

#### **A. APPENDIX A – WORKSHOP PRESENTATION**



## 1. Background

### BONDI JUNCTION URBAN DESIGN REVIEW BACKGROUND



#### Background

- 2010: Waverley LEP (Bondi Junction Centre) 2010 gazetted
- 2011: Department of Planning (DoP) requested Urban Design Review
- 2011: Funding provided for the review through the Local Environment Plan Acceleration Fund
- 2011: Council and DoP agreed on a scope of works
- Jan 2012: Expressions of Interest sought from urban design firms
- Feb 2012: City Plan awarded the works
- Mar 2012: City Plan reviewed existing controls and identified opportunities and constraints ready for today's workshop

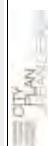
### BONDI JUNCTION URBAN DESIGN REVIEW BACKGROUND



#### Workshop Agenda

- 1. Background
- 2. Scope of Bondi Junction Urban Design Review
- 3. Purpose of Workshop
- 4. Bondi Junction Urban Design Analysis
- 5. Key Issues Arising from Analysis
- 6. Workshop Activity
- 7. Summary of Workshop Activity
- 8. Next Steps

### BONDI JUNCTION URBAN DESIGN REVIEW WORKSHOP – THURSDAY, 26 APRIL 2012



## 2. Scope of Urban Design Review



BONDI JUNCTION URBAN DESIGN REVIEW  
SCOPE OF URBAN DESIGN REVIEW  
[REDACTED]

| | | |  
0 10 60  
A@13,000  
120m  
[REDACTED]

### Scope of Bondi Junction Urban Design Review

- To confirm or amend and test the Draft Waverley Comprehensive LEP 2011 controls pertaining to Bondi Junction including zoning boundaries, height controls, FSR controls, design excellence controls and active frontage controls.
- To investigate and interrogate the Draft Waverley DCP 2011 controls with a focus on those that affect and/or define the built form and streets.

## 3. Purpose of the Workshop

BONDI JUNCTION URBAN DESIGN REVIEW  
PURPOSE OF THE WORKSHOP  
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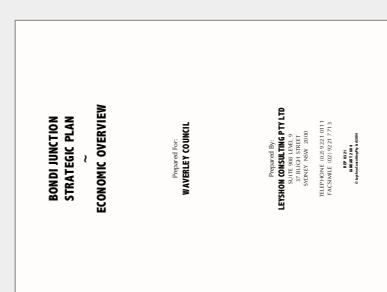
| | | |  
0 10 60  
A@13,000  
120m  
[REDACTED]

BONDI JUNCTION URBAN DESIGN REVIEW  
SCOPE OF URBAN DESIGN REVIEW  
[REDACTED]

1. Bondi Junction Town Square Precinct  
Urban Design Master Plan  
January 2004  
Jann Associates



2. Bondi Junction Strategic Plan  
Economic Review  
January 2004  
Leyshon Consulting



## Purpose of the Workshop

- To seek input on possible solutions to key issues arising from an analysis of the Draft DCP and LEP.

**BONDI JUNCTION  
STRATEGIC PLAN  
~  
ECONOMIC OVERVIEW**

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WAVELINE COUNCIL

LSTHORN CONSULTING PTY LTD  
SUITE 100, 100 VICTORIA ST  
SYDNEY NSW 2000  
TELEPHONE (02) 9221 0111  
FACSIMILE (02) 9227 7713  
E-MAIL [info@lsthorn.com.au](mailto:info@lsthorn.com.au)

BONDI JUNCTION URBAN DESIGN REVIEW  
PURPOSE OF THE WORKSHOP

CITY PLAN

00000001

**BONDI JUNCTION URBAN DESIGN REVIEW**

**PURPOSE OF THE WORKSHOP**

**4. Urban Design Analysis**

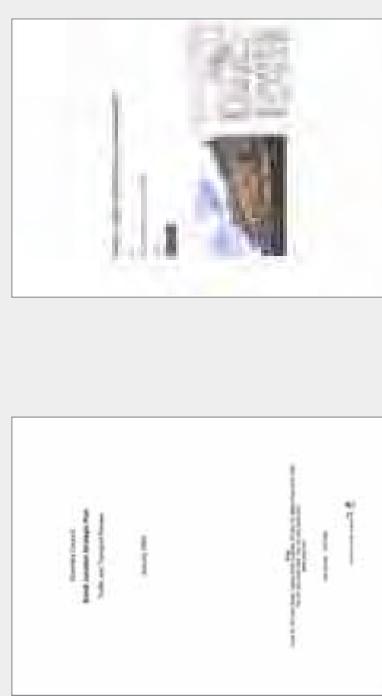
CITY PLAN

00000001

3. Bondi Junction Strategic Plan  
Traffic and Transport Review  
January 2004  
Arup



4. Bondi Junction Heritage Assessment  
2004  
Colin Brady and Ines Meyer



BONDI JUNCTION URBAN DESIGN REVIEW  
PREVIOUS STUDIES/DOCUMENTS/PLANNING POLICIES



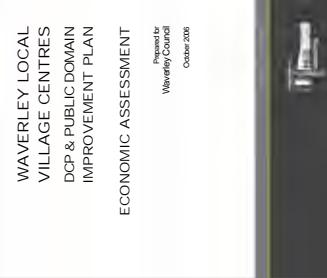
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**BONDI JUNCTION URBAN DESIGN REVIEW**

