

ARCHITECTURAL DESIGN REPORT WEST OXFORD STREET - PLANNING PROPOSAL

CLIENT

STARGATE PROPERTY GROUP

CONSULTANTS

URBAN DESIGN  
ARCHITECTURE  
LANDSCAPE  
PLANNER  
HERITAGE  
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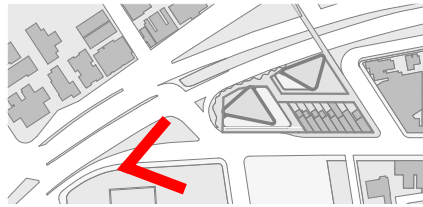
# EXISTING OXFORD STREET

VIEW FROM WOOLLAHRA GATE OF CENTENNIAL PARK

*Currently no landmark to identify the entrance to Bondi Junction and Waverley LGA.*







# INDICATIVE OXFORD STREET **PLANNING PROPOSAL**

VISION OF WOOLLAHRA GATE OF CENTENNIAL PARK  
SUBJECT TO DESIGN EXCELLENCE COMPETITION

*A new 'gateway' tower of excellent architectural design with public spaces and art at street level to mark the arrival to Waverley LGA.*

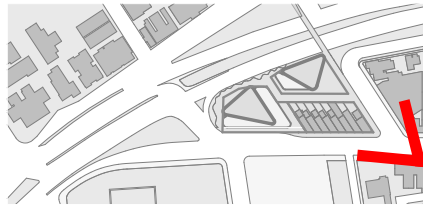




**EXISTING NELSON STREET**  
VIEW OF SITE, FROM CORNER OF OXFORD AND NELSON STREET







# INDICATIVE NELSON STREET **PLANNING PROPOSAL**

VISION OF PROPOSAL FROM CORNER OF OXFORD & NELSON STREET  
SUBJECT TO DESIGN EXCELLENCE COMPETITION





# EXISTING ENVIRONMENT

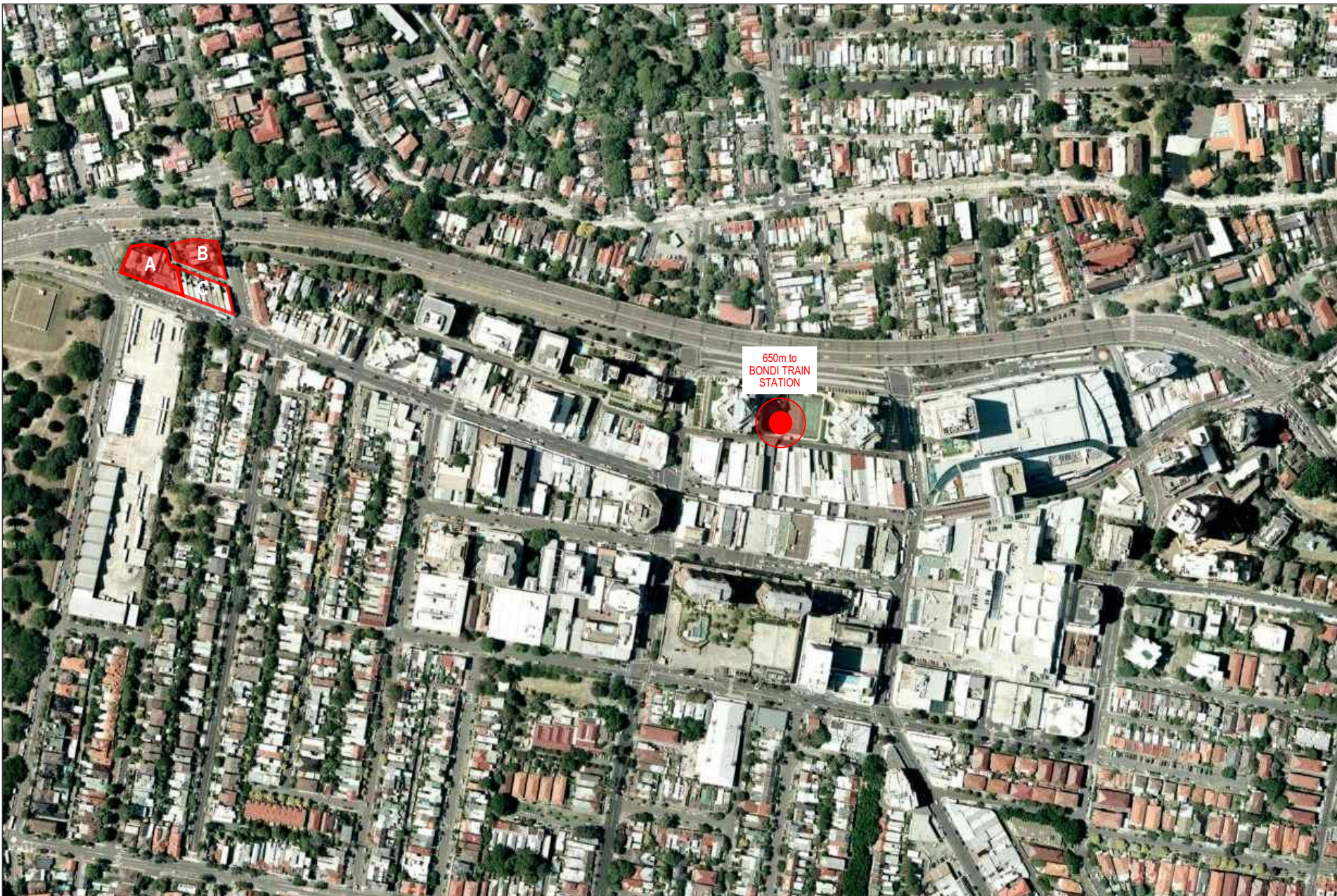
*Harsh road & vehicle dominated environment.*  
*Unsafe cycleways.*  
*Difficult pedestrian connections.*  
*Lack of identity or public domain quality in a very prominent intersection.*  
*Gateway to major centre not identifiable.*





