IDEAS FOR WEST OXFORD STREET, BONDI JUNCTION

For consultation purposes only
MC: Brian Elton
Managing Director, Elton Consulting
PURPOSE OF THIS SESSION

To present the three concept schemes as prepared in the design charette process
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<th>Time</th>
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<tr>
<td>6.00 - 6.05pm</td>
<td>MC - introduction</td>
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<tr>
<td>6.05 - 6.15pm</td>
<td>Peter Monks - context and background</td>
<td>10 mins</td>
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<td>6.15 - 6.20pm</td>
<td>Questions</td>
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<td>6.20 - 6.35pm</td>
<td>Presentation - Design Team 1 - Hill Thalis</td>
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<td>6.40 - 6.55pm</td>
<td>Presentation - Design Team 2 - Simpson + Wilson</td>
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<td>Presentation from Design Team 3 - Archrival</td>
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<td>7.20 - 7.25pm</td>
<td>Matthew Gain - West Bondi Junction Community Reference Group presentation</td>
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<td>7.25 - 7.35pm</td>
<td>Peter Monks - next steps</td>
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<td>Final Observations</td>
<td>5 mins</td>
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FORMAT FOR A PRODUCTIVE BRIEFING
Peter Monks
Director, Planning & Environmental Services,
Waverley Council
WAVERLEY TOGETHER 3

- L5 – Develop a vision for Bondi Junction which creates vibrant and accessible public places through high quality urban design and placemaking principles.

BONDI JUNCTION 2030 VISION DRAFT

To deliver Bondi Junction as the major centre servicing the Eastern Suburbs of Sydney

1. Build on the strategic and economic importance of Bondi Junction
2. Improve public transport access and use
3. Create great buildings, spaces and streets for everyone
4. Facilitate appropriate growth and development
5. Deliver our ambitious 2020 environmental targets
CONCURRENT PROJECTS

• Bondi Junction Complete Streets project
• Bondi Junction Urban Design Review
• Waverley Bike Plan
• Centennial Park Master Plan
• Investigations into possible future light rail connections
• Bondi Junction Green Infrastructure Master Plan
WHY DO THIS STUDY?

• Local developer approach to Council

• Waverley bus depot announcement

• Strategic planning for our community should be led by the Council in consultation with the community not by a developer
OBJECTIVES OF THE PROJECT

- Create a memorable entry
- Value existing qualities
- Future desired character
- Connected
- A sense of place

- Test the LEP and DCP provisions
- Engage government agencies, and the community
- Use design charrette to explore possible scenarios for the future of the area
IDEAS FOR WEST OXFORD STREET

STUDY AREA

Woollahra LGA

Randwick LGA

Centennial Parklands

Waverley LGA
WHAT IS A DESIGN CHARETTE?

• A design charrette is a design workshop in which designers work intensively on an issue and present their findings in a public forum.
• A process to produce high level imaginative ideas quickly
• 11 firms invited / 5 submissions received / 3 teams selected
COMMUNITY ENGAGEMENT FEEDBACK SUMMARY (1 of 3)

Ideas in the Park: approx. 200 participants

Ideas in the Library: approx. 60 participants

Completed feedback forms (online and paper): 88

First Concepts Session: approx. 50 participants

Completed feedback forms (paper): 42

Street Intercept survey (face to face): 58 respondents

Local Retailer survey (online and paper): 30 respondents
COMMUNITY ENGAGEMENT FEEDBACK SUMMARY (2 of 3)

• Draft Concepts Ideas: an overview (42 respondents)
  - Draft concepts included positive ideas for addressing:
    - traffic congestion,
    - improving pedestrian and cycle access,
    - public domain improvements,
    - new housing to accommodate population growth & demographic change
COMMUNITY ENGAGEMENT FEEDBACK SUMMARY (3 of 3)

• Those who responded indicated that the key issues are:
  - Traffic, access and parking
  - Preference for any future development to be low rise with height limits in LEP
  - No high rise
  - Concern for bus depot site and impact on neighbourhood
  - Preserve heritage
  - Community purpose eg. Sporting, childcare, public space
NEXT STEPS

18 June  Public briefing

Aug  Report to Council recommending public exhibition

Sept-Oct  Public exhibition period

Dec 2014/ Feb 2015  Final report to Council
QUESTIONS

5 minutes
team orange

Hill Thalis Architecture + Urban Projects Pty Ltd teamed with, Jane Irwin Landscape Architecture (JILA), and Macgregor Westlake (public artist)

Presenter: Phillip Thalis
REMAKING OXFORD STREET

Public Meeting
June 2014
..effective neighbourhood physical planning for cities should aim at these purposes:

First, to foster lively and interesting streets.

Second, to make the fabric of these streets as continuous a network as possible throughout a district of potential sub-city size and power.

Third, to use parks and squares and public buildings as part of this street fabric; use them to intensify and knit together the fabric’s complexity and multiple use. They should not be used to island off different uses from each other, or to island off subdistrict neighbourhoods.

