Waverley Council
Consultancy Brief

WEST OXFORD STREET PRECINCT PLAN
DESIGN CHARETTE & VISION WORKSHOP BRIEF

MAY 2014
WEST OXFORD STREET PRECINCT PLAN

Introduction
The West Oxford Street Precinct Plan is an ideas-driven investigation focusing on the Western end of Oxford Street, Bondi Junction. Using the charrette process, concepts for the area will be developed to enable Council and the community to visualise ideas and opportunities for the precinct.

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.

Background
The West Oxford Street precinct is in need of an upgrade. An integrated approach to planning for the precinct is timely, as Council has been advised of potential planning proposals for the redevelopment of several sites at the Western end of Oxford Street, Bondi Junction.

This project forms part of a broader strategic 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.

This is an opportune time to commence the precinct plan as it will align with a suite of other projects Council and State Government agencies are already doing in Bondi Junction. These projects include:

- Bondi Junction Complete Streets project,
- Bondi Junction Urban Design Review,
- Waverley Bike Plan,
- Centennial Park Master Plan,
- Investigations into possible future light rail connections.

More information can be found on Council's website at the following link:

Objectives of the Precinct Plan

The key objectives of the West Oxford Street Precinct Plan are to:

- Celebrate the western entry to Bondi Junction
- Consider the existing and future character of the precinct
- Consider the existing and future character of the adjacent areas within Woollahra and Centennial Park when formulating the desired character of the area
- Better connect West Oxford Street with Centennial Park and Woollahra and the Bondi Junction town centre
- Test current LEP and DCP controls in this part of Bondi Junction
- Achieve and reinforce a sense of place
- Integrate the various transport modes
- Reinforce the importance of the public domain and
- Improve the quality of the public domain
- Engage government agencies and the community in a conversation about the future of this part of the community.

About the Charette

Three sessions will be held over a 3 week period to engage stakeholders and design professionals in a collaborative visioning process for West Oxford Street.

The purpose of the charette is:

- To collectively draw out the compelling narrative that defines West Oxford Street and provide a vision for the future;
- To incorporate the views of the residents and stakeholders in the exploration of ideas for the Precinct;
- To collectively develop up to 3 concept designs to explore ideas and opportunities for the precincts future which enable connectivity, vitality, activation and amenity.

The collective vision will be incorporated into a draft report prepared by others which will be released for public exhibition and community consultation once it has been endorsed by Waverley Council.

**Charette Dates and Location**

The charette will be held at the Waverley Library Theatrette, Denison Street, Bondi Junction

- **Session One:** 1 May, 2014 9.30 am - 1.00 pm
- **Session Two:** 13 May, 2014, 9.30 am - 5.00 pm
- **Session Three:** 22 May, 2014, 9.30 am - 4.00 pm
- A representative from each team will be required to discuss the concepts at a two hour community drop in session on Tuesday 13 May, 2014 between 5.30 and 7.30pm.

**The Role of the Design Teams**

A number of design teams will be invited to participate in the visioning process. The lead consultant will be required to co-ordinate a multidisciplinary team composed of architect / urban designer, landscape architect, and public artist. Design teams will be remunerated to the sum of $10,000.00 (excluding GST) for participation in the three session charette process.

The lump sum fee includes disbursements. Additional claims for disbursements will not be accepted as part of this project. Hourly rate charges for the project team should also be provided in the event that additional work is required beyond the agreed brief.

**SUBMISSION**

The response to this brief must include the following elements:

- Project appreciation statement
- Team personnel
- Examples of relevant design projects
- Confirmation that design team are willing to engage under the Waverley Council Contract
- Confirmation that team can meet program and deliverables as outlined in Appendix A
- Nomination of 2 referees for each firm within the project team.
- Information relating to required insurances.
Submissions should be delivered to Waverley Council at the following address:

**West Oxford Street Design Charette Brief**  
c/o Valerie Giammarco  
Waverley Council  
PO Box 9,  
Bondi Junction NSW 1355

Electronic submissions must be received by 4pm on Friday 11 April 2014.

Whilst physical submissions must be received, it is also possible for teams to email an electronic version of their submission in addition to the physical submission.

