

Supporting Urban Design
Study 2026

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Contents

1	Introduction	7	4	Opportunity areas	49
1.1	Project introduction	8	4.1	Targeted areas for growth	50
1.2	Strategic context and drivers	10	4.2	Tested sites and parameters	51
1.3	Existing Planning Controls	12	4.3	Built form typologies	52
2	Analysis	15	4.4	Oxford Street Mall	53
2.1	Local context	16	4.5	Civic Precinct	63
2.2	Access and movement	17	4.6	West Oxford Street Village	70
2.3	Key places and activation	19	4.7	Bronte Road Village	73
2.4	Open space	21	4.8	Bondi Road East Gateway	76
2.5	Tree canopy	23	4.9	Reference scheme summary	78
2.6	Topography and views	24			
2.7	Built form	25			
2.8	Heritage	28			
2.9	Lot type and grain	29			
2.10	Existing character areas	30			
2.11	Key issues and constraints	32			
2.12	Key opportunities	34			
3	Precinct approach	36			
3.1	Framework plan	37			
3.2	Activation	38			
3.3	Movement and connections	39			
3.4	Open space and landscape	40			
3.5	Built form	43			
3.6	Public infrastructure	48			



Queens Park

Centennial Park

Waverly Park

Moore Park

Sydney Cricket Ground

Allianz Stadium

Bondi Junction City Centre

Sydney Tower Eye

CBD

Cooper Park

Royal Botanic Garden

Sydney Opera House

Sydney Harbour Bridge

1.1 Project introduction

Project background

Bondi Junction is set to strengthen its role as the primary civic and commercial heart of the Eastern Suburbs, providing much of the area's housing, retail, services and amenities in a highly accessible location.

Strategically located between the city and the coast, with great public transport, proximity to Centennial Park and the iconic Bondi Beach, and elevated city, harbour and coastal views, Bondi Junction holds enormous development potential to deliver on NSW State Government objectives for new and well-located housing around transport nodes and centres.

Within this context, Waverley Council (Council) resolved to prepare a Vision and Master plan to guide future housing and employment growth along with supporting public infrastructure.

Architectus was engaged to develop this Vision and Master plan together with Council. The two part process involved:

- Part 1 Vision (exhibited in October 2025) - setting a vision and 4 key ambitions, with 26 ideas (potential projects and concepts) for further investigation.
- Part 2 Vision and Master Plan (exhibited in May 2026) - translating the vision into an actionable Master Plan that comprised of 4 precinct strategies; Activation, Connectivity, Greening and Open Space Strategy, and Growth Strategy, and 2 catalyst projects focussed on Oxford Street Mall and the Civic Precinct.

The project involved close collaboration with Council, along with a team of design and technical specialists to prepare a robust and well-considered Vision and Master Plan. Ongoing engagement with the community and stakeholders was an essential part of the process.

Purpose of this report

This Urban Design Study is intended to support the Bondi Junction Vision and Master Plan report. This Urban Design Study provides urban design analysis and built form testing to inform further design, planning and implementation in future stages.

This report is structured as follows:

- Introduction
Introduces the study area and strategic drivers for renewal in Bondi Junction.
- Analysis
Identifies key findings from site and context analysis, including constraints and opportunities.
- Precinct approach
Describes the Precinct-wide approach to movement and connections, open space, activation and built form.
- Opportunity areas
Outlines the approach to targeted areas for uplift, including built form testing and indicative dwelling capacity.