# THE SITES

*Long neglected, the western end of Bondi Junction has never received the same attention as it's eastern counterpart. Cut abruptly by the creation of the Syd Einfeld expressway in 1982, the area remains fractured, disjointed and unresolved. Whilst prominent when approaching from the city, the western gateway to Waverley remains dominated by vehicular traffic, hostile to pedestrians and cyclists alike and aesthetically challenged.*



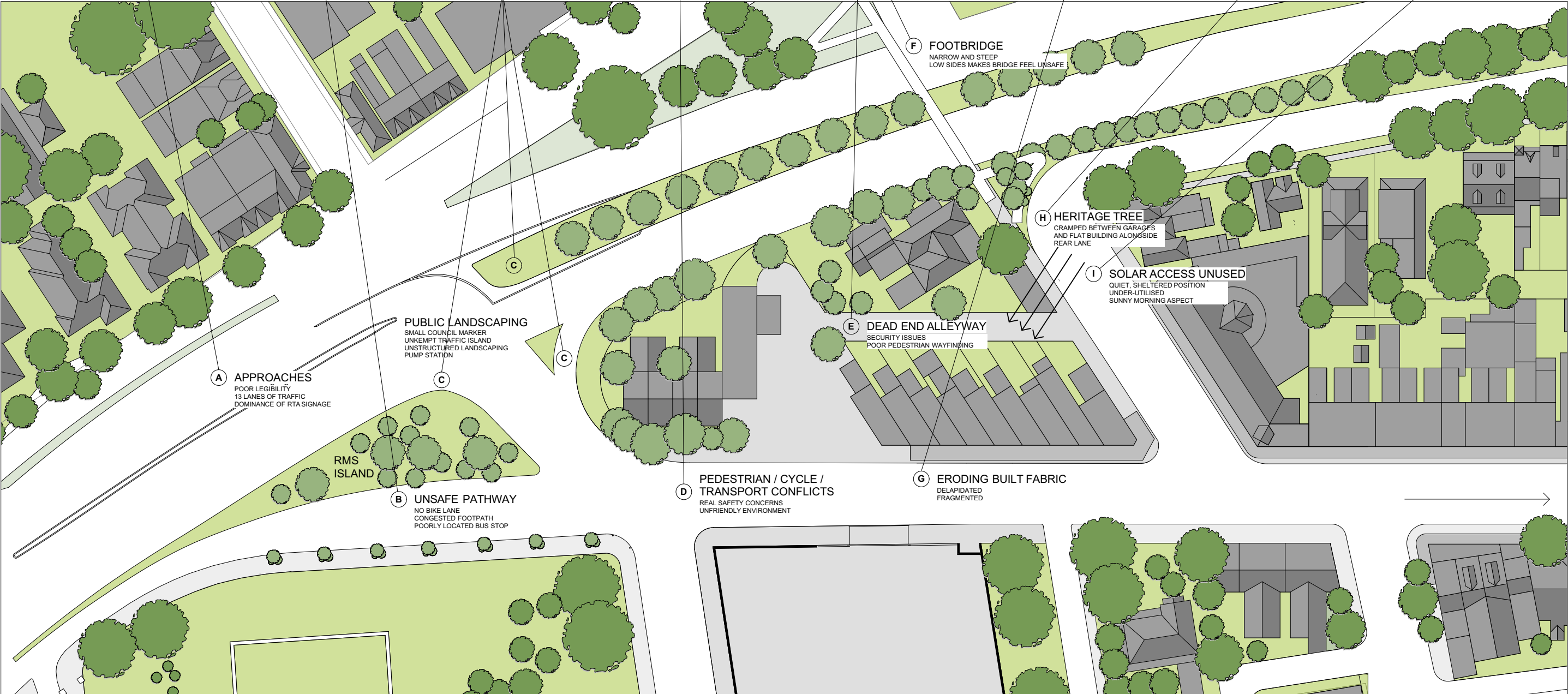
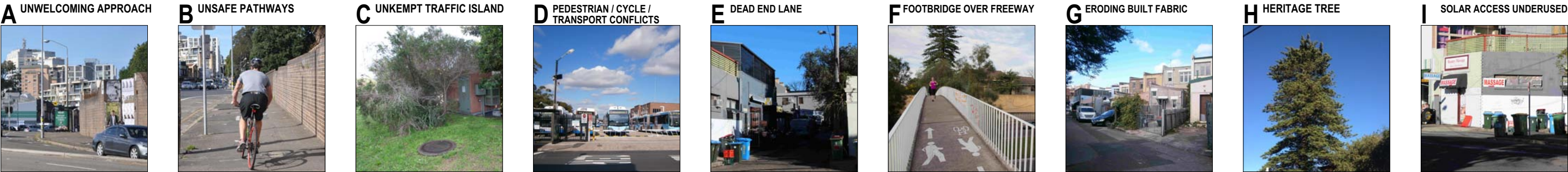
1/ BONDI JUNCTION AERIAL PHOTO



