A plan for the West Oxford Street Precinct

Waverley Council is currently working with the community to develop ideas for the future of the West Oxford Street Precinct. This fact sheet outlines the purpose of the project and the opportunities for community involvement and feedback.

WHAT AREA IS INCLUDED IN THE WEST OXFORD STREET PRECINCT PLAN?
The West Oxford Street precinct covered by this project is shown in colour in this aerial photo. This area is bound by Syd Einfeld Drive, Leswell Street, Oxford Street, Denison Street, the rear of Oxford Street properties, St James Road, York Place and York Road.

WHAT IS THE PURPOSE OF THE PROJECT?
The purpose of the project is to investigate ideas for the future of the West Oxford Street Precinct. Council wants to work with the community to develop a comprehensive long-term plan that best benefits the area and local community, and that also considers the precinct in an holistic and strategic way.

This project forms part of a broader long-term approach to planning in Bondi Junction, which the State Government has identified as one of the key sub-regional centres across Sydney.

Further to the West Oxford Street Precinct plan, Council has committed to meeting its strong environmental targets via the preparation of a Green Infrastructure Masterplan for Bondi Junction aimed at reducing greenhouse gas emissions, improving water management, and potentially providing efficient and effective integrated waste disposal systems. Other elements of this strategy include public domain improvements through the Bondi Junction Complete Streets Project and the Bondi Junction Urban Design Review.

Additionally, the issue of traffic congestion and bike movement through the precinct needs to be addressed. The Waverley Bike Plan and the Bondi Junction Pedestrian Access Mobility Plan (PAMP) has identified future works for public domain improvements, and these will be integrated into any strategic plan.

All of this work is intended to build on the economic and strategic importance of Bondi Junction as the major centre servicing the Eastern Suburbs of Sydney.

WHAT ARE THE KEY OBJECTIVES OF THE PROJECT?
Some of the key objectives of the project are to:

> Consider the existing qualities of the West Oxford Street precinct
> Consider the future desired character of the West Oxford Street Precinct
> Better connect West Oxford Street with Sydney’s famous Centennial Park, Woollahra and the Bondi Junction town centre
> Integrate the various transport modes
>
> Engage government agencies and the community in a conversation about the future of this part of the Waverley area.

WHAT IS THE TIMEFRAME?
A draft report has been released, and we are currently inviting feedback. The West Oxford Street Design Charette: Summary Report and Recommendations brings together the ideas developed by the three design teams. It outlines possible solutions to address the key themes of traffic, public domain, art, culture and heritage, as well as some basic design principles for the area.

The report will be on public exhibition until Friday 24 October, when we will collate all of the submissions.
received and prepare a final report to be considered by Council late in 2014. The draft report is available to view online at haveyoursaywaverley.com.au/westoxford or in hard copy at Council’s Customer Service Centre and Waverley Library.

It is important to note that delivery of any feasible ideas in the plan would occur over a long period of time, particularly if any changes to the Local Environmental Plan (LEP) are required.

ARE THE IDEAS IN THE REPORT FINAL?

No. The report is simply a collection of ideas and suggested opportunities for the area, and the next steps will be to analyse their feasibility. The final report, which will be considered by Council later this year, will identify ideas that require further exploration and discount ideas that the community and Council don’t believe are practical for the area.

IS THE WAVERLEY BUS DEPOT GOING TO BE REDEVELOPED AS PART OF THE PLAN?

Buses and public transport are a fundamental service for the Waverley community and although the site is owned and operated by the State Government, Council supports and will fight for the retention of bus services from this depot.

The draft plan does outline some options for improved use and connection between the bus depot, Centennial Park and the West Oxford Street Precinct area. However, at its meeting on Tuesday 19 August, Council endorsed the report to go on exhibition, inviting feedback on all ideas except those within Centennial Park and any suggested development on the bus depot site other than those ideas that would improve the external appearance of and access to or from the bus depot, its integration into the surrounding locality, and the movement of pedestrians, buses, bikes and other private vehicles.

Any comments on the ideas for these sites will be collated and reported as part of the submissions, but these ideas will not be pursued further as part of the plan.

WILL THERE BE ANY AMENDMENTS TO THE LEP AND DCP IN THE AREA AS A RESULT OF THIS PROCESS?

It is possible that the Local Environmental Plan (LEP) and the Development Control Plan (DCP) may be revised. This would depend on the nature of any final plan/s for the area and only pursued if required to enable delivery and implementation of the plan. However, before doing so, there would be comprehensive community engagement and impacts on the surrounding area would be assessed to ensure that only appropriate outcomes were proposed.

HOW WILL COUNCIL ENSURE THAT THE HERITAGE FACADES AND BUILDINGS OF THE PRECINCT ARE RETAINED?

Places and objects are heritage listed when they are found to have heritage significance. This heritage significance helps contribute to the essential character of the Waverley area. Heritage listings help achieve a balanced framework for managing change and keeping places authentic.

A heritage listing does not necessarily mean a facade or building cannot be changed, but is the first step in protecting our significant places. Changes to heritage items could be proposed, however any such proposals would be considered thoroughly and if progressed further, would be subject to planning approval.

HOW WERE THE DRAFT CONCEPTS DEVELOPED?

All input and ideas gathered during the consultation process, including the drop-in sessions, via online surveys and through submissions, were collated and considered as part of the design charrettes. Three design teams attended the charrette - Hill Thalis, Archrival and Simpson + Wilson.

Led by the NSW Government Architect’s Office, the teams were tasked with developing draft concepts for the area to help Council and the community visualise some of the opportunities for the area’s future.

These draft concepts have now been pulled together into one comprehensive report titled West Oxford Street Design Charette: Summary Report and Recommendation.

HOW CAN I HAVE MY SAY?

We are currently inviting comment on the draft plan, which outlines short, medium and long-term possibilities for the future of the area. You can tell us what you think by:

> completing the online submission form at haveyoursaywaverley.com.au/westoxford
> completing the hard copy submission form available from Council’s Customer Service Centre
> emailing westoxford@waverley.nsw.gov.au
> writing to the General Manager, PO Box 9, Bondi Junction NSW 1355.

Submissions close at 5pm on Friday 24 October 2014.

NEXT STEPS

Following the public exhibition period, all of the feedback and comments submitted will be collated and we will look at what ideas in the report should be considered for further testing. A revised report will then be considered by Council late in 2014 for adoption.