Jane Jacobs
The Death and Life of Great American Cities  p168
RECONNECTING OXFORD STREET
REPLACING THE WASTELAND
EXTENDING WESTWARD A LIVELY, SAFE OXFORD STREET
RECONNECT OXFORD STREET EAST - EXTEND BONDI JUNCTION WEST

- Reconnecting severed neighbourhoods
- Transforming Oxford Street and Syd Einfeld into urban boulevards
- Increasing housing choice in the local area
- Framing the streetscape along Oxford Street
- Providing an improved gateway to Centennial Park
- Improving pedestrian and cycle movement and amenity
- Resolving traffic
- Safeguarding the bus depot as critical transport infrastructure
CURRENT SITUATION – A VOID NOT A PLACE
1943 - THE URBAN STRUCTURE PRE- SYD EINFELD DRIVE
1905 SALE OF CENTENNIAL PARK ACT CREATES PARK EDGE
PUBLIC BENEFITS DRIVE KEY MOVES
1. Simplify intersection of Oxford Street, Syd Einfeld Drive and Ocean Street to create a new urban block, and dramatically improve pedestrian, cycle and traffic conditions (reduce road space by 30%)
Re-imagine Oxford Street along Centennial Park and Syd Einfeld Drive as urban boulevards lined with significant tree planting.
Connect Grafton Street to Syd Einfeld Drive to relieve west-running traffic associated with Westfield which causes most of the congestion through Nelson Street and Oxford Street, and traffic-calm the western end of Grafton Street.
Win a new pedestrian square in Nelson Street as the traffic is reduced, encouraging outdoor uses and connecting to a generous pedestrian bridge. (50% increase in pedestrian space)
Introduce a series of new lanes and pedestrian connections north of Oxford Street, including an elevated, planted promenade along the narrowed Syd Einfeld frontage. (6,000 sqm increased to 15,000 sqm)
Set back a new bus administration building fronting Oxford Street (replacing the current 1960’s York Road building) allowing a widened shareway and bus stop, a cafe fronting St James Road park, in so increasing bus storage on the Depot site.
Refine Squares and entries at the north-eastern corner of Centennial Park to better address the urban precinct of Oxford Street bringing activation to the proposed skatepark and events spaces.
Widen Oxford Street by 3m along its northern side, replace existing undistinguished building stock with new 4-6 storey buildings to provide housing choice and improve neighbourhood character.
Open new public walkways south of Oxford Street to allow better east-west pedestrian connections to Ruthven, Mill Hill and Denison Streets, targeted to 4 existing parcels.
Create, on land currently alienated by traffic, a new lot and major building (100sqm+) at the new entry point to Bondi Junction in the spirit of the former historic theatre and diner.
BETTER RESOLVING TRAFFIC TO WIN PUBLIC SPACE
PRIORITISING PEDESTRIANS & CYCLES WITH TRAFFIC
SECTION THROUGH REDEVELOPED BLOCKS, EAST OF RUTHVEN STREET

SECTION THROUGH NEW BLOCK AND BUS DEPOT, WEST OF ST JAMES ROAD

SECTIONS - WIDENED OXFORD STREET
CALM LOCAL STREETS BY DIVERTING WESTFIELDS’ TRAFFIC

GRAFTON & NELSON STREETS CURRENTLY
NELSON STREET CURRENTLY – POOR PUBLIC DOMAIN
NELSON STREET – PEDESTRIAN HUB
REPLACE STEEP AND NARROW NELSON ST FOOTBRIDGE
RENEW OXFORD STREET AND SYD EINFELD AS BOULEVARDS
DIVERSIFYING LOCAL HOUSING CHOICE
ADDING TO OLDER BUILDINGS
INTENSIFYING SMALLER SITES WITH ACTIVE FRONTAGE
CREATING LANEWAY CONNECTIONS WITH NEW HOUSING
DRAMATIC CORNER BUILDINGS ON OXFORD STREET
DRAMATISING THE NEW CORNER TO BONDI JUNCTION
MISERABLE OXFORD STREET - BUS DEPOT FRONTAGE
NEW BUS STOP, CAFÉ & DEPOT ADMIN BUILDING
MAKE A NEW ARRIVAL AT BONDI JCTN & CENTENNIAL PARK
CREATE A NEW GATEWAY TO CENTENNIAL PARK
CREATE A NEW GATEWAY TO CENTENNIAL PARK
CREATE A NEW GATEWAY TO CENTENNIAL PARK
REMAKE OXFORD STREET CREATES MANY PUBLIC BENEFITS
QUESTIONS

5 minutes
team blue

Simpson + Wilson, Architecture and Urban Design, teamed with The Lot (public artists)

Presenter: Mike Harris
The brief:
The aim of the West Oxford Precinct Plan is to contribute to the regeneration of the area, to create a better place for the community to live in, work in and enjoy, and to ensure that important outcomes such as delight, chance, experimentation, beauty and fun are retained within the precinct.
What we (urban designers, landscape architects, architects) do:

+ Work from the metropolitan level down
+ Look at what’s there and work from the detail up
+ Always consider context; across the road, across boundaries
+ Put broad long term public interest and benefits first
What are we trying to achieve?