SITE AERIAL PHOTO



PUBLIC DOMAIN & STREET  
CHALLENGES IDENTIFIED





# STREET LEVEL AND PUBLIC DOMAIN OPPORTUNITIES

**1 URBAN ARTWORKS**  
IDENTIFY & BEUTIFY



**2 CYCLEWAY**  
TO CENTENNIAL PARK



**3 URBAN**  
SCALE ART



**4 BOULEVARDE PLANTINGS**  
SOFTEN FREEWAY



**5 NEW HIGH-QUALITY**  
RETAIL SPACE



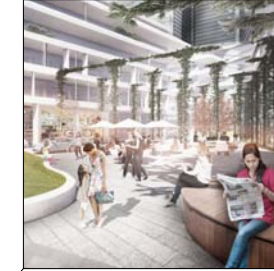
**6 THROUGH-SITE ACCESS**  
IMPROVES PERMEABILITY



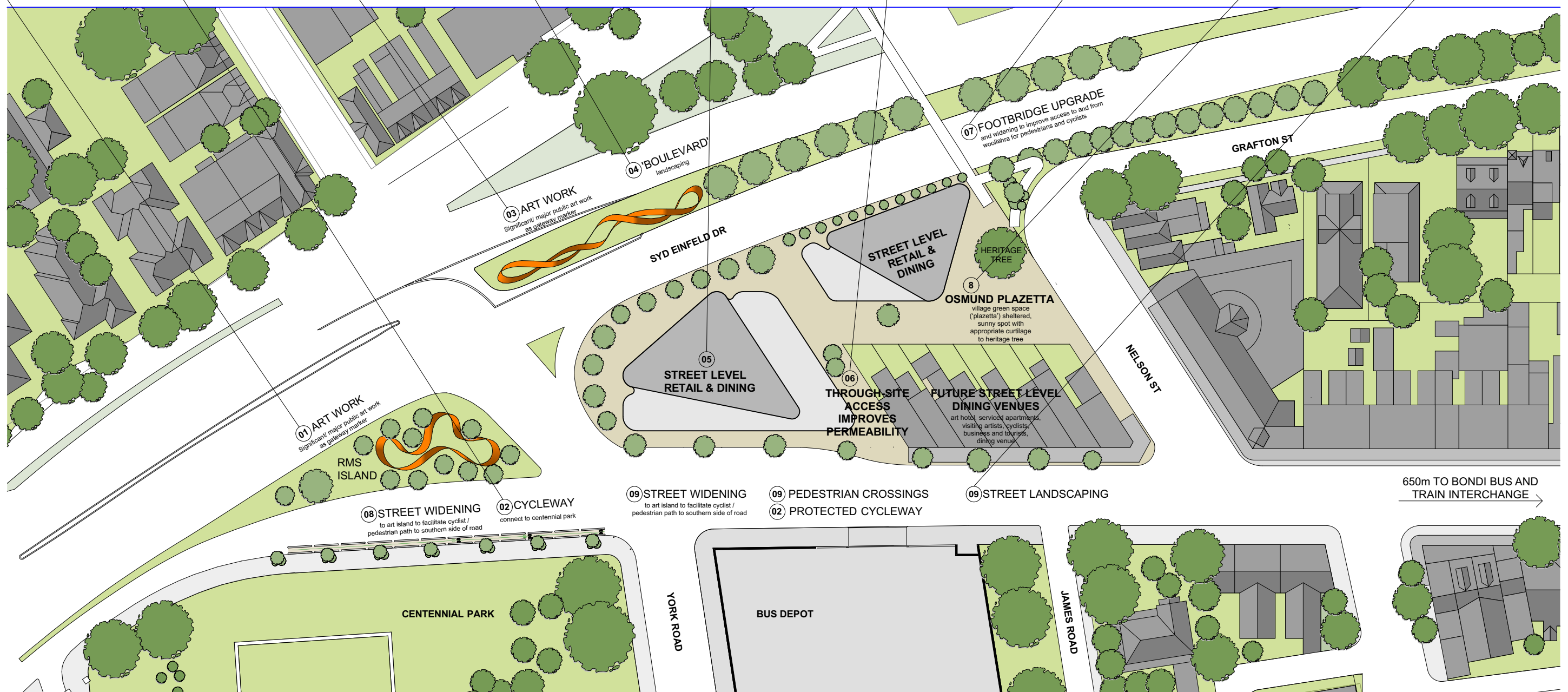
**7 SCULPTURAL FOOTBRIDGE**  
UPGRADE & WIDENING



**8 OSMUND PLAZETTA CREATES**  
NEW PUBLIC DOMAIN



**9 STREETScape**  
IMPROVEMENTS





