

# BONDI BASIN MASTERPLAN

managing the mosaic



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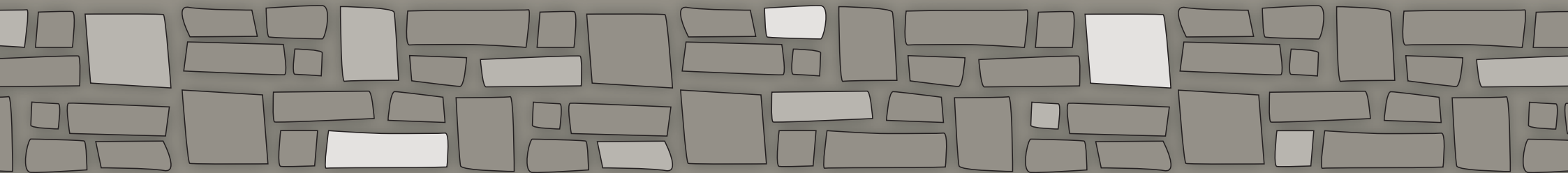
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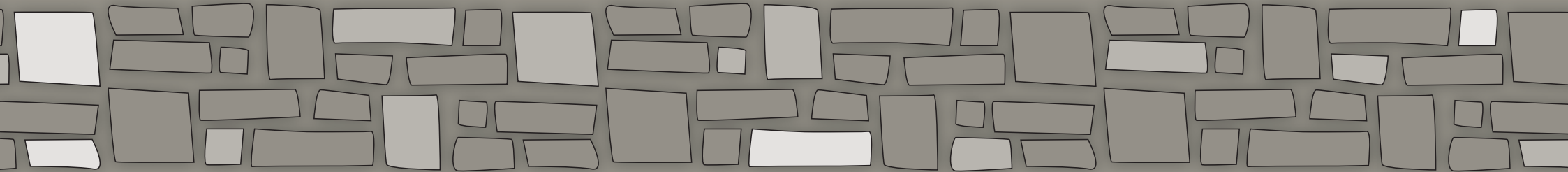








# I. Background



# Introduction

## PURPOSE

The purpose of this Master Plan is to provide a blueprint for improvements to the physical environment of the Bondi Basin over the next ten years.

The Master Plan sets out the preferred role and character of each of the major elements in the physical environment and identifies achievable actions for the future. The Master Plan is based on the vision and directions identified through community consultation as part of the Waverley Together Strategic Plan. Once the Master Plan has been finalised and adopted by Council, it will be implemented through ongoing budgets and Management Plans. Progress on the implementation of the plan will be reviewed annually and the results of this review communicated to the community. To ensure that it continues to provide up to date direction, the Master Plan will be comprehensively reviewed at least every five years.

## OBJECTIVES

The objectives of the Master Plan for the Bondi Basin are to:

- provide a consolidated framework for future planning and action
- provide clear direction for the function and appearance of the physical environment
- describe the preferred role and character of major elements in the physical environment
- ensure that the natural, social, cultural, historic and economic aspects of the physical environment are taken into account
- ensure that the needs of residents, businesses and visitors are taken into account



## PROCESS





# Master Plan Area - Aerial View



This Master Plan covers the area identified as 'Bondi' in the Strategic Plan. The study area is bounded by Blair Street to the north, the Pacific Ocean to the east, Edward Street to the south and Old South Head Road to the west. This area includes the significant features traditionally associated with Bondi, including the beach, parks, residential areas, commercial areas, headlands and local village centres.