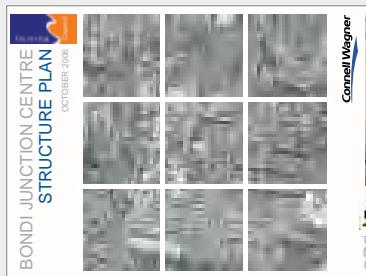
**PREVIOUS STUDIES/DOCUMENTS/PLANNING POLICIES**

**CITY PLAN**

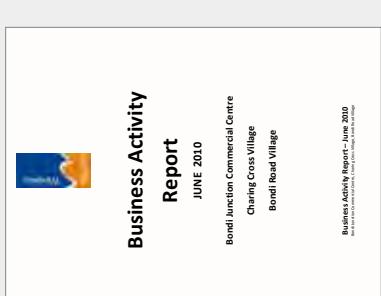
6. Waverley Local Village Centres DCP and Public Domain Improvement Plan  
- Economic Assessment  
October 2006  
Hill PDA



5. Bondi Junction Centre Structure Plan  
October 2006  
Connell Wagner



10. Bondi Junction Business Activity Report  
June 2010  
Waverley Council



9. Bondi Junction Planning Review  
- LEP Modelling  
June 2009  
Allen Jack + Cottier



8. Bondi Junction Public Domain Technical Manual  
2008  
Waverley Council



7. Bondi Junction Traffic and Transport Study  
August 2007  
Maunsell / AECOM



11. Waverley Together 2 Strategic Plan for 2010 - 2022  
2010  
Waverley Council



12. Metropolitan Plan for Sydney 2036  
December 2010  
NSW Government



BONDI JUNCTION URBAN DESIGN REVIEW  
PREVIOUS STUDIES/DOCUMENTS/PLANNING POLICIES

BONDI JUNCTION URBAN DESIGN REVIEW  
PREVIOUS STUDIES/DOCUMENTS/PLANNING POLICIES

13. Waverley Development Control Plan 2006

2006

Waverley Council



17. Waverley Local Environment Plan  
(Bondi Junction Centre) 2010

2010

Waverley Council



BONDI JUNCTION URBAN DESIGN REVIEW  
PREVIOUS STUDIES/DOCUMENTS/PLANNING POLICIES  
[REDACTED]

CITY  
PLAN  
[REDACTED]

14. Waverley Development Control Plan 2011

2011

Waverley Council



BONDI JUNCTION URBAN DESIGN REVIEW  
PREVIOUS STUDIES/DOCUMENTS/PLANNING POLICIES  
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CITY  
PLAN  
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15. Draft Waverley Development Control  
Plan 2011

2011

Waverley Council



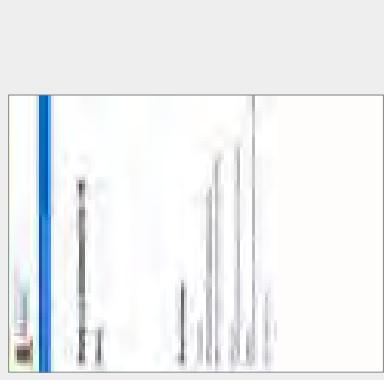
BONDI JUNCTION URBAN DESIGN REVIEW  
PREVIOUS STUDIES/DOCUMENTS/PLANNING POLICIES  
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CITY  
PLAN  
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16. Waverley Local Environment Plan 1996