The consultant team should supply 2 copies of the submission. Enquiries regarding this brief should be directed to:

Valerie Giammarco, Co-ordinator, Urban Design & Heritage  
ph. 9369-8072  
email: valerieg@waverley.nsw.gov.au

**ASSESSMENT CRITERIA FOR SUBMISSIONS**

Submissions in response to this brief will be assessed on the responses within each submission relative to the following criteria:

- Understanding and appreciation of project **30%**
- Capacity to achieve high quality project deliverables in a quick timeframe **35%**
- Demonstrated capacity, experience and technical ability **25%**
- Demonstrated experience working in multidisciplinary teams **10%**

The assessment of submissions will be carried out by representatives of the Government Architect's Office and Council.

Upon completion of the evaluation process, the preferred consultancies will be contacted to finalise the scope of work and related terms of an Agreement. Council shall enter into a Minor Consultancy Contract with the selected consultancy. Waverley Council reserves the right to reject any and all proposals should it be deemed in its best interests to do so.

It is anticipated that the consultant teams will be advised of the results of the assessment within one week of the closing date for submissions.

**CONFLICT OF INTEREST**

The consultant will be asked to declare any risk of conflict of interest. Where Council establishes, from information provided by the consultant or other information available to it, that a conflict of interest exists, such a conflict might be grounds for exclusion of the consultant from consideration after an opportunity is given to discuss the matter with the consultant.

In the event that Council establishes a conflict of interest exists after the engagement of the consultant, the contract between Council and the consultant might be terminated by letter in accordance with the terms and conditions of the contract.

6. **INSURANCE**

The consultant must have:
Professional Indemnity insurance or, where appropriate, Errors and Omissions insurance for not less than $1,000,000 any one claim and in the aggregate for all claims during the currency of the policy.

Broadform Public Liability insurance for not less than $5,000,000 per occurrence
Workers’ Compensation for NSW.
Excesses / Deductibles or Self-Insured Retentions (SIRs) must be noted on certificates.

All insurance must be underwritten by an insurer authorised by APRA and with a security rating of BBB+ or greater by Standard and Poors or the equivalent rating by another reputable rating agency.

7. SECURITY, CONFIDENTIALITY & COPYRIGHT
All information supplied during or created under the course of this engagement is to be treated by the consultant (including any individual engaged during the course of the Brief) as confidential. The consultant must not issue any information to the media without the consent of Waverley Council as client. This clause will continue to bind the agency after the completion of the Brief or termination of the engagement.

Council will retain the right to use all materials produced as part of this project, for which it does not already hold copyright, for the purpose of conducting its business.
APPENDIX A

Key objectives and scope of works for each workshop

The vision and concepts forthcoming from the charette should:

- be guided by your expertise in urban renewal and public place enhancement;
- benefit the West Oxford Street area and Waverley in general with no adverse impact on the surrounding existing heritage conservation areas;
- be based on an understanding that the existing Local Environment Plan (WLEP2012) and Development Control Plan (WDCP 2012) controls will be used as a test case for the evaluation of the appropriateness of each concept.

The key objectives and scope of works for each of the workshops follow:

<table>
<thead>
<tr>
<th>Session 1: Introduction</th>
<th>Key charette objectives</th>
<th>Deliverables by consultant</th>
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<tbody>
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<td>Objectives</td>
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<td>To ensure that teams are properly briefed</td>
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<td>Outcomes</td>
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<td>• Define design principles for the precinct as a group</td>
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<td>• Definition of project approach</td>
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<td>Tasks:</td>
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<td>Expectation that each team would have visited the site prior to attendance at session one.</td>
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<th>Session 2: Concepts</th>
<th>Objectives</th>
<th>Deliverables by consultant</th>
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<td></td>
<td>Built form and public domain concept for the precinct</td>
<td>analysis as related to specific design approach</td>
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<td>articulated vision and approach statement,</td>
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<td>opportunities and constraints</td>
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<td>design principles and precedent images</td>
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<td>concept design including but not limited to:</td>
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<td>o plans, sections, 3D visualisations</td>
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<td>o new intersection treatment of Syd Einfeld drive and oxford street</td>
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<td>o improvements to the appearance of Syd Einfeld drive</td>
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<td>o creation of any new or upgraded public spaces within the study area</td>
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<td>o integration of movement systems in the study area</td>
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<td>o built form options on any key site that may be worth consideration subject to the constraints defined in the study brief.</td>
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<td>o all other drawings and</td>
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<td>Session 3: Finalise and wrap up</td>
<td>Objectives</td>
<td>Final concepts including:</td>
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<td>Presentation of preliminary design response - design review</td>
<td>- articulated vision and approach statement</td>
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<td>- a 300 word description of the scheme (to include statement of character and desired future physical form of the area),</td>
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