Timeline



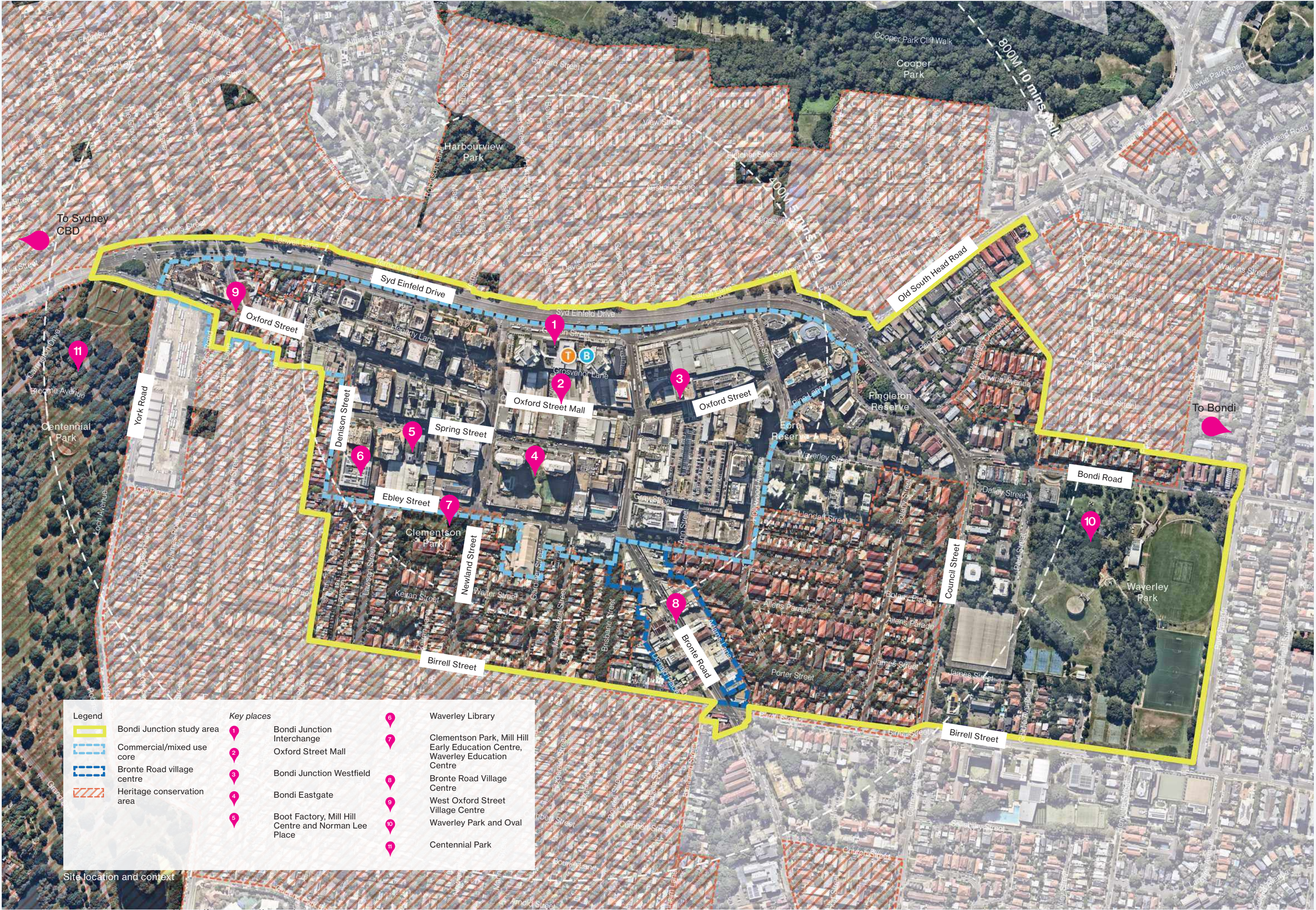
The study area

Bondi Junction is the 'city centre' of the Eastern Suburbs, located approximately 4kms from Sydney CBD and 2.5kms to Bondi Beach.

The study area includes approximately 80 hectares of land at Bondi Junction bounded by Syd Enfield Drive, Birrell Street, Waverley Park and Centennial Park.

Key features of the study area include:

- Primarily accessed through Bondi Junction Station, a busy train and bus interchange, while Oxford Street, Syd Enfield Drive, Bondi Road and Bronte Road provide primary road access.
- A large mixed use core providing civic, commercial and retail uses anchored by Westfield Bondi Junction, that supports everyday needs and destination shopping for the broader area.
- Within the city centre core, recent redevelopment has provided high-rise apartment living ranging 8-20 storeys, close to public transport and services.
- Mixed housing adjoins the centre including mid-rise and high-rise apartments, terraces and townhouses, semi-detached houses and single dwellings.
- Large areas of heritage conservation, including the Mill Hill Conservation Area and Botany Street Conservation Area adjoin the centre consisting primarily of terraces and semi-detached housing, with some walk-up apartments.
- The city centre is bookended east and west by two large district/regional parks, Centennial Park and Waverley Park, respectively, located within a 10-minute walk or short cycle.