1996

Waverley Council



CITY  
PLAN  
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BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
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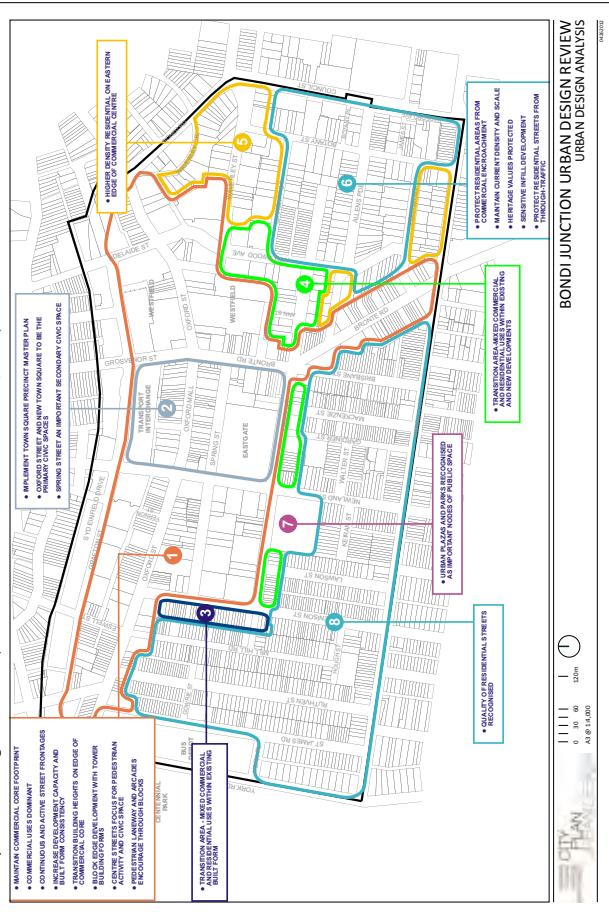
## Structure Plan: Constraints, Opportunities and Conceptual Planning Framework

Constrained Commercial Sites (*Bondi Junction Centre Structure Plan, 