# EXISTING HEIGHTS IN BONDI JUNCTION

*There is no shortage of tower built forms that have shaped east & central Bondi Junction into a substantial commercial & residential centre for the eastern suburbs. A balanced approach would continue this urban pattern towards the west of the suburb to speak to the City, and the broader area. It is not known why the western end has been ignored and permitted to lag behind the rest of Bondi Junction.*





# HISTORICAL CONTEXT

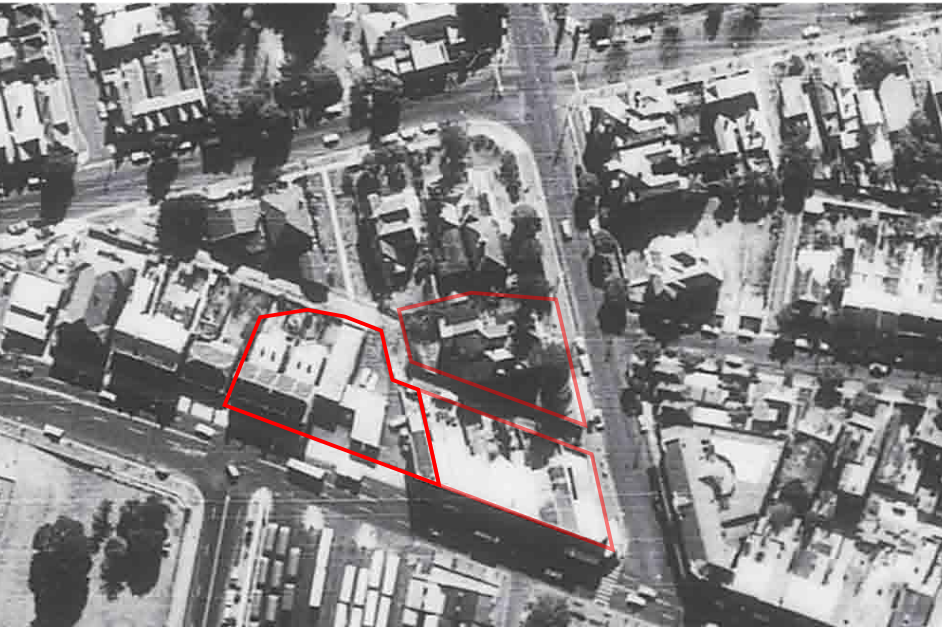
*The study area was originally part of an impressive intersection, abruptly hacked by the introduction of Syd Einfeld drive in the 1980's.*