Legend

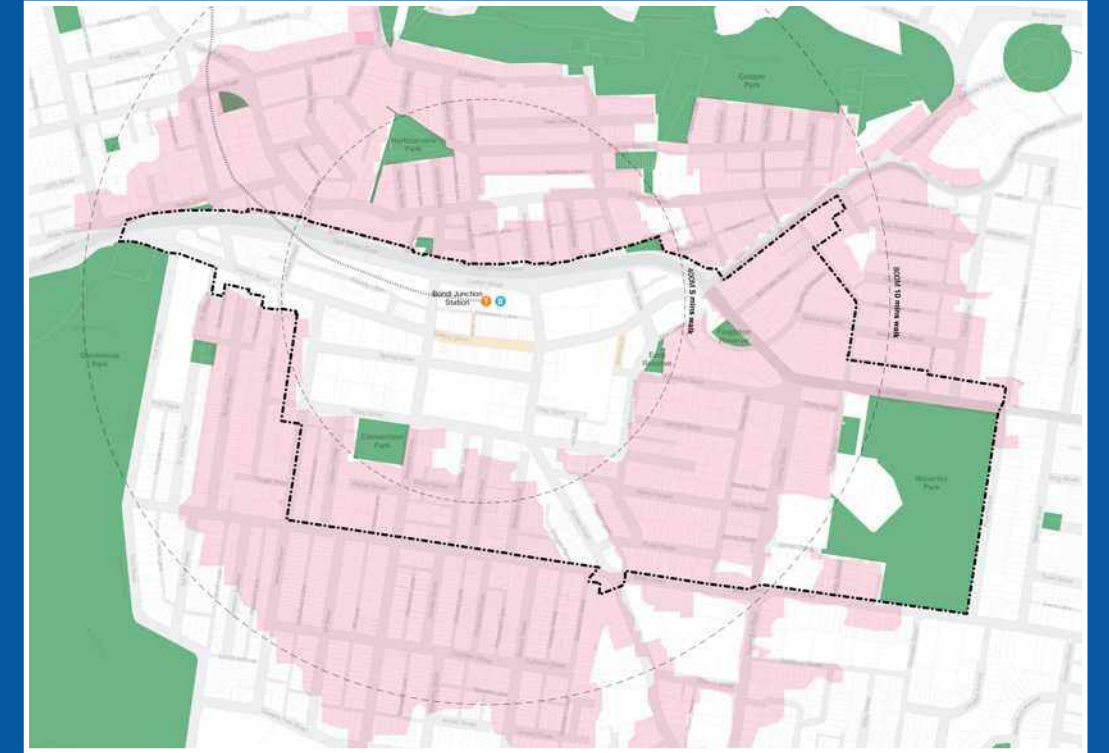
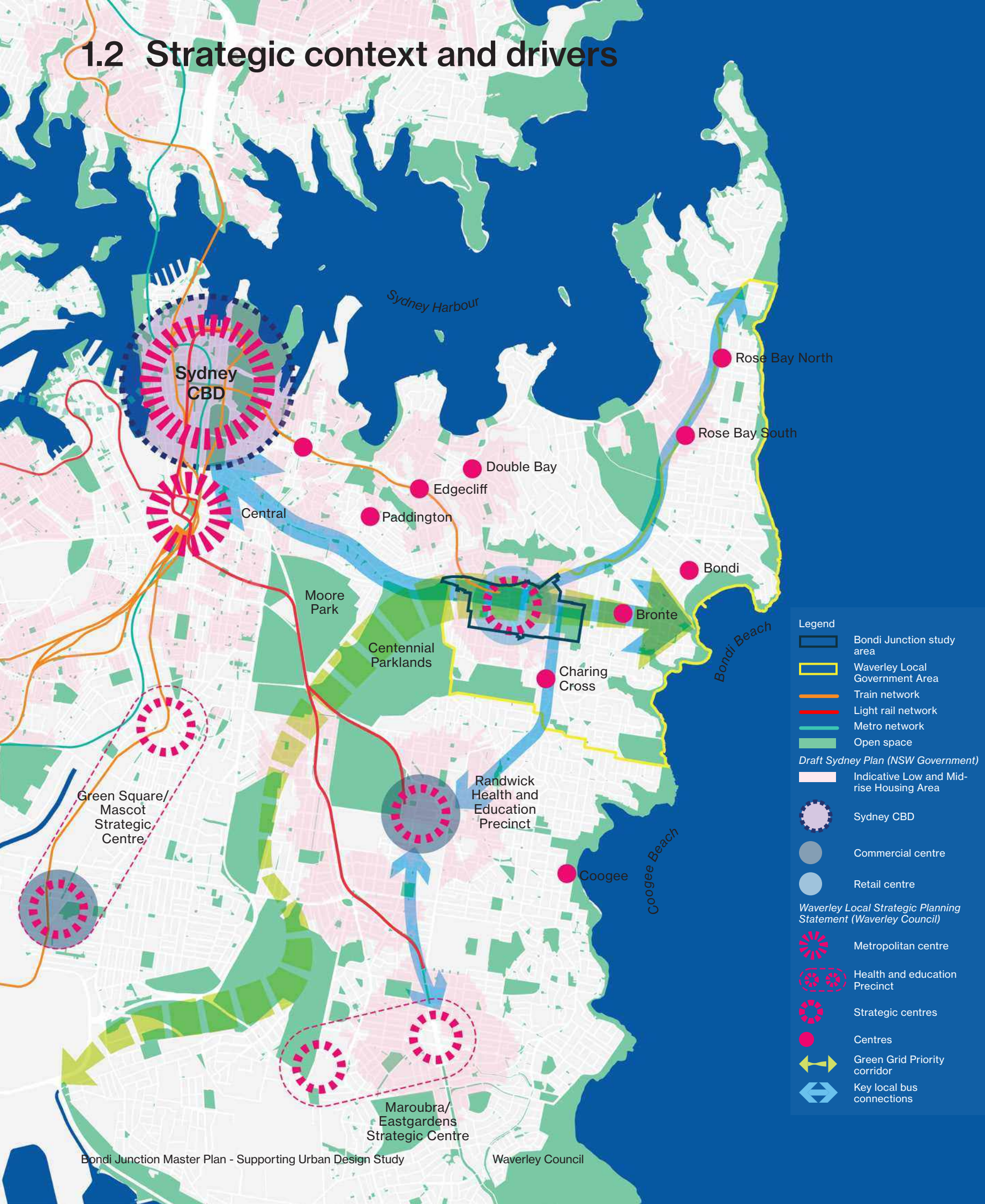
- Bondi Junction study area
- Commercial/mixed use core
- Bronte Road village centre
- Heritage conservation area