2006*)BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSISPotential Development Opportunities (*Bondi Junction Centre Structure Plan, 2006*)

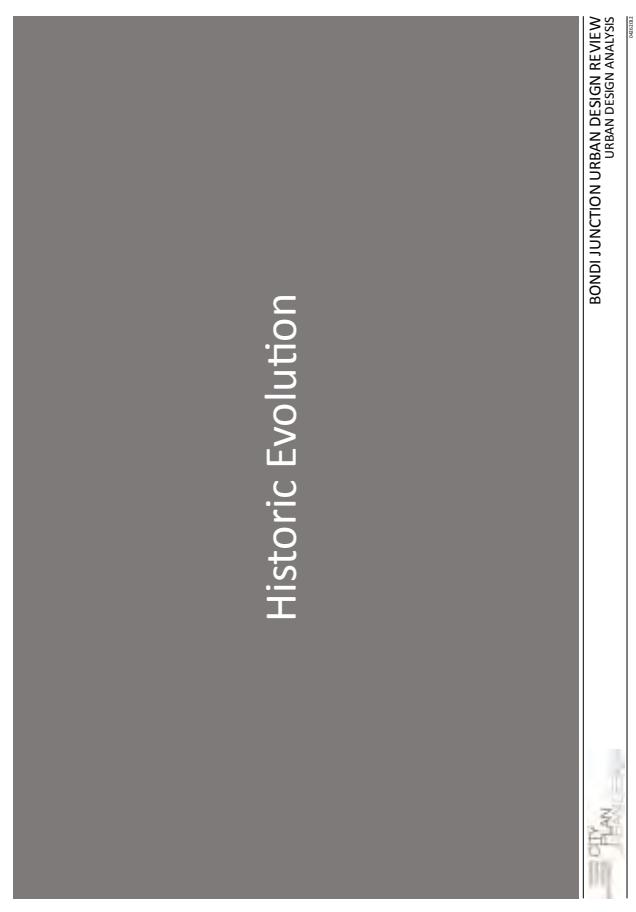
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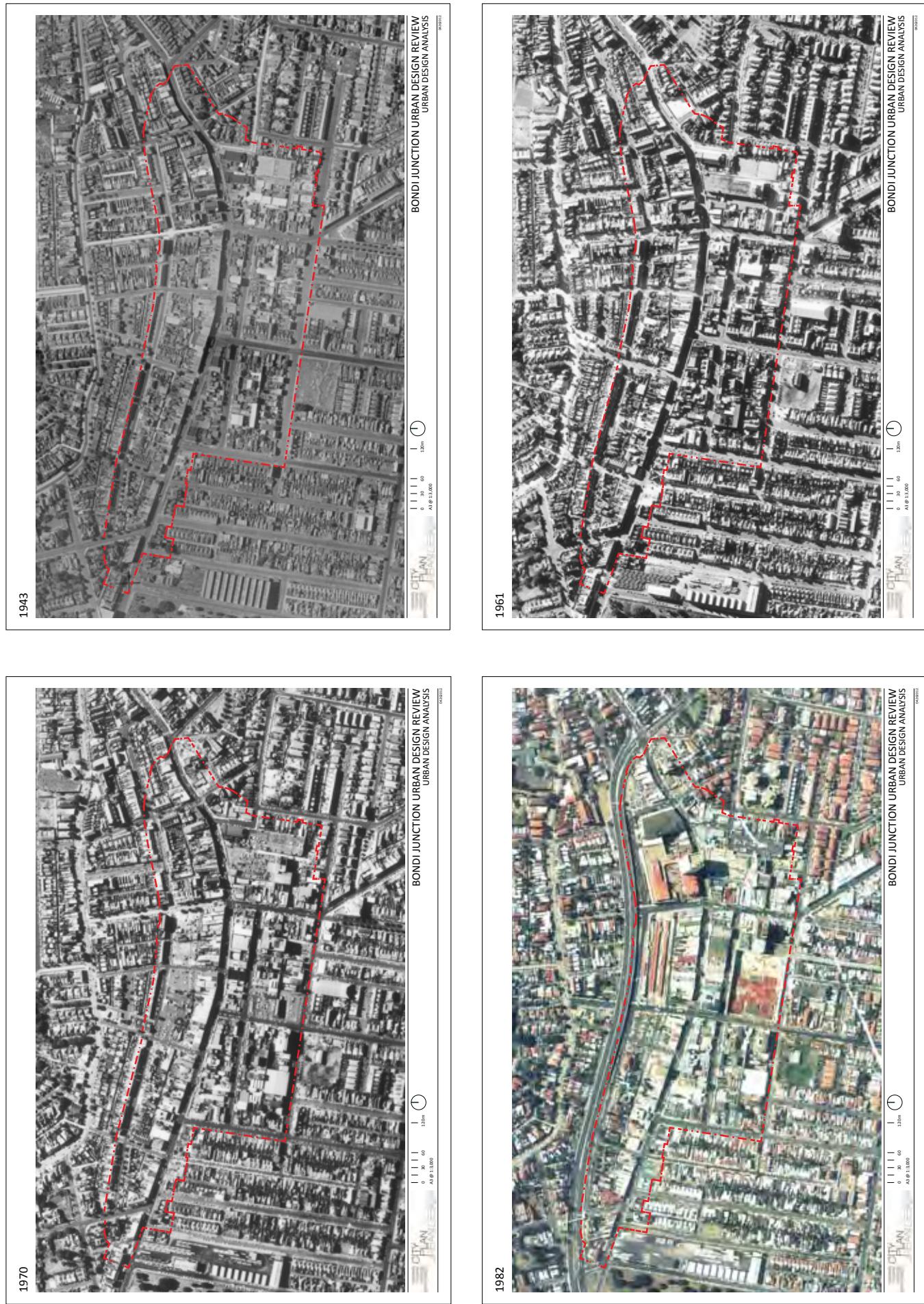
Conceptual Planning Framework (*Bondi Junction Centre Structure Plan, 2006*)BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS

