
22	Community Engagement - drop in session	49	Section 1 - Oxford Street -Green Team (Scale 1:500@A3)		
23	Community Engagement - drop in session	50	Section 2 - Oxford Street -Green Team (Scale 1:500@A3)		
24	Community Engagement - ideas in the park	51	Section 3 - Oxford Street -Green Team (Scale 1:1000@A3)		
25	Project overview (timeline)	52	Bus depot frontage welcome to Bondi Junction - sketch		
26	Design charette (photographs)	53	An enhanced public domain - sketch		
27	Design charette (photographs)	54	Rejuvenate the street - precedent photo		

A11 GLOSSARY

ACTIVATION

Stimulating activity in an area by increasing human interaction.

ADAPTIVE REUSE

Adaptive reuse is the reuse of an old site or building for a purpose other than which it was built or designed for.

DCP

Development Control Plan is a non-legal document that supports the Local Environmental Plan (LEP) with more detailed planning and design guidelines.

DESIGN CHARENTE

A design charette is a design workshop in which designers work intensively on an issue and present their findings in a public forum. The process is used to produce high level, imaginative ideas quickly. The design charrettes in this project were held over a 3 week period, preceded, interspersed and followed by the broader program of community consultation and stakeholder workshops.

BUILDING ENVELOPE

A building envelope is not a building, but a three dimensional zone that limits the extent of a building in any direction. It defines the extent of the overall building zone in plan and section within which a future building can be located.

Building envelopes set the appropriate scale of future development in terms of bulk and height in relation to the street layout and block and lot sizes in a particular location. The length, depth and height of building envelopes are defined in metres.

BUILT FORM CONTROLS

Built form controls are all the guidelines and legislative controls that determine the size, scale, height, siting etc of a building on a particular lot. Built form controls include the building envelope, mandatory building setbacks, maximum height limits, floor space ratio (FSR) etc.

BUILDING HEIGHT

Building height is a vertical distance measured from the lowest existing grade at the base of a building to the highest point. Building height is measured in either metres or storeys. Building height excludes the plant room zone on the roof top of larger buildings.

BUILDING SETBACK

A building setback is a required distance between a structure or building and a property boundary line.

FINE GRAIN

The urban grain is the physical fabric of a town or city and refers to the street pattern, size and distribution of blocks and subdivision of parcels of land or lots, hierarchy of street types, physical linkages between locations and modes of transport. A 'fine urban grain' is a more intricate block structure with smaller property lots and offers a variety of opportunities and experiences and connections. Typically 'fine grain' gives priority to pedestrians and has a human scale built form with a variety and diversity of smaller, 'one off' retail, businesses and residences.

FSR

Floor Space Ratio is the ratio of a building's Gross Floor Area (GFA) to the size of the lot of land it is built on. There are limits imposed on the allowable FSR for sites which are set out in the Local Environmental Plan (LEP).

GBA

Gross Building Area is the total floor area inside a building envelope including external walls. GBA is measured in square metres (sqm or m²).

GFA

Gross Floor Area is the sum of the area of each floor of a building, measured to the internal face of external walls. GFA includes all habitable spaces in a building but excludes areas for common vertical circulation (lifts and stairs), service areas, parking, terraces and balconies. GFA is measured in square metres (sqm or m²).

LEP

Local Environmental Plan is a legal document prepared by Council and approved by the State Government to regulate land use and development

STOREY

A storey is a level in a development. This includes attic spaces with habitable rooms. It does not include space used for car parking, laundries or storeroom if the ceiling above the space is not more than 1200mm (measured from the lowest point on the site) above ground level.

TOWER

While there is no formal height definition for a tower, Australian building codes consider buildings over 10 stories to be 'high-rise' for the purposes of fire safety and evacuation design. From an urban design perspective towers are also defined as free-standing buildings that are vertically proportioned.