Key places

- | | | | |
|---|---|----|--|
| 1 | Bondi Junction Interchange | 6 | Waverley Library |
| 2 | Oxford Street Mall | 7 | Clementson Park, Mill Hill Early Education Centre, Waverley Education Centre |
| 3 | Bondi Junction Westfield | 8 | Bronte Road Village Centre |
| 4 | Bondi Eastgate | 9 | West Oxford Street Village Centre |
| 5 | Boot Factory, Mill Hill Centre and Norman Lee Place | 10 | Waverley Park and Oval |
| | | 11 | Centennial Park |

Site location and context

1.2 Strategic context and drivers



Indicative area where low and mid-rise housing controls are applicable

Bondi Junction is poised for growth to meet the NSW Government's push for housing in well-located areas

The NSW Government has placed housing at the centre of its agenda. The NSW Housing Accord, a state government agreement with local councils, industry and the Commonwealth to boost housing supply, aims for 314,000 new homes by 2029 in well-located, sustainable communities. Of this target, the Waverley LGA has been allocated 2,400 dwellings, most of which are anticipated to be delivered within Bondi Junction.

Various mechanisms such as the Low and Mid-rise Housing Policy (shown in the inset above) and the Housing Delivery Authority (HDA), both of which may apply to Bondi Junction, stress the significant push for fast tracking the delivery of diverse and affordable housing sooner.

Bondi Junction is identified in both NSW Government and Council plans as the strategic and retail centre of the Eastern Suburbs, highly accessible by public transport and with unique access to a range of amenities including parklands, beaches and recreation.

Bondi Junction provides a unique opportunity to unlock increased uplift for housing close to public transport, services and amenities, while also balancing necessary investment into enhanced streets, open spaces civic and cultural facilities, transport connections and social infrastructure.

Strategic context and drivers

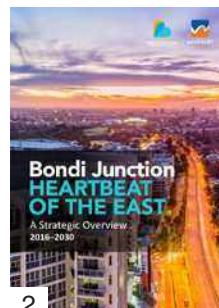
Despite recent NSW Government housing direction, Bondi Junction has long been considered for future renewal under Council objectives and plans.

A range of current and previous strategic documents prepared by Council identify a significant opportunity for Bondi Junction to strengthen its role and identity as the strategic centre of the Waverley LGA and the Eastern Suburbs; the Heartbeat of the East.

Now is an opportune time to take action and plan for a strategic and sustainable approach to growth that delivers new housing together with public infrastructure in the short to medium term. Key drivers and strategic opportunities are described adjacent.



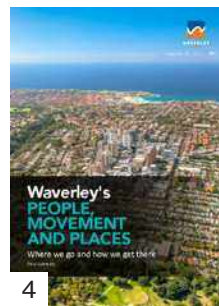
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2



3



4

Key Council strategies

1. Waverley Strategic Planning Statement 2020-2036
2. Bondi Junction Heartbeat of the East: A Strategic Overview 2016-2030
3. Waverley Local Housing Strategy 2020-2036
4. Waverley's People, Movement and Places: where we go and how we get there: Final Summary (2017)



A thriving and destination retail and commercial centre

- Support a range of opportunities for retail, knowledge-intensive jobs, health-related industries, entertainment and culture.
- Enhance the network of unique and vibrant places that will attract people to the centre and spend time in.
- Elevate Bondi Junction's role as the key retail and employment centre for the LGA and wider Eastern Suburbs area.



Increased housing opportunities close to transport, employment and amenity

- Improve Bondi Junction as a key arrival point and support connections to Bondi Beach and Sydney CBD.
- Provide a range of housing opportunities in the right places to support and retain a diverse community.
- Enhance Bondi Junction as a great place to live, with access to local services and amenities, recreation and beaches and jobs.
- Meet or exceed additional housing under the NSW Government's housing policies.