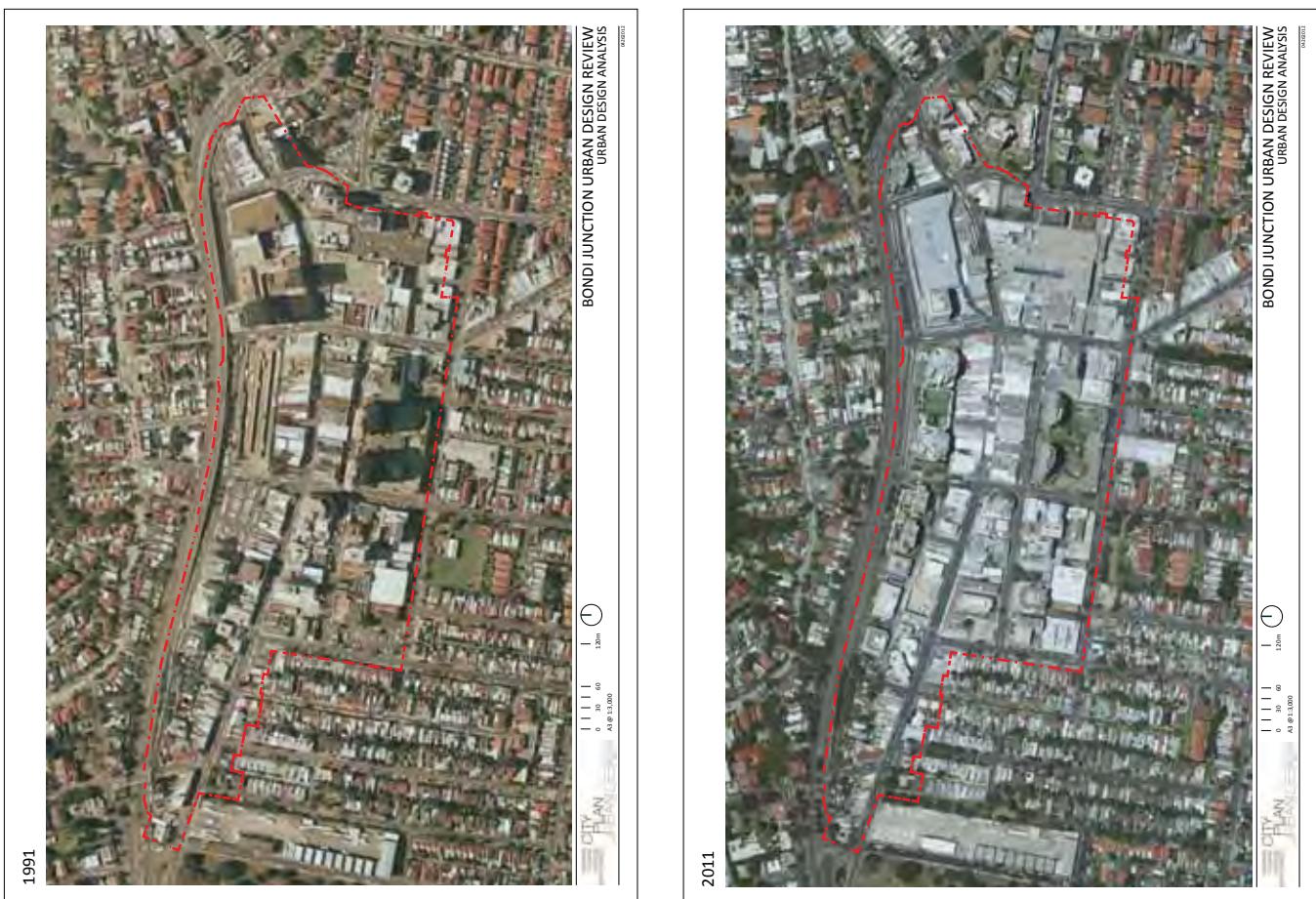
## Historic Evolution



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## The Site



Public Open Space – Clementson Park

Public Open Space – Waverley St Mall



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
OCTOBER 2012



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
OCTOBER 2012



Public Open Space – Ramp to Bus and Rail Interchange



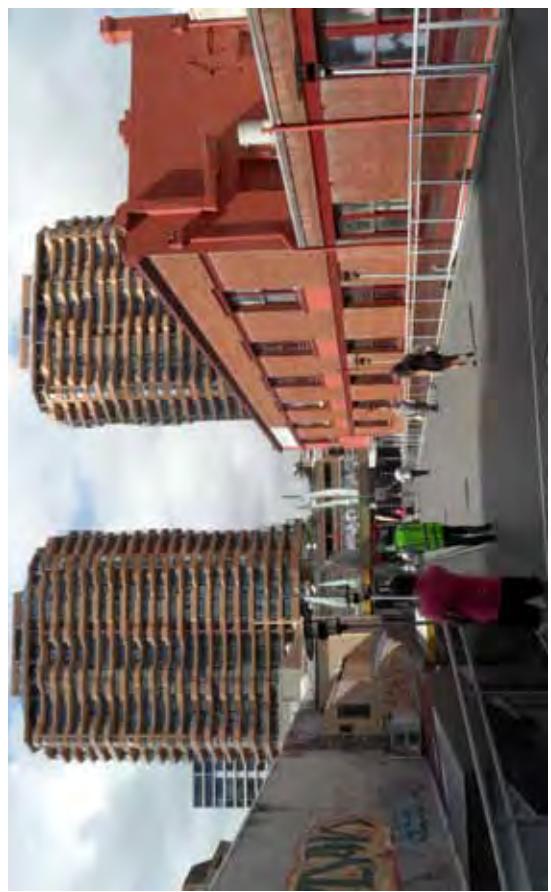
BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
OCTOBER 2012