*The current study presents an opportunity to address this urban anomaly.*

1943

1961

1970



1982

1991

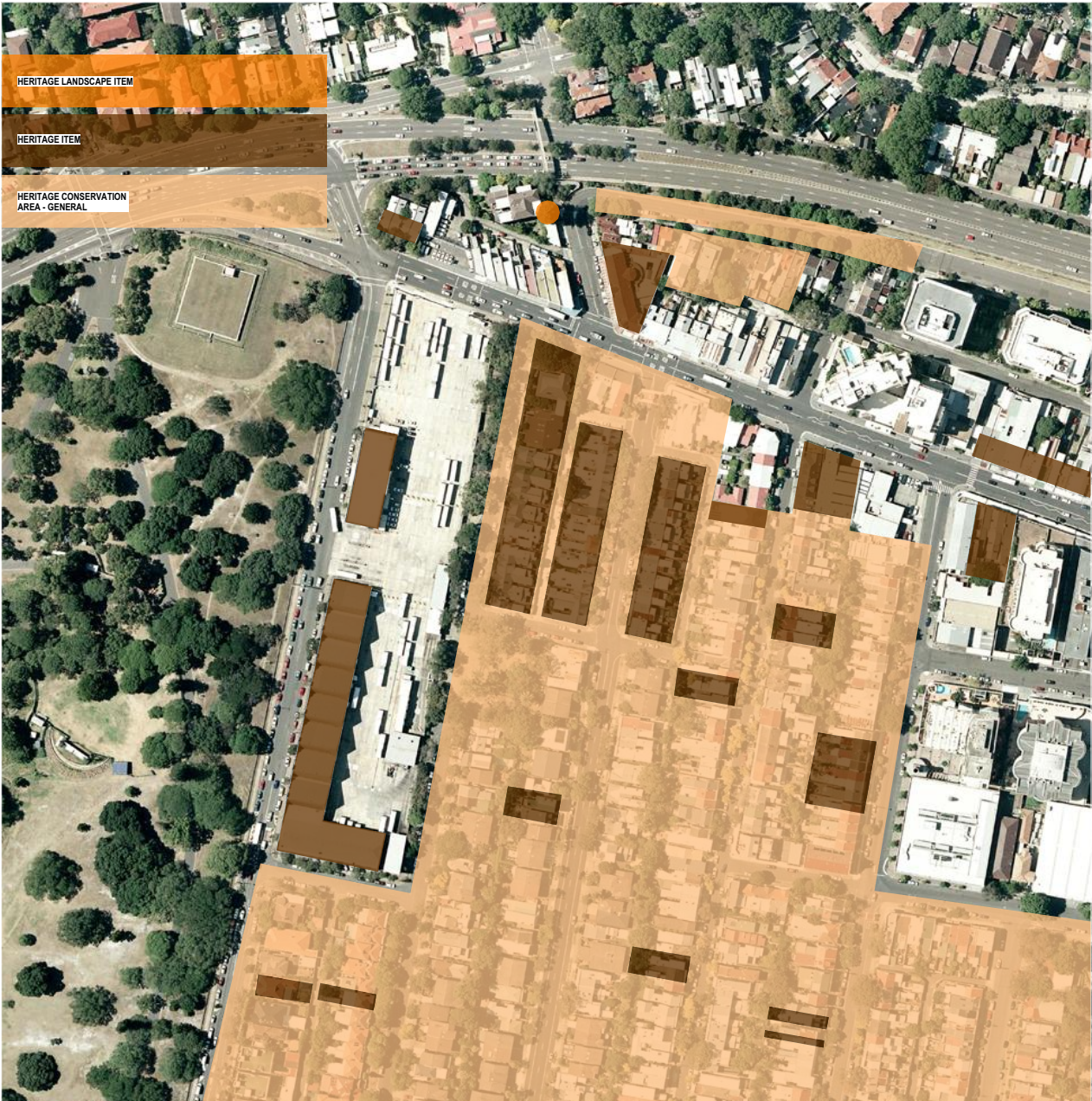
2011



# LOCAL HERITAGE

*We have closely examined our study area for its history & conservation needs.  
(see Heritage Report and Statement).*

*It is proposed that the public domain improvements will enhance the usability and aesthetic enjoyment of the heritage aspects  
offered by the area.*