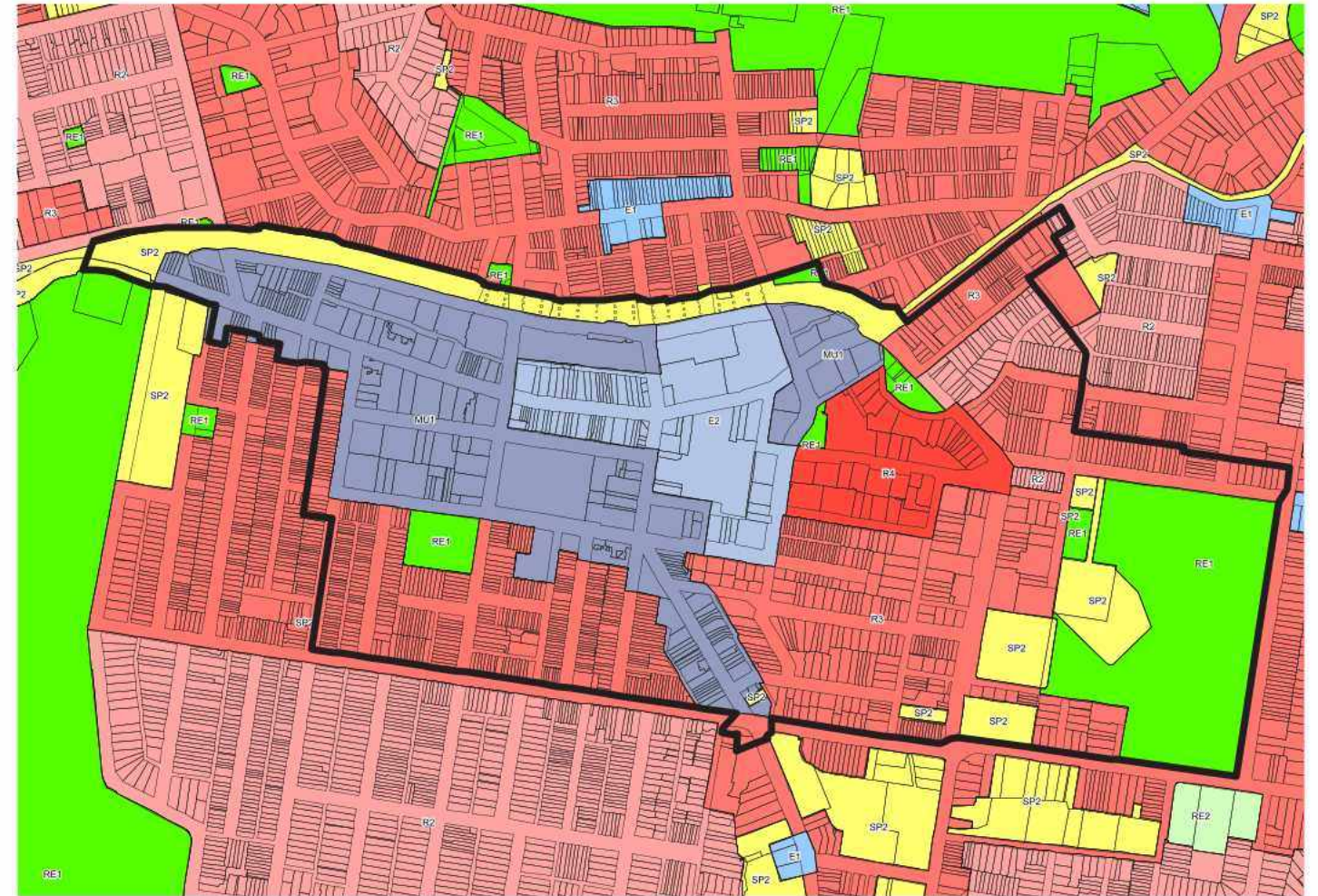


A Vision and Master plan that is bold and transformational, but also deliverable, with Council and private development working together

- Capitalise on Council-owned assets to deliver enhanced community benefits.
- Engage with key stakeholders including landowners, businesses and the community to find common objectives and ideas.
- Invite developers and landowners to deliver shared development outcomes and public benefit.

1.3 Existing Planning Controls

Key existing controls under the Waverley Local Environmental Plan 2012 (LEP) are shown adjacent