+ Identity
+ Engaging
+ Vitality
+ Connections
+ Uniqueness / adventurous
Identity? Character?
Some principles
3 Key moves
Identity:
Ridge + Park + Beach culture
Identity: The fine grain
Identity (emerging?)
Infrastructure re-use

Paddington Reservoir Gardens: Tonkin Zulaikha Greer
appropriate heights along Oxford Street
More people

Not more cars
Address the obvious
Adventurous
key moves

live work units – no cars

shop top fine grain

higher building?

shop top fine grain
key moves
Nelson St is a place
Nelson Street: shared market street
Nelson: shared market street
key
moves
Rationalise buses and activate frontage
key moves

Centennial Park
cycle-hub-café-spa as the culmination of Oxford Street in Bondi Junction
29 SKATE FACILITY
New facility in northeast corner of the Park.

15 NEW AMENITIES
Consider new permanent toilet facilities in northeast corner of Park.
key moves
Centennial Park

restored grandeur

adaptive re-use
long term: sparty!
active recreation: skate + climb

Commercial activity outside the park: bike hub cafe

New entry: where it makes sense to enter
The park on the site of the old Paddington reservoir seems to have been completed for a few months now. With so much rainwashing water, I just couldn't resist it...
future
QUESTIONS

5 minutes
team green

Archrival Architecture and Public Art, teamed with James Mather Delaney Design Pty Ltd Landscape Architects, and John O'Callaghan (urban design and place maker)

Presenter: Lucy Humphrey
REMAKING WEST OXFORD STREET
ARCHRIVAL, JMD DESIGN + JOHN O’CALLAGHAN

OUR TEAM
THE WEST OXFORD STREET PRECINCT CAN PROVIDE A LIVELY CULTURAL SPACE FOCUSED ON WELLBEING AND COMMUNITY, AND IS ACTIVATED BY INNOVATIVE PUBLIC ART, DYNAMIC STREETSCAPES AND CONNECTED BUSINESS CLUSTERS.

OUR VISION
BRING CULTURE TO THE DEPOT
PUNCTUATE OXFORD STREET
THINK DIFFERENTLY
BUILD WITH THE GRAIN
REJUVENATE THE STREET
WALK EVERYWHERE
strengthen the boulevarde
re-connect
pedestrians
cyclists
trees
Punctuate Oxford St

[Map with labels:
- Oxford Square
- Queen St
- Queen St Intersection
- Smith Hall
- Road Closure
- Victrix Bazaar]
Entry to Centennial Park does not reflect its catchment
Centennial Park gates tend to be on axis
Chain of reservoirs as a new opportunity
Bring the beach to the junction
BRING CULTURE TO THE DEPOT
BRING CULTURE TO THE DEPOT
BRING CULTURE TO THE DEPOT
BRING CULTURE TO THE DEPOT
PUNCTUATE OXFORD STREET
PUNCTUATE OXFORD STREET
PUNCTUATE OXFORD STREET
THINK DIFFERENTLY
THINK DIFFERENTLY
THINK DIFFERENTLY
BUILD WITH THE GRAIN
BUILD WITH THE GRAIN
REJUVENATE THE STREET
REJUVENATE THE STREET
Rejuvenate the street
REJUVENATE THE STREET
WALK EVERYWHERE
WALK EVERYWHERE
THANK YOU.

ARCHRIVAL.ORG
JMDDESIGN.COM.AU
JOHN-OCAL.COM
QUESTIONS

5 minutes
SAVE WEST BONDI JUNCTION
1. What is Save West Bondi Junction?
2. Some definitions
3. Things to consider when providing feedback
Save West Bondi Junction is a group of local residents from the West Oxford Street Precinct and surrounds. We are apolitical. We come from all age groups and different socio-economic backgrounds. Some of us have been here for ages and some are new.
DEFINITIONS
Local Environment Plan (LEP)

• Developed in 2012
• Guides amongst other things development in relation to:
  • Building heights
  • Floor space ratios
Current LEP Heights

Pink – 20 storeys
Light brown – 3 storeys
Green – 2 storeys
Floor space ratios

Bottom – approx. 0.5/1
Right – approx. 20/1
THINGS TO CONSIDER
Beyond simply considering the buildings you have seen presented today think carefully about the impacts any new structures will have on the surrounding environment. Following are some things worth considering.
The local character
Currently there is no high rise around the park
Increased traffic
Pressure on schools and amenities
A precedent for continued high rise development.
NEXT STEPS

Peter Monks
Director, Planning & Environmental Services,
Waverley Council
NEXT STEPS

18 June  ● Public briefing

Aug  ● Report to Council recommending public exhibition

Sept- Oct  ● Public exhibition period

Dec 2014/ Feb 2015  ● Final report to Council

• GAO and Council Officers will review schemes and present a considered report to Council

• Ideas will need further investigation before they could be further considered and presented to Council for adoption

• Should any LEP or DCP amendments be recommended then public consideration is an absolute requirement as part of that process
MORE INFORMATION