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
OCTOBER 2012

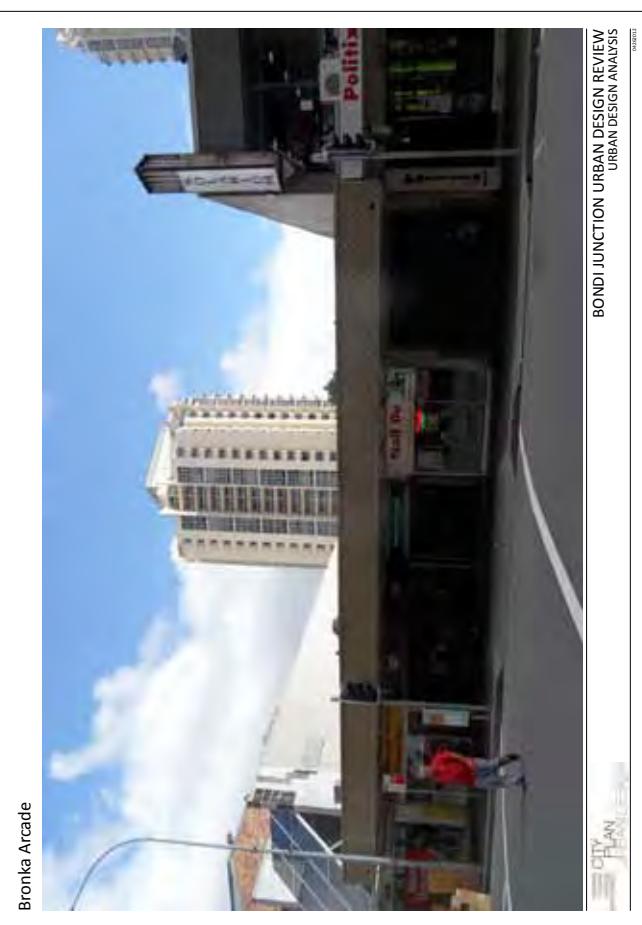


Public Open Space – Ramp to Bus and Rail Interchange



Public Open Space – Oxford Mall





Oxford Street Looking West



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
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Oxford Street Looking East



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
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Spring Street Looking East

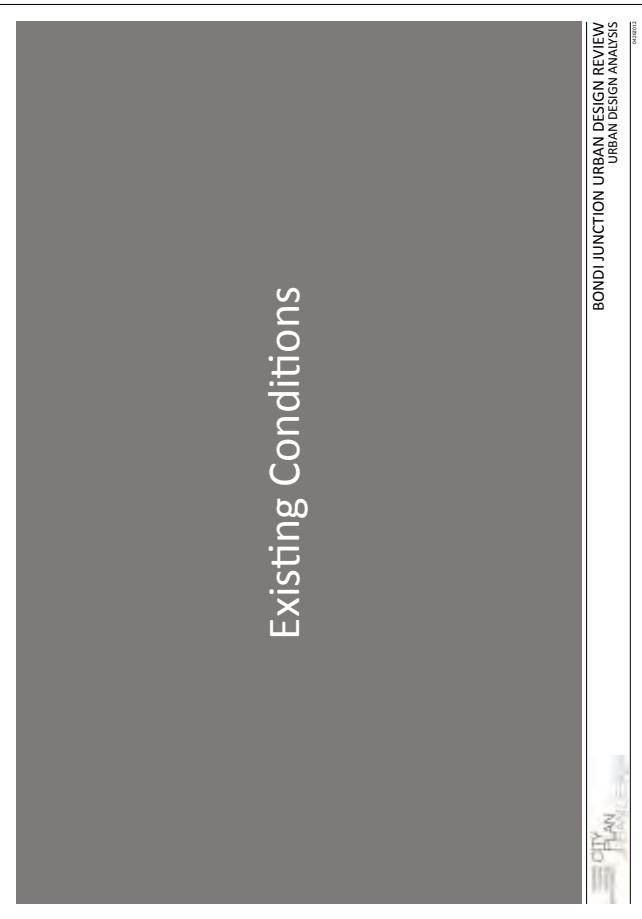
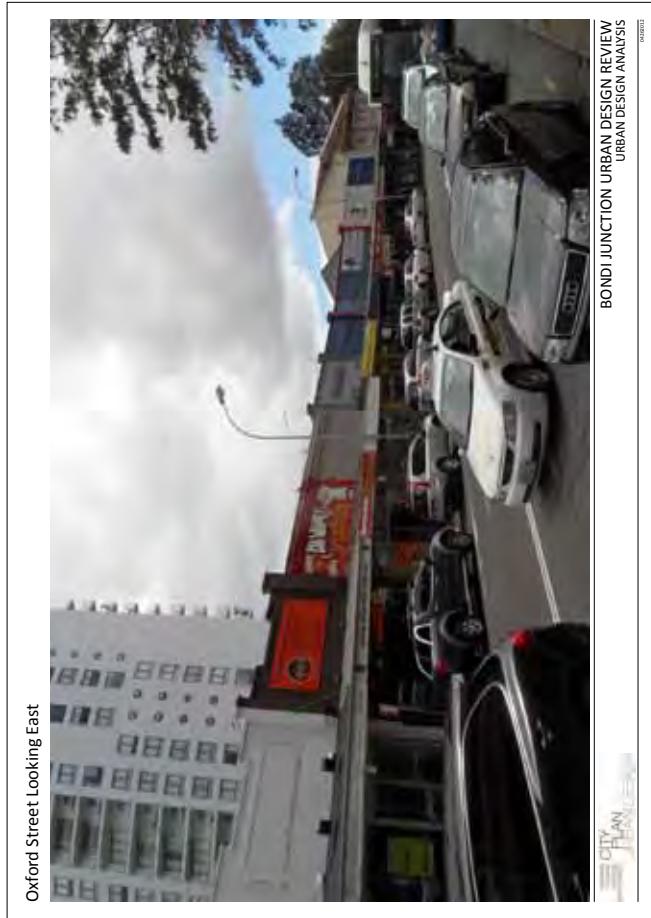