# Master Plan Area - Zoning



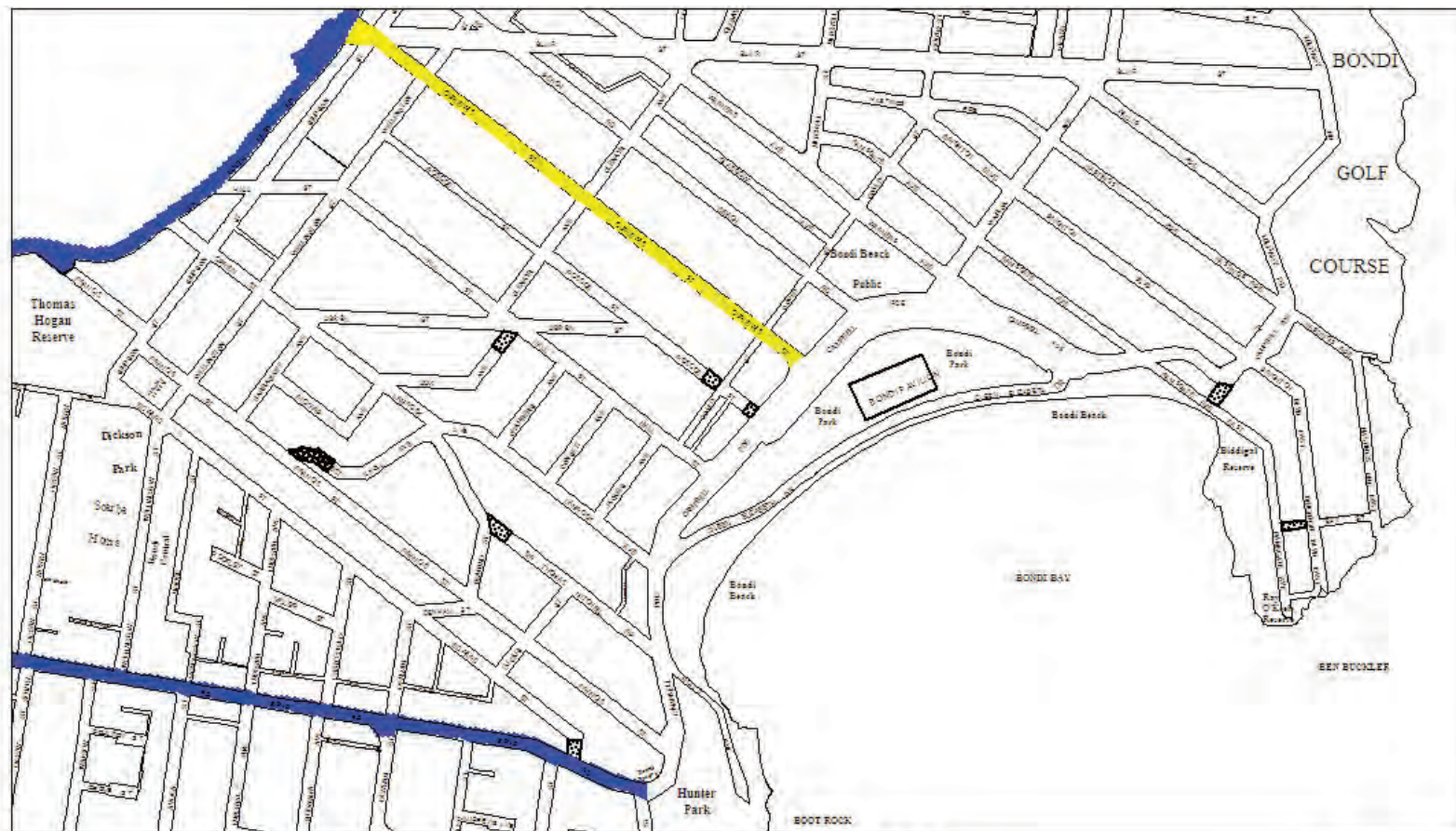
## ZONING KEY

<b>2. RESIDENTIAL</b>	
(a) RESIDENTIAL	[Pink Box]
(b) RESIDENTIAL	[Pink Box]
(c1) RESIDENTIAL	[Pink Box]
(c2) RESIDENTIAL	[Pink Box]
<b>3. BUSINESS</b>	
(a) BUSINESS GENERAL	[Light Blue Box]
(b) BUSINESS MIXED	[Light Blue Box]
(c) BUSINESS NEIGHBOURHOOD	[Blue Box]
<b>4. INDUSTRIAL</b>	
There are no lands included in this zone	
<b>5. SPECIAL USES</b>	
(a) SPECIAL USES (Schools and Place of Public Worship (POPW))	[Yellow Box]
<b>6. OPEN SPACE</b>	
(a) RECREATION EXISTING	[Green Box]
<b>7. RESERVATIONS</b>	
(a) SPECIAL PURPOSES (schools etc.)	[Light Green Box]
(b) ARTERIAL ROADS	[Light Green Box]
(c) LOCAL ROADS	[Light Green Box]
(d) REGIONAL OPEN SPACE	[Light Green Box]
(e) LOCAL OPEN SPACE	[Light Green Box]
<b>GENERAL</b>	
EXISTING ARTERIAL ROAD	[Thick Black Line]
ROAD CLOSED TO VEHICULAR TRAFFIC	[Thin Black Line]
PROPOSED ROAD CLOSURE	[Dashed Black Line]
ROAD RE-ALIGNMENT	[Dotted Black Line]
BEACHFRONT SCENIC PROTECTION AREA	[Hatched Box]

These are the existing zonings for the Bondi Basin as set out in the Waverley Local Environment Plan 1996. The Bondi Basin Master Plan does not effect these zonings or any other planning controls.



# RTA road hierarchy

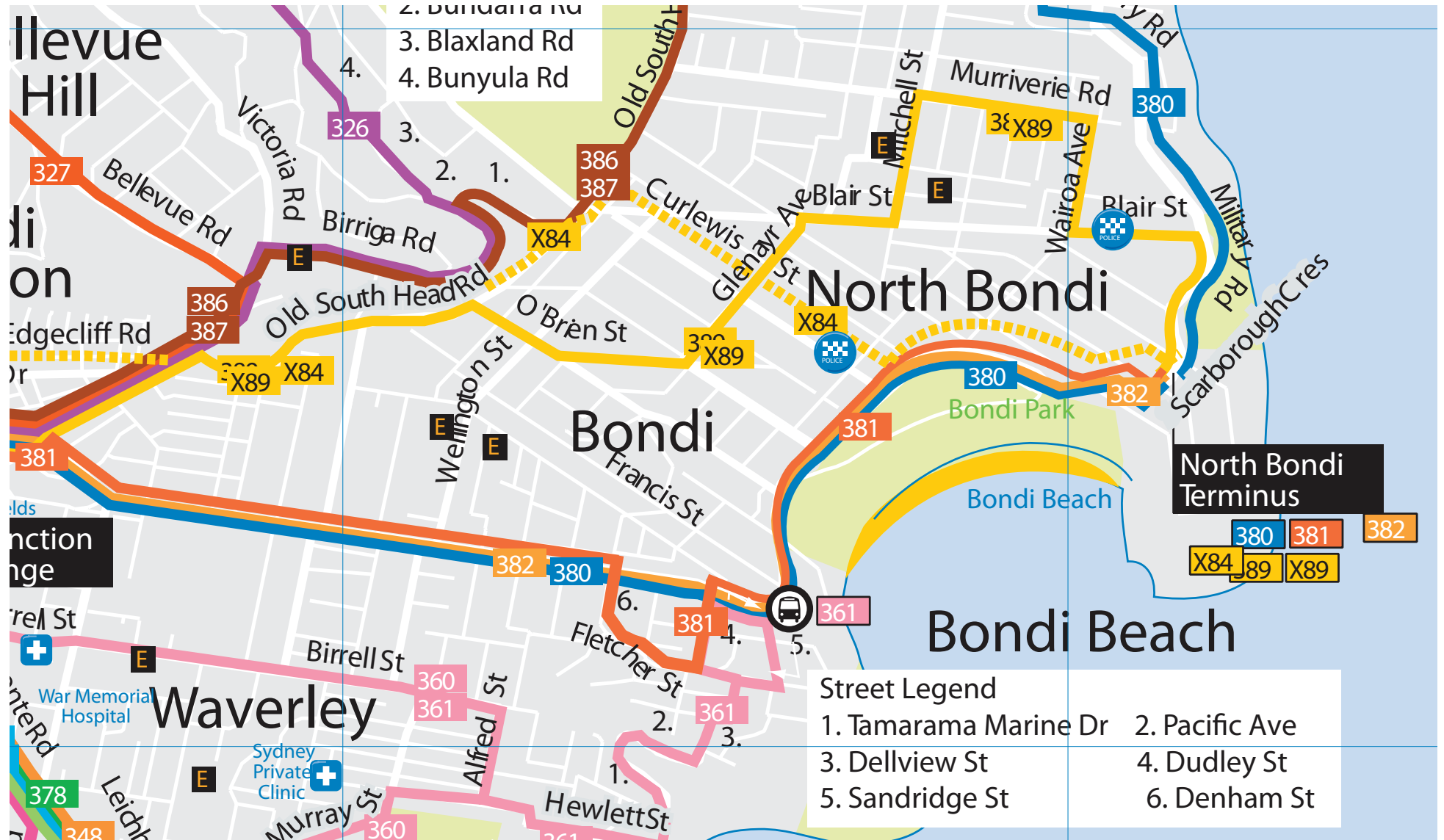


**ROAD HIERACHY - WAVERLEY LGA**





# Bus routes



# Relationship to Strategic Plan

## STRATEGIC PLAN

In April 2006, Waverley Council adopted the Waverley Together Strategic Plan to provide a blueprint for the outcomes that Council and the community hope to achieve over the next 12 years. The preparation of this Master Plan is one of the actions identified in the Strategic Plan. The Master Plan works to achieve the vision and directions identified in the Strategic Plan, but provides a greater level of planning detail.



## VISION

The following vision for the Bondi was developed in consultation with the local community through the *Strategic Plan*.

*Bondi will be an exceptional place where locals and visitors exist in harmony with each other and the environment, enjoying, respecting and nurturing the magnificent beach, distinctive and livable neighbourhoods, vibrant shopping and tourist precincts and eclectic cultural life.*



## DIRECTIONS

The Master Plan is also guided by and structured around the directions, which describe an ambitious and ongoing purpose towards which Council effort is directed. The directions for Bondi are:

**community wellbeing:** Bondi is a place that sustains its diverse population and visitors by providing a safe environment, a lively and creative cultural and recreational life and a robust sense of community

**look and feel:** Bondi is a place that features attractive, safe and clean public areas, residential areas, streets and buildings which feature good design that is sensitive to the environment and safeguards heritage

**environmental management:** Bondi is a place where people are actively encouraged to respect, nurture and share the beach, the rest of the natural environment and open spaces

**moving around:** Bondi is a place that enjoys reduced traffic congestion and improved safety, particularly because people walk, cycle and catch public transport more often

**economic development:** Bondi is a place that supports a vibrant commercial and tourism sector where the needs of locals and others are balanced



# Planning History

## ABORIGINAL HISTORY

'Bondi' (also spelt Bundi, Bundye and Boondi) is an Aboriginal word often believed to mean 'water breaking over rocks' or 'noise of water breaking over rocks'. The Australian Museum records, however, that Bondi means 'place where a fight with nullas took place'.

There is clear evidence that Aboriginal people occupied sites in what is now known as Bondi prior to European occupation. Most researchers agree that Sydney was the ancestral territory of the Eora people who occupied the area from Broken Bay to Botany Bay. Whether the Eora were a separate language group, a coastal sub group of the Darug (also spelt Dharug, Dharuk and Daruk) or simply the generic name that Aboriginal people used to refer to themselves is uncertain. It is also uncertain which particular clan roamed over the area that is now Waverley. It seems likely that the Aborigines of the area were of the Cadigal (also spelt Kadigal, Cadi and Caddiegal) clan or, possibly, the Birrabirragal clan. It is unlikely that Bondi was the home of the Biddigal clan.