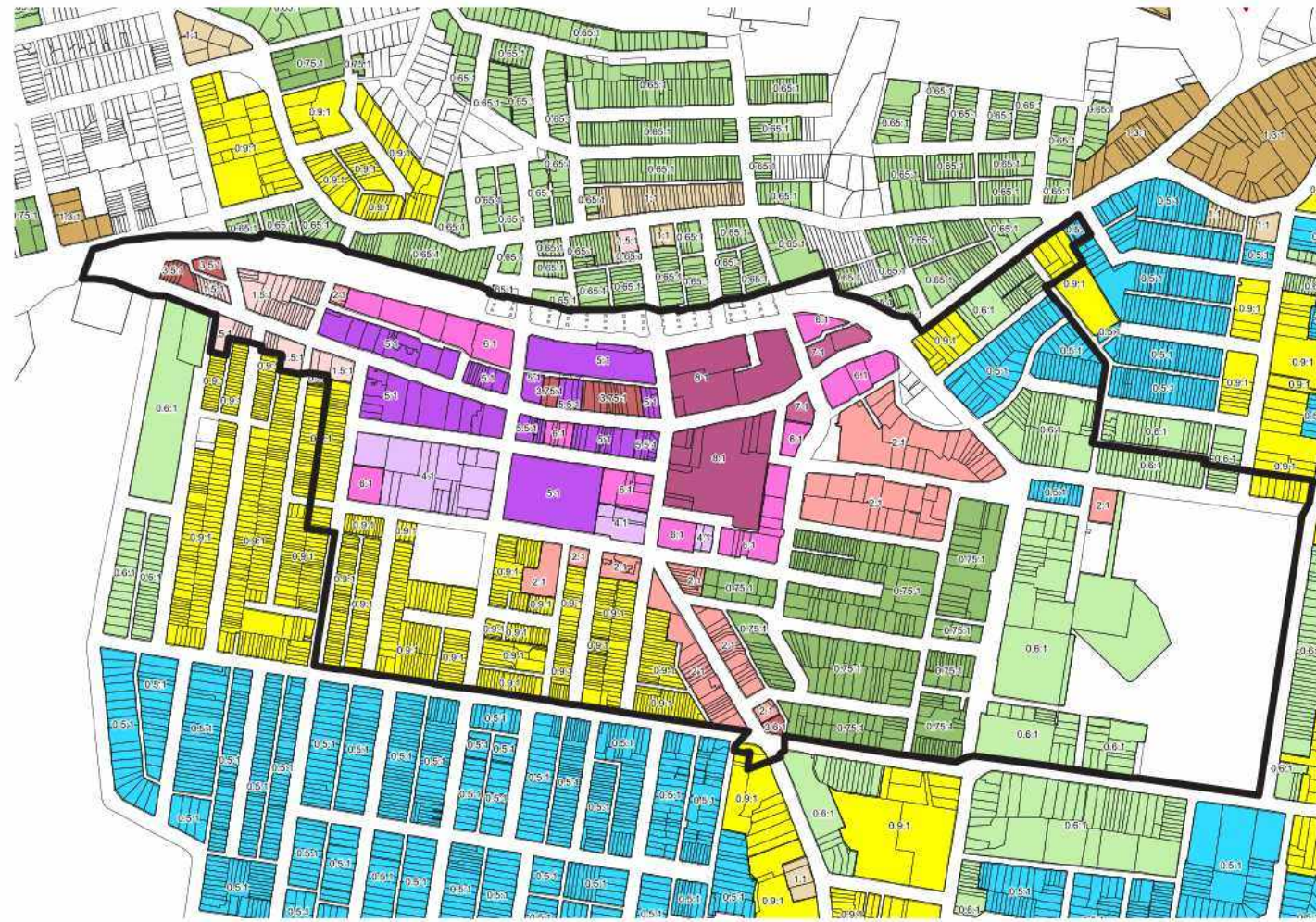
Land use zoning

- The centre is clearly defined consisting of a commercial core primarily encompassing the Westfield and Oxford Street Mall. Residential uses are generally prohibited within the E2 Commercial Centre zone.
- Mixed use zoning extends across a broad area between Grafton and Ebley Streets, and along the Bronte Road Village Centre.
- R2 medium density residential predominantly adjoins the centre reflecting the existing heritage conservation areas, with a small pocket of R4 high density residential to the east of the centre.