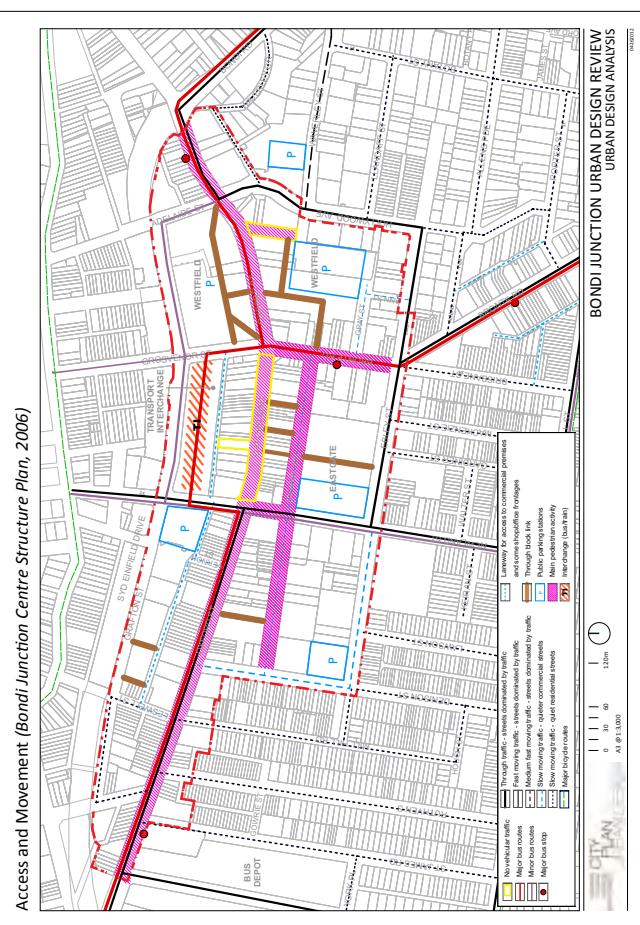
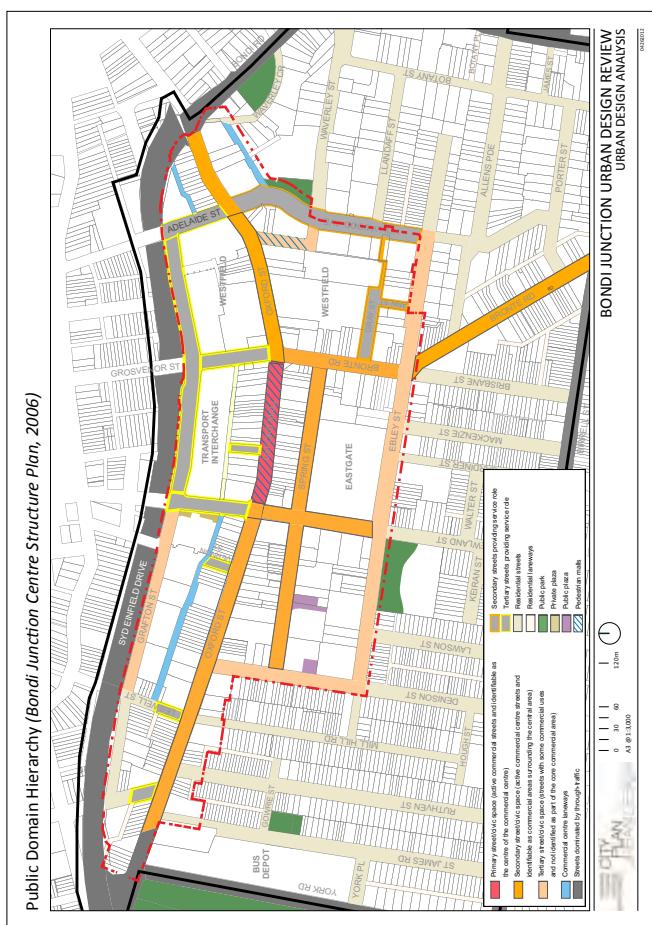
BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
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Spring Street Looking West