Biddigal Reserve adjacent to Bondi Park was named in the 1960s because it was erroneously thought at the time to be the name of the clan group which occupied the area.

Aboriginal people would have made use of the abundant water available at Bondi and fished and collected seafood from the water and shore. Physical evidence of Aboriginal occupation found in Bondi includes rock carvings at the Bondi Golf Course, Ben Buckler Reserve and the coastal walk at Mackenzie's Point. These carvings depict various fish species and are estimated to be up to two thousand years old. The largest group of carvings is located at what was probably a ceremonial ground situated in the Bondi Golf Course and depicts a large shark and a male figure.

An important type of Aboriginal knife with a blunted back, probably used as a spear point, was first found in the area and is still known as the Bondi Point. The dune edge of Bondi Beach was also once the site of an Aboriginal midden containing shellfish debris, stone working implements and stone artefacts.

Development within the area has since destroyed the site, although remnants may exist under what is now Queen Elizabeth Drive. Items which were saved from the midden are now in the collection of the Australian Museum.

Waverley now has a small population of Aboriginal people. Since the mid 1970s, the La Perouse Aboriginal Land Council and Darug Tribal Aboriginal Corporation have represented Aboriginal interests in local government areas including Waverley. As custodians of places of heritage significance and in recognition of the rights of Indigenous Australians, Council's environmental and open space planning in areas such as Bondi is carried out in consultation with local Indigenous groups.



# Planning History

## 1920s BONDI BEACH AND PARK IMPROVEMENTS

The first major phase in planning for Bondi occurred in the 1920s when Council sought designs for a large improvement scheme. The scheme, which was constructed in 1928, included

- construction of Bondi Pavilion
- landscaping of Bondi Park
- creation of beachside car parking
- installation of pedestrian bridges, walkways and retaining wall

Much of the current design of Bondi Beach, Park and Pavilion still dates to this period, as do many of the area's heritage features.

## 1970s CULTURAL AND HERITAGE IMPROVEMENTS

Bondi Pavilion was originally designed to accommodate the needs of swimmers and surfers, as well as other recreation pursuits. In the 1970s, the use of the Pavilion for cultural activities increased and the building was altered to accommodate this use. The Bondi Pavilion Community Cultural Centre opened in 1978 and began to coordinate a range of events and festivals.

The Cultural Centre continues to play a

primary role in the community life of Bondi. The heritage significance of the Pavilion was recognised when it was classified by the National Trust in 1977 and listed on the Register of the National Estate in 1981. The heritage value of the Pavilion is maintained through an ongoing maintenance and upgrading program.

## 1980s MASTER PLANNING

The mid 1980s saw a change of approach to planning for Bondi Beach and the surrounding areas. Several planning documents produced in that period envisaged a greater amount of commercial development at the beachfront and an increase in the number of visitors. The studies recommended a large number of changes to the appearance and function of the area. Some of these recommendations have been adopted, such as the building of a skate ramp and the creation of a forecourt in front of the Pavilion. However, community concern over other recommendations, as well as private proposals for redevelopment, resulted in a Task Force being established in 1987 to consider the future of the area and, in particular, Bondi Park and Pavilion. Though the Task Force eventually

proposed an increase in the commercial use of the Pavilion in order to fund maintenance and refurbishment, it did not support wholesale commercial redevelopment or large increases in visitor numbers. It also recommended that a formal plan of management be prepared to guide the future of the Park and Pavilion.

## EARLY 1990s PARK AND PAVILION PLAN OF MANAGEMENT

In the early 1990s, work began on a plan of management for Bondi Park and Pavilion. A series of studies and reports were commissioned from consultants, culminating in 1991 in a three-volume draft plan of management. However, as it was concerned about the scale, type and cost of some of the proposals in the draft plan, Council chose to exhibit alternative management proposals alongside the consultant's reports. The Bondi Park and Pavilion Plan of Management which was eventually adopted in 1995 is largely based on Council's alternate proposals. As the Plan is now over ten years old and does not provide comprehensive guidance on all relevant issues, it will require review in the near future.



## MID 1990s TRAFFIC MANAGEMENT PLANNING

After the commercially-focused plans of the 1980s, Council formed a Working Party to review previous documents and make final recommendations. Traffic Management was the focus of much of this work. The Campbell Parade Traffic Study was prepared in 1994 and a Concept Plan agreed upon. This work guided the significant improvements to the western side of the Parade which were undertaken in 1999. The mid 1990s also saw the development of the Bondi Basin Traffic Strategy and Management Plan, which considered traffic and parking in the residential areas of Bondi. Implementation of the recommendations began immediately and over \$1.5 million has thus far been spent on a range of works.



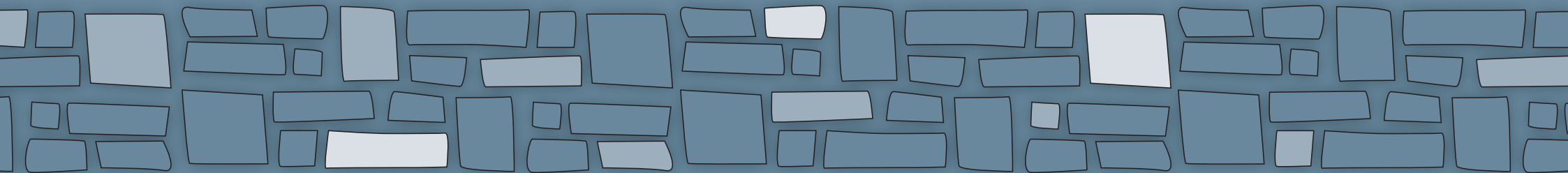
## LATE 1990s TO EARLY 2000s LAND USE PLANNING

This period saw the preparation of planning controls aimed at protecting the character of Bondi Basin and maintaining a balance between the needs of residents, businesses and visitors. The controls targeted issues such as backpacker accommodation, alfresco dining and urban design. The most recent phase in land use planning for the area is the Local Village Centres section of the Waverley Development Control Plan and associated Public Domain Improvement Plan, which are currently being prepared. These documents will include guidance for all local village centres in the Waverley Council local government area, including the Hall Street, Glenayr Avenue and North Bondi village centres and the Five Ways, Six Ways and Seven Ways intersections. The provision of detailed guidance for the public domain of Hall Street has been a priority in the project, as works to improve the area are scheduled to commence in August 2006.

## EARLY 2000s COORDINATION AND STRATEGIC PLANNING

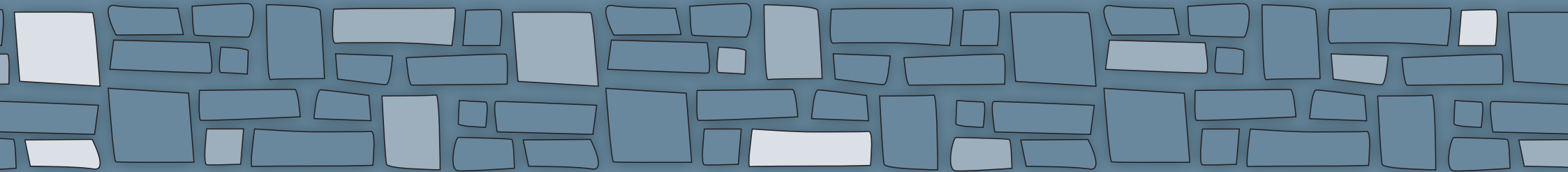
Around the time of the Sydney Olympic Games, Bondi Beach experienced a significant increase in visitor numbers. Council's services at that time were not adequate for the increased visitation, and an increase in litter and poor presentation of the public domain resulted. A number of improvements to summer cleaning and maintenance in Bondi were introduced in 2001 and have been further enhanced every summer since. A Tourism Policy and Visitor Management Strategy were also prepared in 2002 to better manage the impacts of high visitation.