Legend

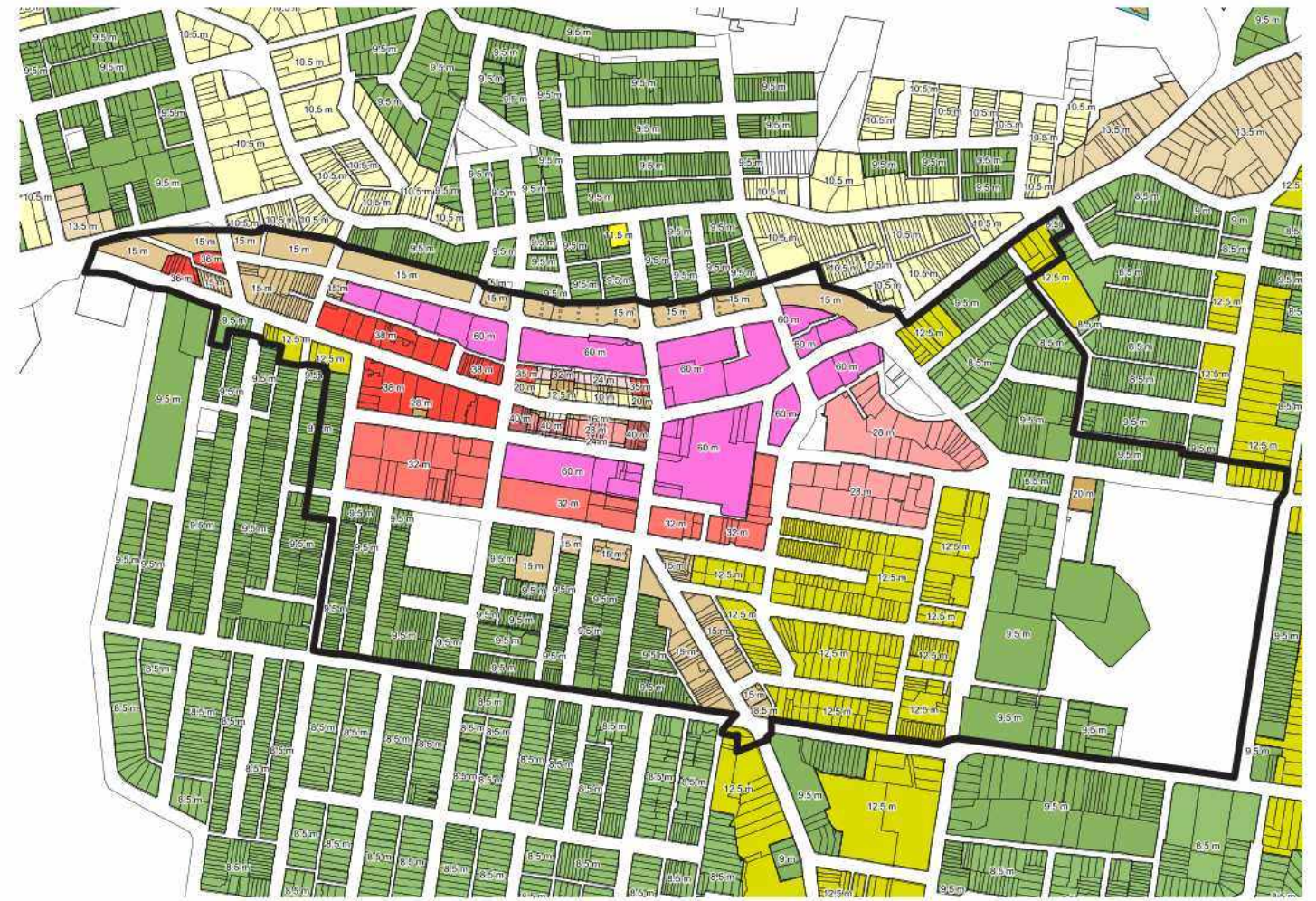
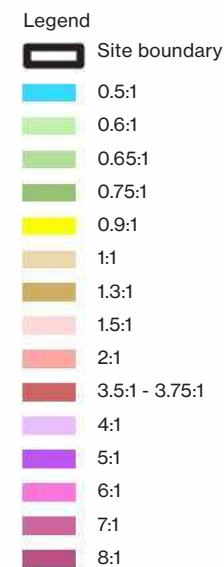
- Site boundary
- E1 Local Centre
- E2 Commercial centre
- MU1 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation

Existing Planning Controls



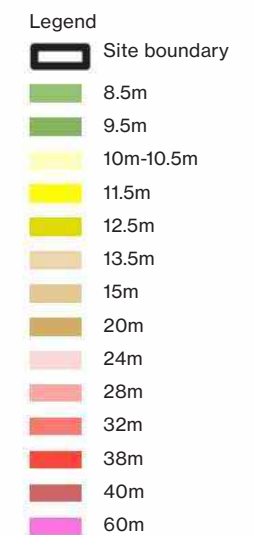
Floor space ratio (FSR)

- Mixed FSRs throughout the commercial and mixed use centre - 1.5:1 - 8:1.
- The infill affordable housing clause under the State Environmental Planning Policy (Housing) 2021 enables an additional FSR up to 30% with the minimum provision of 10% affordable housing.



Height of building

- Maximum of 60m (approximately 18 storeys) within the centre, with lower heights 15m-32m (approximately 4-9 storeys) where it interfaces with surrounding lower scale areas. Some older and more recent development exceed the LEP height.
- Complex heights along Oxford Street Mall which responds to solar access requirements and to define a street wall along the Mall. Corner sites are taller at each end.
- The infill affordable housing clause under the Housing SEPP enables additional height up to 30% with the minimum provision of 10% affordable housing.