HERITAGE MAP



NELSON HOTEL



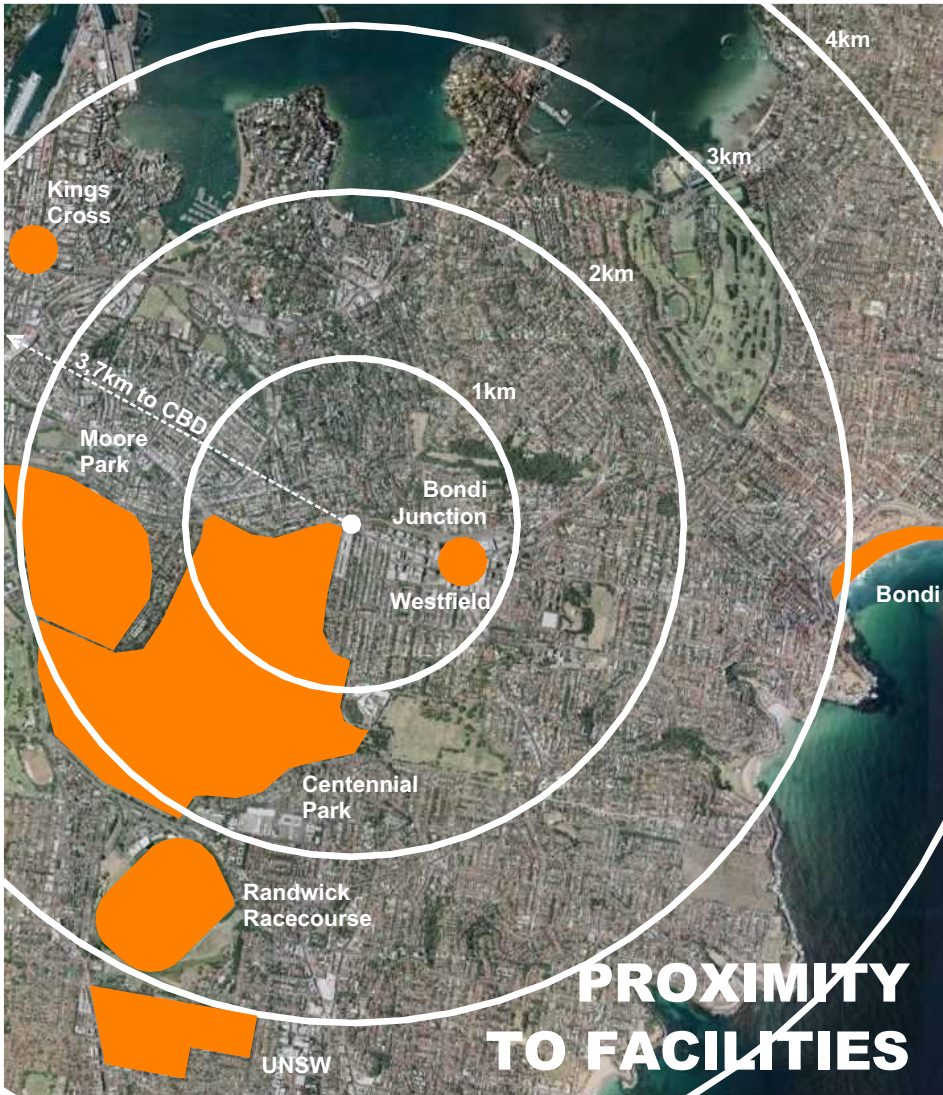
WESTGATE HOUSE



NORFOLK ISLAND PINE



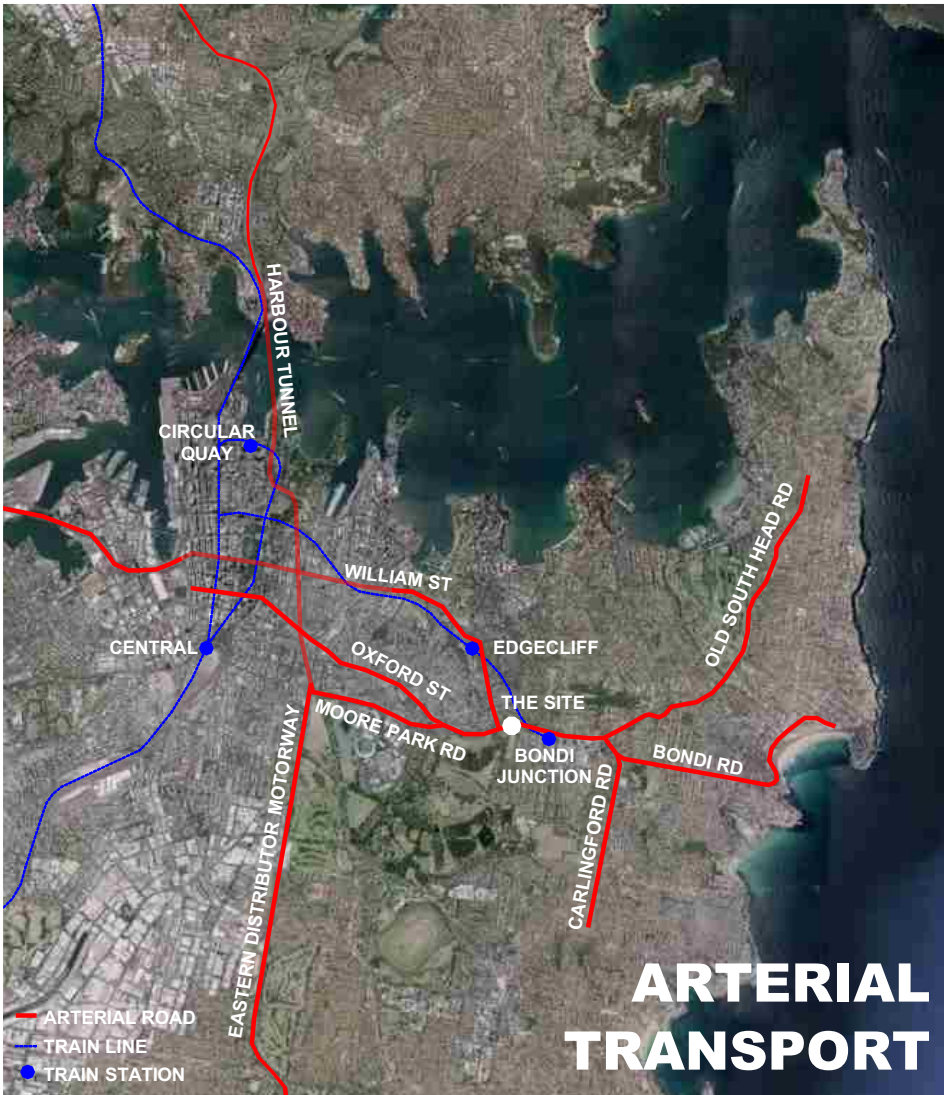
*The study area lies in close proximity to a wide variety of public facilities and open spaces and is well serviced by high capacity train, bus & potentially light rail services.*