A place management approach was introduced by Council in late 2003 to further tackle this issue and has been instrumental in improving the appearance and maintenance of the area, as well as the coordination of events and activities. Council has also undertaken coordination work at a strategic level, resulting in the preparation of the Waverley Together Strategic Plan in 2005 with a strong focus on Bondi.





## 2. Planning Elements Strengths & Challenges



# Bondi Beach

## STRENGTHS

1. Safe swimming and surfing
2. Allows a diversity of activities
3. Beach and forshore are protected from development
4. Magnificent sweep of beach
5. Generally good water quality
6. Natural beauty
7. Coastal climate


Bondi Beach includes the natural areas of sand and water between the headlands, as well as the ocean-fed pools at the north and south of the beach.





## CHALLENGES

1. Managing ocean pools
2. Maintaining public safety
3. Managing the diversity of activities, particularly during peak summer times
5. Managing litter
6. Southerly aspect
7. Pollution from stormwater after rain
8. Managing ocean habitat and marine protection zone
9. Managing, and potentially recycling, stormwater outfalls
10. Beach cleaning




Bondi Beach includes the natural areas of sand and water between the headlands, as well as the ocean-fed pools at the north and south of the beach.



# The Promenade

## STRENGTHS

1. Cultural significance of eruv fence, graffiti murals and Community Leaders Walk
2. Heritage significance
3. Promenade experience
4. Direct pedestrian linkages




The Promenade is a one kilometre long walkway which stretches along the length of Bondi Beach and is a significant part of the Eastern Beaches Regional Walk.



## CHALLENGES

1. Linkages to Residential Bondi
2. Inconsistent paving
3. Maintenance of promenade and sea wall
4. Deteriorating condition of tunnels
5. Graffiti



The Promenade is a one kilometre long walkway which stretches along the length of Bondi Beach and is a significant part of the Eastern Beaches Regional Walk.



# Queen Elizabeth Drive and Car Park

## STRENGTHS

1. Provision of parking for town centre
2. Allows easier access for people with a disability
3. Direct access to beachfront
4. Venue for temporary community events
5. Views from cars to the beach


Queen Elizabeth Drive and associated car parking runs between Bondi Park and the beach in a one-way configuration, with entry and exit onto Campbell Parade.





## CHALLENGES

1. Lack of parking for bicycles, motorcycles and scooters
2. Poor physical connection to town centre
3. Conflict between pedestrian and vehicular access, particularly in front of the Pavilion
4. Lack of lighting between town centre, park and car parks
5. Condition of tunnels prevents servicing of Pavilion and Surf Club from Queen Elizabeth Drive
6. Congested at peak times
7. Unattractive entry and roadway
8. Roadway separates beach and park
9. Access only from far southern end of car park




Queen Elizabeth Drive and associated car parking runs between Bondi Park and the beach in a one-way configuration, with entry and exit onto Campbell Parade.



# Bondi Park

## STRENGTHS

1. Surf Life Saving Clubs are centres for community activity
2. Use of Biddigal Reserve by local families
3. Well-used playground
4. Installation of new directional signage
5. Large areas of open space
6. Beach and foreshore protected from development
7. Diverse and high quality recreation and cultural facilities
8. Beach and foreshore protected from development
9. Views to beach and sea
10. Natural amphitheatre form
11. Valuable open space resource in high density residential area
12. Diversity of events and activities


An aerial photograph of Bondi Park and its surrounding residential area. The park is outlined with a dotted line, showing its proximity to the beach and the ocean. The surrounding area is densely packed with houses and streets.

Bondi Park is a Crown Reserve which incorporates Biddigal Reserve, Scarborough Reserve, a regional playground a skate park and two Surf Life Saving Clubs.



## CHALLENGES

1. Quality of hard and soft landscaping
2. Surf Life Saving Club premises need upgrading
3. Accommodation of maintenance equipment
4. Tough climate for growth of plants
5. Ongoing maintenance requirements
6. Dominance of cars around the park
7. Irrigation required to maintain grass on sandy soil
8. Maintenance, visual appearance and lighting of the picnic sheds
9. Provision of directional signage



Bondi Park is a Crown Reserve which incorporates Biddigal Reserve, Scarborough Reserve, a regional playground a skate park and two Surf Life Saving Clubs.




# Bondi Pavilion

## STRENGTHS

1. Heritage significance
2. Commercial tenancies supporting needs of beach users
3. Diversity of events and activities
4. Central location
5. Creation of purpose-designed space for Marine Discovery Centre
6. Facilities for beach and park users
7. Iconic appearance of building

## CHALLENGES

1. Balancing community, visitor and commercial demands
2. Improving linkages between the beach, the Pavilion and Campbell Parade
3. Keeping up with ongoing maintenance requirements
4. Impact of events on amenity of surrounding areas
5. Servicing community and commercial uses
6. Managing requests for use of space
7. Improving the sustainability of the Pavilion



Bondi Pavilion houses a range of recreation, cultural, environmental and commercial activities in a heritage-significant building.




# Headlands

## STRENGTHS

1. Enclosed topography creating a natural amphitheatre
2. Creation of parks with recreation and cultural attractions
3. Pedestrian linkages through coastal walk
4. Natural beauty
5. Spectacular views along coast

## CHALLENGES

1. Traffic and parking on Ben Buckler
2. Maintaining characteristic building form and containing heights
3. Minimising anti social behaviour
4. Concerns about over development
5. Protection of inter tidal zone
6. Maintaining views
7. Disability access
8. Protection of cliff face
9. Enhancing visitors' sense of place at the Headlands




The headlands at the north and south of Bondi Beach consist of open space surrounded by high density housing.



# Bondi Beach Town Centre

## STRENGTHS

1. Good pedestrian access
2. Town centre for dense residential area
3. Good range of restaurants and cafes
4. Concentration of businesses in creative economy
5. Economic contribution of visitors
6. Large number of small, independent businesses
7. Village atmosphere
8. Lively at night
9. Consistency of built form on Campbell Parade
10. High levels of pedestrian activity
11. Relatively sheltered from winds




The Bondi Beach Town Centre consists of properties on Hall Street, Gould Street and the western side of Campbell Parade



## CHALLENGES

1. Inadequate street lighting
2. Creating and promoting opportunities for businesses in the creative economy
3. Concerns about maintenance and cleanliness of public domain and privately owned buildings
4. Lack of compliance with outdoor dining regulations
5. Negative perception of safety, particularly at night
6. High concentration of takeaway outlets
7. Inconsistent street furniture
8. Poor quality of some footpaths
9. Safety and amenity impacts of late night trading
10. Difficulties with waste management
11. Decreasing diversity of shops
12. Lack of parking for bicycles, motorcycles and scooters
13. Reducing and removing graffiti and bill posters
14. Loading zones
15. Encouraging boutique hotels to allow more families to stay in the area



The Bondi Beach Town Centre consists of properties on Hall Street, Gould Street and the western side of Campbell Parade



# Campbell Parade

## STRENGTHS

1. Upgrading of western side in late 1990s
2. Incorporation of public art into streetscape
3. Provides clear boundary between built and open space
4. Frequent bus services
5. Potential for return of light rail

## CHALLENGES

1. Perception of conflict between vehicles and pedestrian safety
2. Congestion at peak times
3. Large extent of road surface
4. Access for people with a disability
5. Maintenance of public art
6. Condition of masonry wall
7. Location of coach parking

Campbell Parade is the spine for pedestrian and vehicular movement in Bondi.