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
0000013





Bondi Junction Skyline



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
09/2012 v3

CITY PLAN  
1 30 40 130m  
A @ 1:3,000



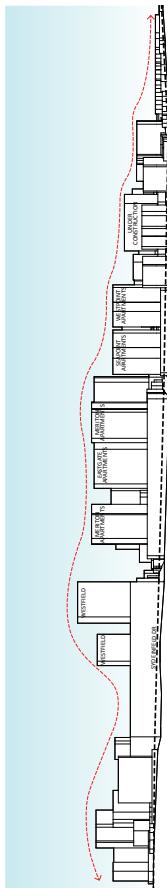
Existing Skyline Looking South



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
09/2012 v3



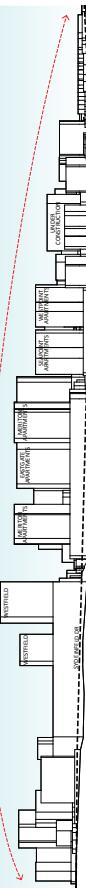
Undulating Skyline



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
09/2012 v3

CITY PLAN

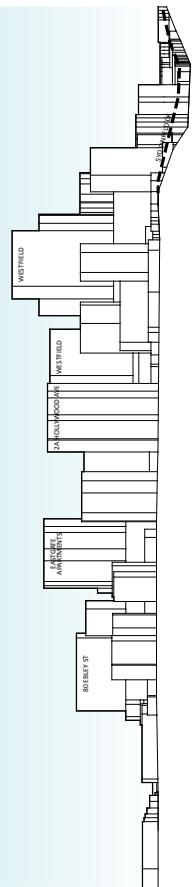
Arc Skyline



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
09/2012 v3

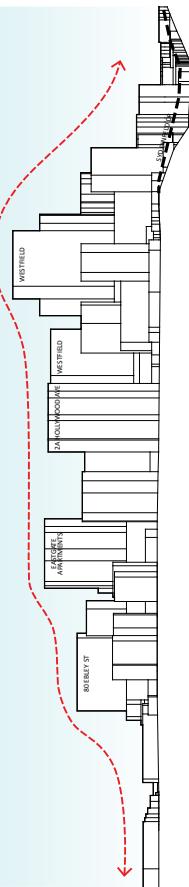


Existing Skyline Looking West



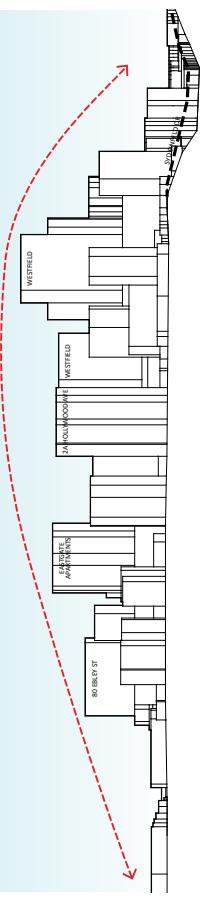
BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
DRAFT 01

Undulating Skyline



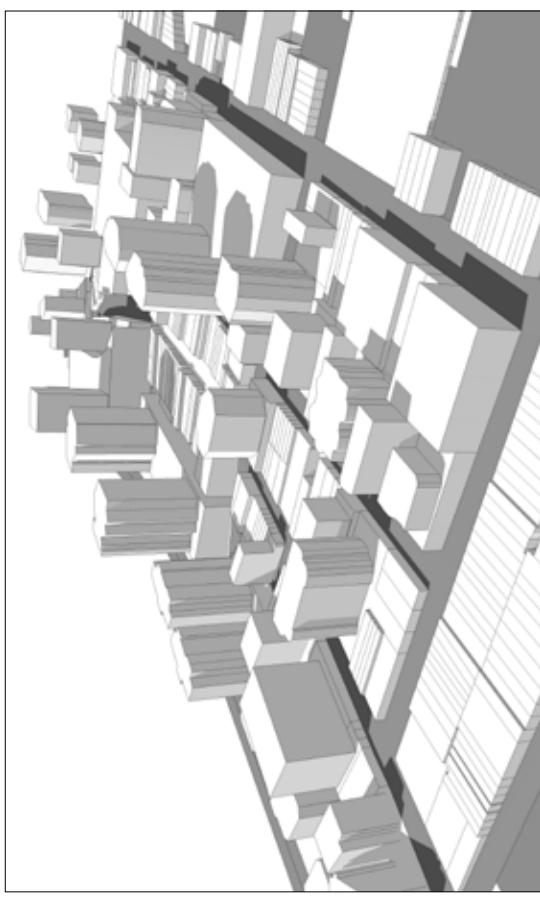
BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
DRAFT 01

Arc Skyline



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
DRAFT 01

3D Perspective Looking East



BONDI JUNCTION URBAN DESIGN REVIEW  
URBAN DESIGN ANALYSIS  
DRAFT 01