AERIAL PHOTOGRAPH SHOWING DISTANCE BETWEEN THE SITE AND TRANSPORT, RETAIL AND EDUCATIONAL FACILITIES



AERIAL PHOTOGRAPH SHOWING EXISTING OPEN SPACES IN RELATION TO THE SITE



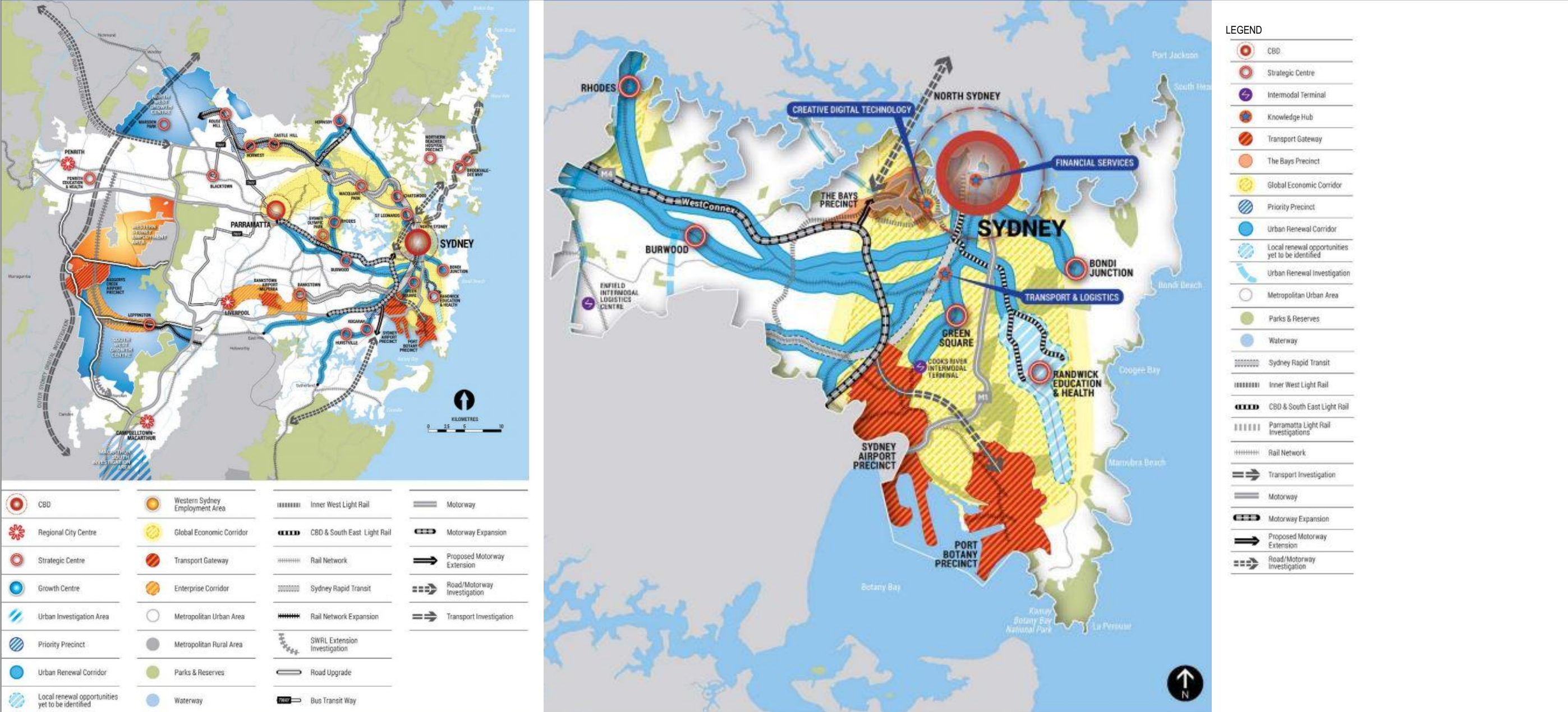
AERIAL PHOTOGRAPH SHOWING THE SITE AND MAIN ARTERIAL ROADS & TRAIN LINES



# METROPOLITAN STRATEGY

The NSW Government’s strategy for Sydney includes Bondi Junction as an integral part of a Urban Renewal Corridor. In the plan "A Plan For Growing Sydney", Bondi Junction is highlighted as a Strategic Centre, and is described as a priority location for mixed-use activity of an amount, density and diversity that is of metropolitan significance.

1/ A PLAN FOR GROWING SYDNEY, CONNECTING JOBS AND HOMES - SOURCE: FIG. 4 "A PLAN FOR GROWING SYDNEY" 2/ CENTRAL SUBREGION - SOURCE: FIG. 27 "A PLAN FOR GROWING SYDNEY"