# Glenayr Avenue Village Centre

## STRENGTHS

1. Recent upgrades to Seven Ways
2. Bus route
3. Small, independent businesses
4. Village atmosphere
5. High levels of pedestrian activity

## CHALLENGES

1. Impact of through traffic
2. Inconsistent street furniture
3. Safety and noise impacts of late night trading
4. Maintaining a balance between residential and commercial uses
5. Poor quality of some footpaths
6. Lack of amenities to engender community connection, such as bench seating and tables
7. Improving lighting
8. Encouraging a diversity of businesses, particularly at the first floor level



Glenayr Avenue Village Centre consists of Seven Ways and the residences on Glenayr Avenue, which are interspersed with small groups of shops and cafes



# Residential Bondi



Bondi is a high density suburb characterised by a diversity of housing stock, a large number of renters and an increasingly professional population.

## STRENGTHS

1. Good access to public transport
2. Extensive street tree planting since 1970s
3. Diversity of residents
4. Large stock of residential flat buildings
5. Council's commitment to affordable housing
6. Heritage significance of some housing
7. Trees in streets and back yards creating a sense of enclosure
8. High level of community engagement through precincts and other community forums





Bondi is a high density suburb characterised by a diversity of housing stock, a large number of renters and an increasingly professional population.

## CHALLENGES


1. Lack of resident parking
2. Lack of linkages between parks
3. Increasing number of resident-owned vehicles
4. Impacts of backpackers and other visitors
5. Unsuitable street tree species
6. Maintaining gardens and nature strips in sandy soils
7. Encroachment of commercial development
8. Increasing lack of affordable and rental housing
9. Concerns about overdevelopment
10. Illegal backpacker establishments
11. Eliminating illegal dumping
12. Graffiti
13. Securing additional public transport



# Gateways

## STRENGTHS

1. Good range of day to day goods and services at some gateways
2. Entry points for bus services into Bondi




Gateways at Bondi Road, Five Ways and the North Bondi Village Centre mark major points of transition between the Bondi Basin and other parts of the region.



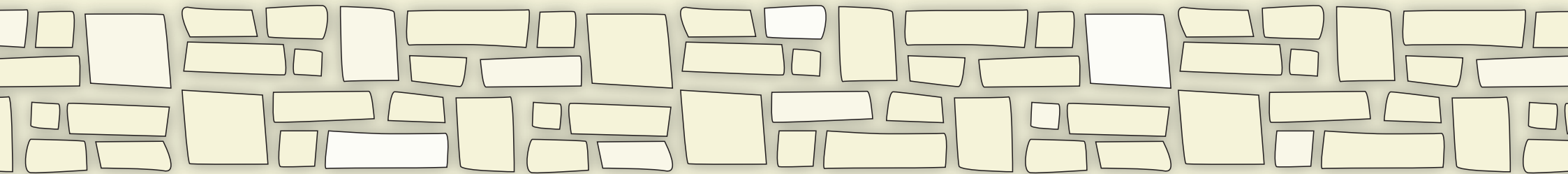
## CHALLENGES

1. Key locations for traffic congestion
2. Unattractive streetscapes
3. Conflicts between buses, cars and pedestrians
4. Maintaining views from gateways



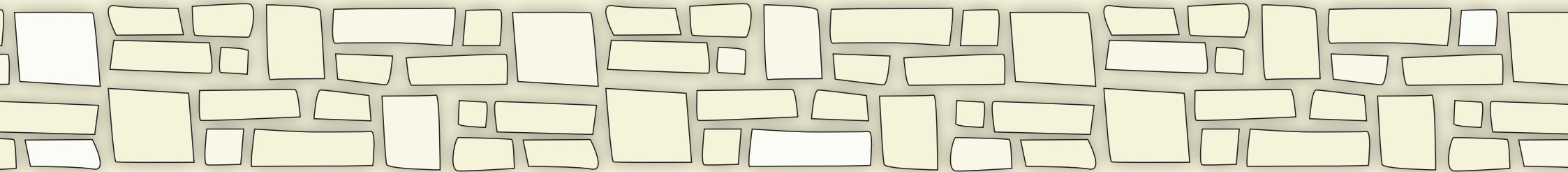
Gateways at Bondi Road, Five Ways and the North Bondi Village Centre mark major points of transition between the Bondi Basin and other parts of the region.







# 3. Bondi Basin Master Plan





# Masterplan



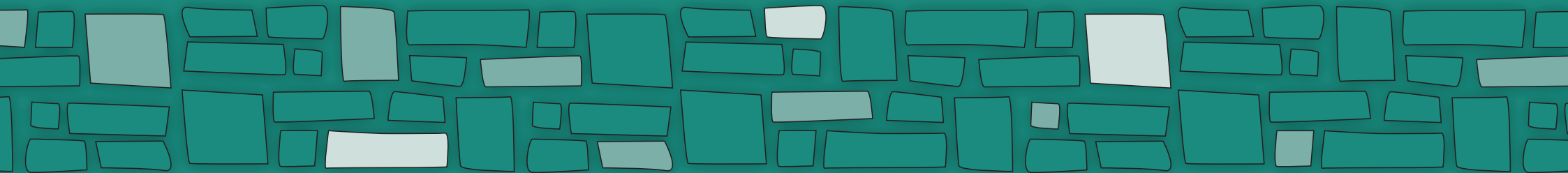
This image shows the existing environment of the Bondi Basin





This image shows the desired character of key elements of the physical environment of the Bondi Basin and their interrelationships.

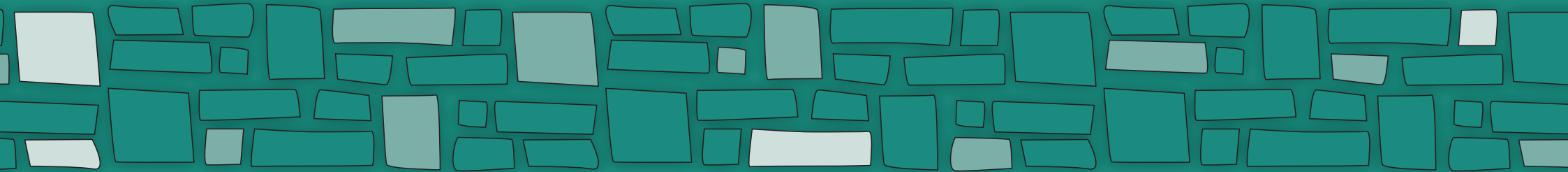






# 4. Planning Elements

## Character & Actions





# Bondi Beach

## CHARACTER AND ACTIONS

### Guiding Direction from Strategic Plan

→ The beach and surrounding natural environment is protected and improved

### Desired Character

Bondi Beach is an international icon, as well as an intensely used and highly valued local recreation resource. The sand and water are kept safe and clean for the enjoyment of all beach goers.

### Actions

1. Implement guidelines on the use of Bondi Beach and Park for fitness
2. Implement the Integrated Stormwater Management Plan to improve water quality at Bondi Beach
3. Run regular programs and strategies to reduce and improve littering on the beach
4. Lobby the state government to improve sewerage treatment at the Bondi Sewerage Treatment Plant







Spencer  
2006



# The Promenade

## CHARACTER AND ACTIONS

### Guiding Direction from Strategic Plan

- Health and quality of life are improved through a vibrant and well used program of arts, cultural, recreational and leisure activities and events
- Reliance on private cars is reduced and people use public transport, walk and cycle more often

### Desired Character

The Promenade is the spine which connects the recreation, cultural and leisure activities of the Bondi Basin. It is an integral part of the area's heritage, as well as its contemporary cultural significance. The Promenade is also an important part of the spectacular Eastern Beaches Regional Walk which connects Bondi with suburbs to the north and south.

### Actions

1. Determine and progressively implement a consistent paving style which is complementary to paving in surrounding areas
2. Determine the long term use of the tunnels underneath the Promenade and implement appropriate works to ensure public safety
3. Ensure that the Graffiti Management and Poster Removal Policy and Program are implemented and that illegal graffiti is promptly removed







Spencer  
2006



# Queen Elizabeth Drive & Car Park

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

- The roads and intersections are less congested and safer
- Parking is effectively managed

### Desired Character

The character of Queen Elizabeth Drive is expressed in its original name, 'Marine Drive'. The Drive and Car Park provide a safe and well configured means by which residents and visitors can access the beach, park and surrounding commercial areas.

### Actions

1. Upgrade and improve car parking access equipment
2. Develop and introduce a new parking permit system
3. Allocate a limited number of parking bays for motorcycle and scooter parking
4. Undertake a study on the use of the car park
5. Investigate the costs, benefits and community perspectives of improving the functionality and appearance of Queen Elizabeth Drive and associated parking
6. Create a bold focal point at the entry to the car park and reinforce the marine connection through the creative use of arts elements and landscaping







Spencer  
2006



# Bondi Park

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

→ Open and green space looks and feels better; is protected from overdevelopment and overuse and is expanded where appropriate

### Desired Character

Bondi Park is a network of open spaces which frame the beach and provide one of the most important recreation resources in the Eastern Beaches. The central section of the Park is strongly associated with the heritage and character of Bondi and attracts an enormous range of people and events. The skate park is the primary feature of the southern section of the Park, which is particularly well used by young people and surfers. The Surf Life Saving Clubs, playgrounds, barbeques and proximity to wading pools make the northern sections especially popular with families and children.

### Actions

1. Install new regulatory and interpretive signage for visitors to promote social responsibility (eg. litter reduction, alcohol consumption) and safety and inform them
2. Implement planned improvements to the playground and adjoining picnic area
3. Better resource Surf Life Saving Clubs by helping to upgrade facilities to meet the demand for improved life saving
4. Determine and implement a permanent solution to the storage of maintenance equipment
5. Review the Bondi Park and Pavilion Plan of Management
6. Utilise park structures and built features to make creative spaces and public art opportunities
7. Investigate the feasibility of providing a Visitor Information Centre
8. Regularly review safety of access at night in Bondi Park









# Bondi Pavilion

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

- Health and quality of life are improved through a vibrant and well used program of arts, cultural, recreational and leisure activities and events
- The Bondi Pavilion building is revitalised

### Desired Character

Bondi Pavilion is the centre of community life in Bondi. It is a multipurpose facility which hosts a great variety of events and activities. The Pavilion maintains a balance between its cultural, commercial, recreational and environmental roles and its use by residents and visitors. The heritage building is well looked after and is an architectural expression of Bondi's eclectic character.

### Actions

1. Develop a contemporary purpose statement for the Pavilion which takes into account the need to balance its varied roles and uses.
2. Implement guidelines on the hire of Bondi Park and Pavilion for events and activities
3. Implement the Bondi Pavilion Community Cultural Centre Review to ensure it meets changing community needs
4. Implement relevant actions in the Community Safety Plan
5. Implement relevant actions in the Arts Plus Plan
6. Update and implement the Pavilion Maintenance Plan
7. Continue to plan and work cooperatively with the Marine Discovery Centre to educate the community about the environment
8. Increase the ratio of public space within the building compared to office and staff accommodation





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2006



# Headlands

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

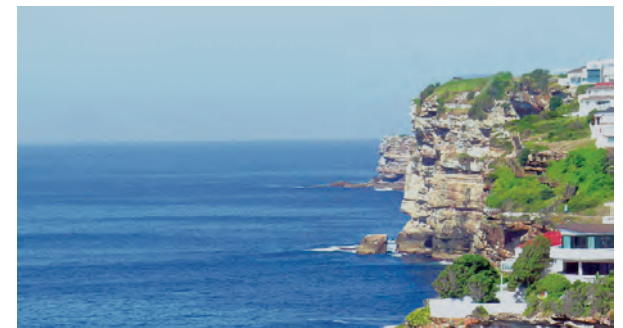
- Bondi's indigenous, non-indigenous, natural and built heritage is respected
- The beach and surrounding natural environment is protected and improved

### Desired Character

Bondi Basin is framed to the north and south by two prominent rocky headlands, each of which incorporates an area of open space surrounded by high density housing. The headlands offer stunning views of the coastline and are prominent features in the landscape.

### Actions

1. Create the Sam Fiszman Park on Ben Buckler Point
2. Implement the results of the Traffic Management Plan to ensure good traffic flow on Ben Buckler Point after the creation of Sam Fiszman Park and adequate residential parking
3. Create a permanent sculpture garden at Hunter Park







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# Bondi Beach Town Centre

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

- The commercial precinct and local shopping centres are vibrant and satisfy the needs of residents and visitors.
- Visitors and tourists are welcome and make a positive contribution to the area

### Desired Character

Bondi Beach Town Centre is the spatial and economic heart of Bondi. It caters to the needs of residents and visitors with a wide range of shops, restaurants, cafes and accommodation options. The buildings in the town centre define the beachfront with a low rise edge and reflect the area's art deco heritage. The town centre is compact and pedestrian friendly, with a clear difference between the roles and characters of Campbell Parade, Hall Street and Gould Street.

### Actions

1. Improve the appearance of Hall Street
2. Improve the design of the Roscoe Street Mall in conjunction with the redevelopment of the Bondi Motel
3. Create and implement a consistent palette of street furniture in Bondi and ensure there is a ongoing maintenance program for street furniture and public art
4. Create a prioritised plan for maintaining and, in some areas upgrading, paving
5. Reduce the concentration of takeaway outlets on Campbell Parade by incorporating the recommendations of the Bondi Beach Urban Planning Strategy into the LEP and DCP
6. Ensure that the location and appearance of footpath seating is regulated as per the Footpath Seating for Restaurants section of the DCP
7. Review and update the Footpath Seating for Restaurants section of the DCP to improve the look of outdoor dining
8. Enforce the Retail and Commercial Premises section of the DCP to minimise the negative impacts of commercial areas on residents
9. Work with Police and businesses to minimise the impact of late night trading on residential areas
10. Encourage boutique hotels catering to families, rather than additional backpacker accommodation
11. Create and implement a prioritised plan for upgrading street lighting
12. Develop a policy regarding waste management
13. Monitor the provision of on and off street parking
14. Prepare and implement a Pedestrian Access and Mobility Plan
15. Encourage a diversity of businesses, particularly at the first floor level
16. Ensure the ongoing implementation of the Bike Plan





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# Campbell Parade

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

→ Campbell Parade, one of the major gateways in and out of Bondi, is welcoming, accessible and looks good

### Desired Character

Campbell Parade is one of Australia's premier beachfront boulevards. It is the focus for the movement of pedestrians and vehicles through the heart of Bondi. Its roadway, parking bays and footpaths are well designed and it is enlivened with public art and attractive coastal plantings.

### Actions

1. Investigate and design Stage 2 of the capital upgrade of Campbell Parade on the eastern side between Lamrock Avenue and Beach Road
2. Investigate and monitor the provision of on and off street parking
3. Resolve the location for tourist coach parking
4. Identify funds and determine a process for the completion of all stages of the Campbell Parade Upgrade Project







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# Glenayr Avenue Village Centre

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

- Neighbourhoods are liveable, safe and have a strong sense of identity
- The commercial precinct and local shopping centre are vibrant and satisfy the needs of residents and visitors

### Desired Character

The Glenayr Avenue Village Centre is primarily residential in character with some shops and cafes. The northern and southern ends of Glenayr Avenue are defined by the Seven Ways and Six Ways intersections, both of which provide a transition to the relaxed and friendly character of the village.