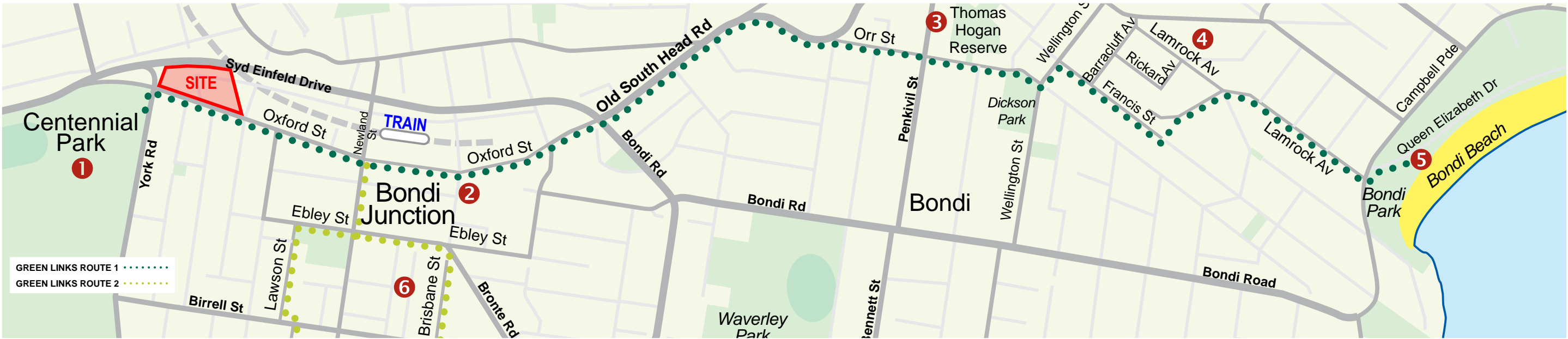


# GREEN LINKS STRATEGY

*The study area forms a key element in Waverley Council’s Green Links Strategy. In effect, the study area forms a critical link between the Paddington Gates of Centennial Park, through Waverley and onto Bondi Beach. However, the dominance of vehicular and bus traffic makes commencing the journey difficult and potentially dangerous in places.*

*Along with the newly constructed northern Centennial Park share-way (cycleway), the West Oxford Street study area could play a key role in promoting bicycle transport within Waverley and the broader eastern suburbs.*

1/ GREEN LINKS STRATEGY



2/ CENTENIAL PARK OXFORD STREET SHAREWAY - ALREADY CONSTRUCTED