### Actions

1. Improve the design and appearance of the Seven Ways intersection
2. Improve the design and appearance of the Six Ways intersection
3. Improve the appearance of Glenayr Avenue
4. Ensure that the Local Village Centres section of the DCP incorporates clear guidance on the boundaries of commercial development on Glenayr Avenue
5. Encourage shop owners on Glenayr Avenue to improve façade treatments







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# Residential Bondi

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

→ Neighbourhoods are liveable, safe and have a strong sense of identity

### Desired Character

The hinterland of Bondi continues to be known for its variety of housing forms and diversity of residents. Its buildings are designed to be sensitive to the area's heritage and natural environment and its residents have excellent access to a range of community services. Its network of pedestrian and cycle links, as well as efficient public transport options, contribute to streets which are safe and uncongested.

### Actions

1. Commence a civic pride program to encourage partnerships to improve the look of streets and public places.
2. Review the Residential Preferred Parking Schemes
3. Investigate increasing on street parking for residents eg. by creating more angle parking
4. Review the Bondi Basin Traffic Strategy and Management Plan and prepare a prioritised implementation plan
5. Review and adopt the Multi Unit Housing section of the Development Control Plan to promote housing diversity
6. Implement the Tree Management Plan to improve tree cover in public areas planting the right trees in the right place and looking after them
7. Address illegal dumping







# Gateways

## CHARACTERS AND ACTIONS

### Guiding Direction from Strategic Plan

- Bondi looks and feels good and is clean, greener and more accessible to everyone
- The roads and intersections are less congested and safe

### Desired Character

The gateways announce the distinctive character of the Bondi Basin. They provide a safe and well configured entry point for vehicles, pedestrians and cyclists and are attractively landscaped with native species and distinctive signage.

### Actions

1. Improve the design and appearance of the Five Ways Intersection
2. Improve the design and appearance of the North Bondi Village Centre
3. Work with the State Transit Authority to improve bus scheduling and parking

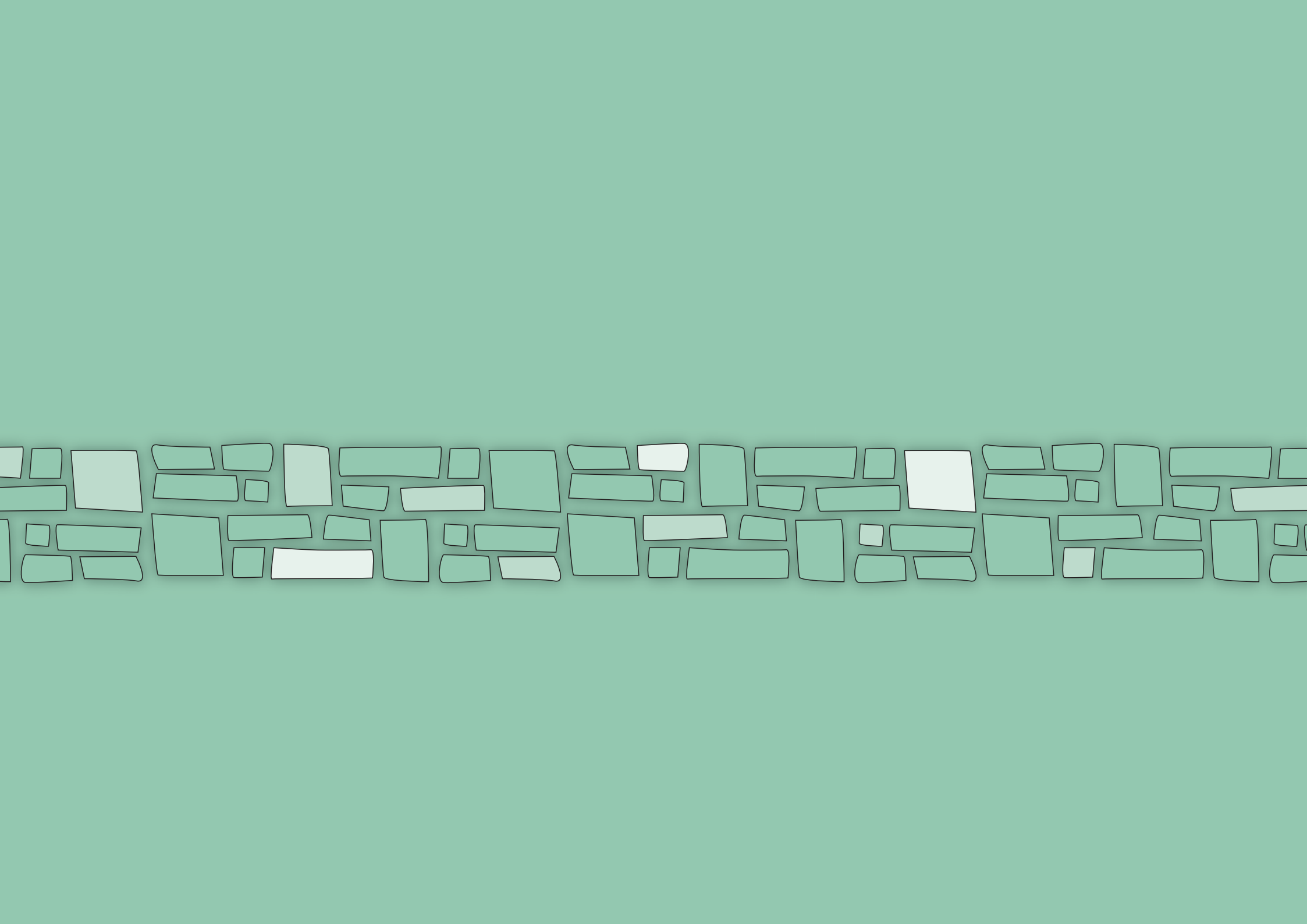






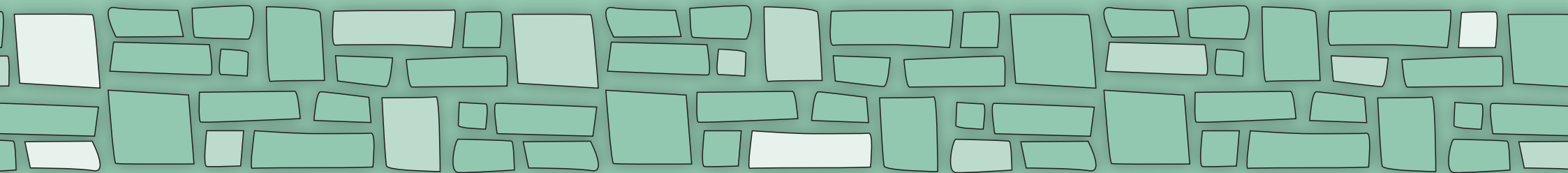
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# 5. First Steps

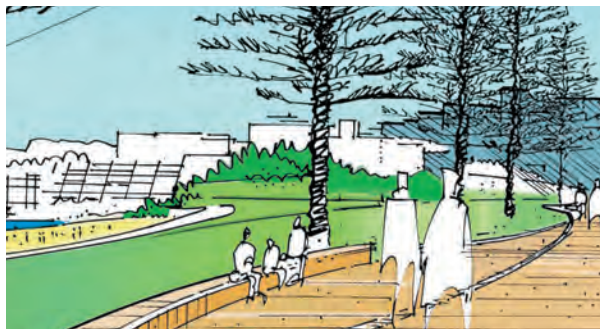




# First Steps

## UPGRADE THE EASTERN SIDE OF CAMPBELL PARADE

The designs for this project will be prepared by December 2006, with construction to be completed by November 2007

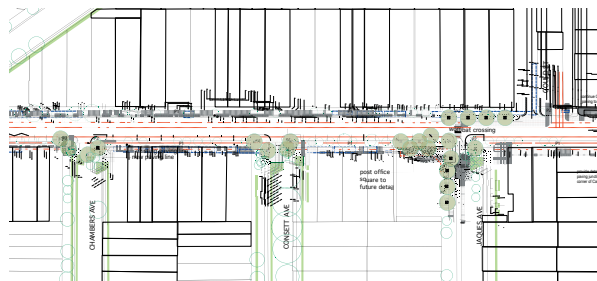


## COMPLETION OF THE VILLAGE CENTRES PUBLIC DOMAIN IMPROVEMENT PLAN

This project will ensure a high standard of architectural and landscape design in the Bondi Beach Town Centre and Glenayr Village Centre and will be completed by June 2007

## UPGRADE HALL STREET

The first stage in construction of new footpaths and landscaping will be completed by early December 2006, with all stages of the project finalised by June 2007

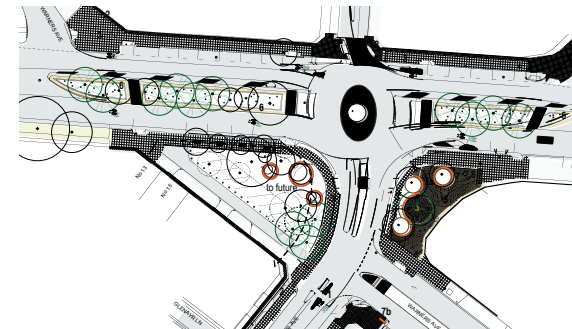


## REVIEW DCP 15 – FOOTPATH SEATING FOR RESTAURANTS

This project will help to improve the look of outdoor seating in the Bondi Beach Town Centre and will be completed by March 2008

## UPGRADE SEVEN WAYS

The construction of a new roundabout, footpaths and landscaping will be completed by March 2007



## GLOSSARY

- **Bondi Beach Urban Planning Strategy** = a report prepared by Mant Consulting in 2005 which provides recommendations to address the homogenisation of shops in Bondi Beach and particularly the proliferation of franchise type fast food outlets on Campbell Parade
- **DCP** = Development Control Strategy
- **creative economy** = a wide variety of businesses and activities at the forefront of the contemporary economy, such as architects, researchers, film producers, artists, computer programmers, designers and writers
- **creative spaces** = areas of open space which can be used for a range of creative purposes, such as installations, performances and temporary public art
- **LEP** = Local Environment Plan



## CREATE NEW PLAYGROUND AND PICNIC AREA AT BONDI PARK

This project will result in a new regional playground and picnic area in Bondi Park



## CREATE SAM FISZMAN RESERVE

This project for a new park on the Ben Buckler headland will be completed by August 2007



## UPGRADE SIGNAGE AT THE BONDI PAVILION

This project will see the installation of new way finding signage at the Pavilion by August 2007



## RELATED DOCUMENTS

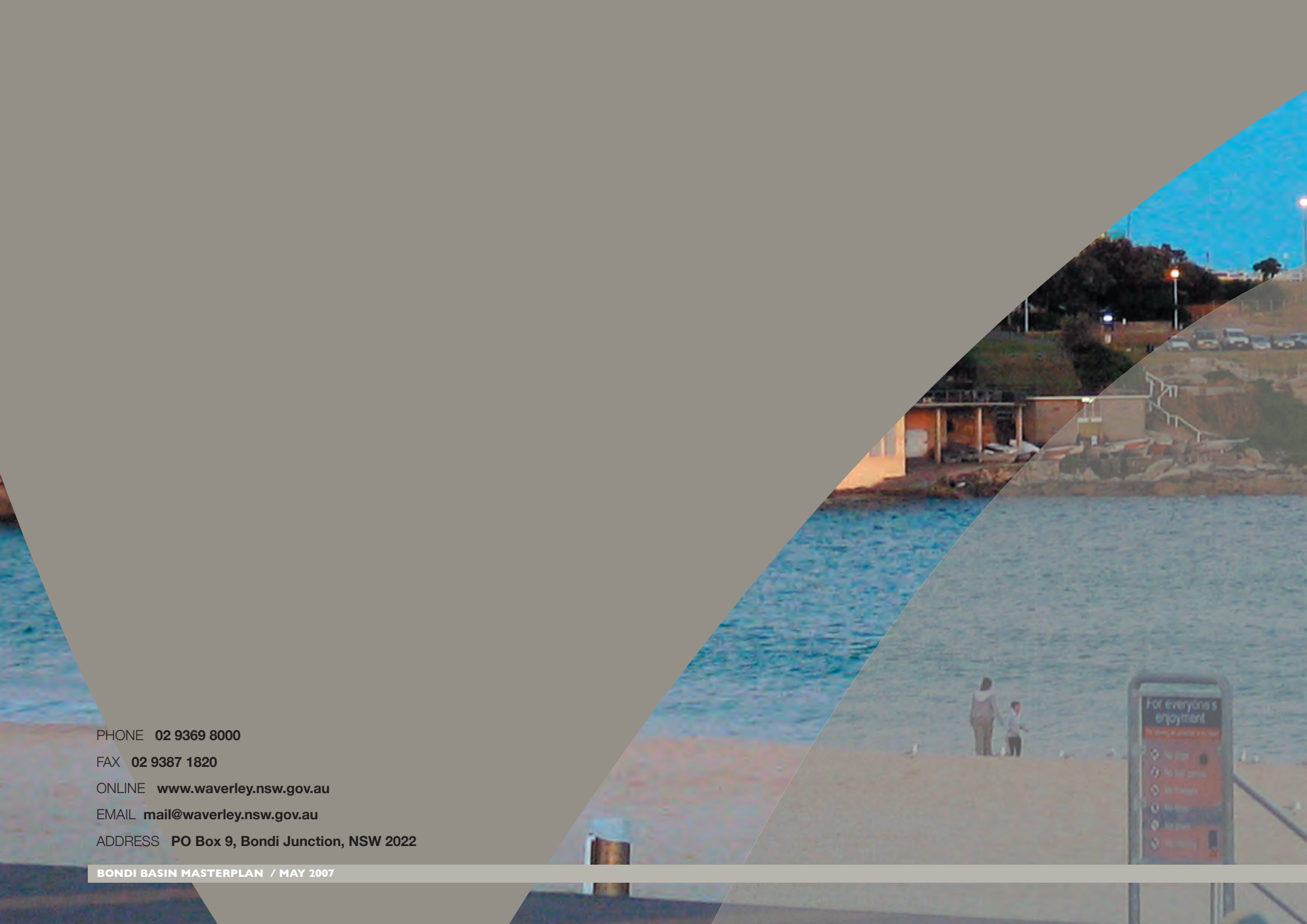
The following is a list of plans and policies which the Bondi Basin Master Plan brings together and refers to:

- *Campbell Parade Traffic Study* (1994)
- *Bondi Park and Pavilion Plan of Management* (1995)
- *Local Environment Plan* (1996)

- *Development Control Plan No. 12: Guidelines for Boarding Houses, Backpacker Accommodation and Bed and Breakfast Establishments* (1997)
- *Development Control Plan No. 15: Footpath Seating for Restaurants* (1997)
- *Bondi Basin Traffic Strategy and Management Plan* (1998)

- *Bondi Beach Urban Design Development Control Plan* (1998)
- *Visitor and Tourism Management Strategy* (2002)
- *Retail and Commercial Policy* (2005)
- *Waverley Together Strategic Plan* (2005)
- *ArtsPlus Plan* (2006)





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