Existing Planning Controls

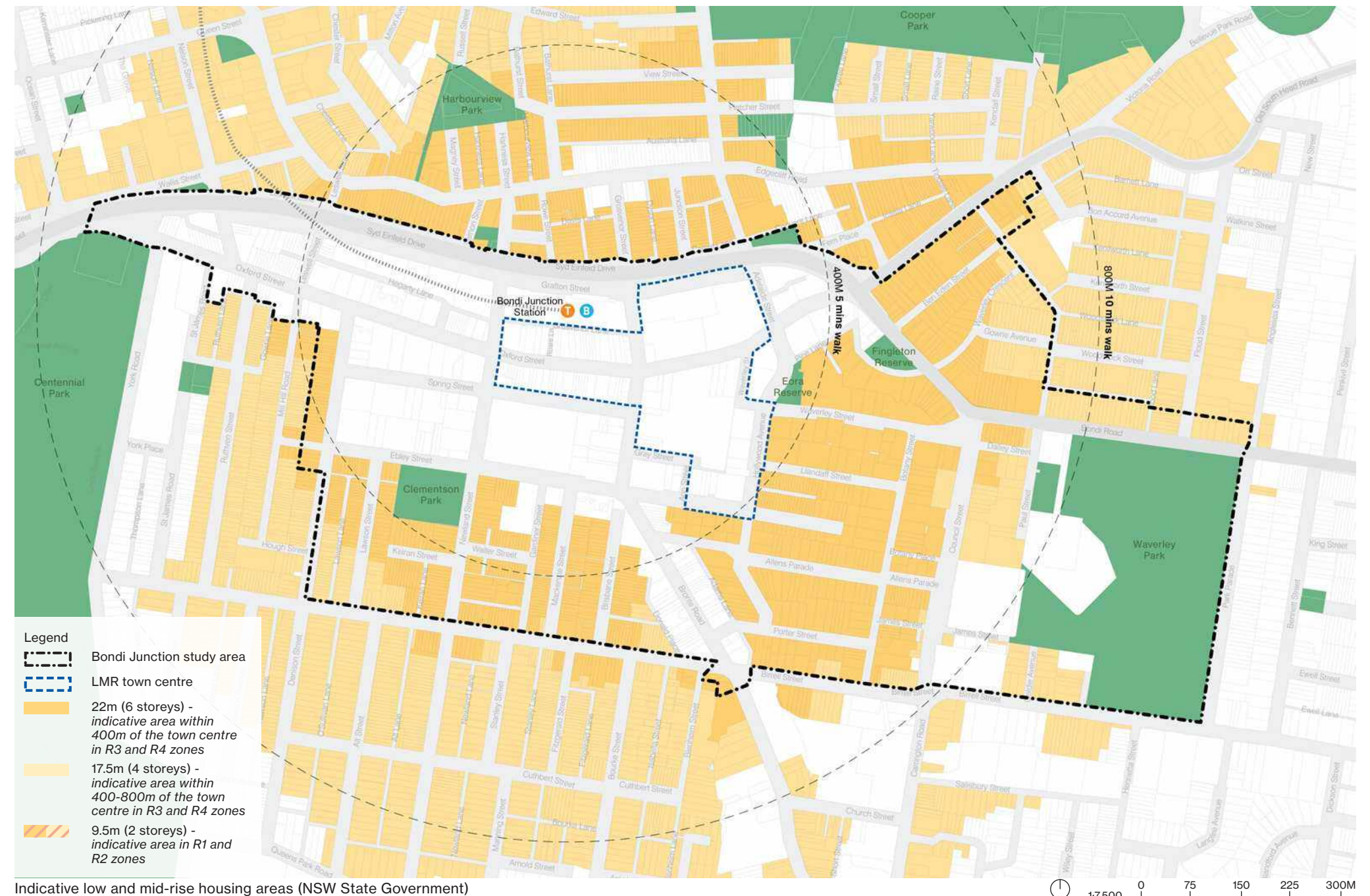
Low and Mid-Rise Housing Policy (NSW State Government)

The NSW State Government's Low and Mid Rise Housing Policy was implemented in 2025 under the State Environmental Planning Policy (Housing) 2001, to support housing diversity through more low and mid-rise housing. This aimed to fill the gap between free-standing homes and high-rise apartments.

The low and mid-rise housing controls apply to residential-zoned areas within a 400m and 400-800m walking catchment of nominated stations and town centres across Greater Sydney, including Bondi Junction. Planning controls for mid-rise housing (residential flat buildings) that apply to the precinct include:

- R1 and R2 zones within 800m of the town centre: 9.5m (approximately 2 storeys) and 0.8:1 FSR.
- R3 and R4 zones within 400m of the town centre: 22m (approximately 6 storeys) and 2.2:1 FSR.
- R3 and R4 zones within 400-800 of the town centre: 17.5m (approximately 4 storeys) and 1.5:1.

The LMR applies to a broad area adjoining the city centre, including large parts identified as heritage conservation area. This will need to be investigated in the development of the master plan.



2.1 Local context

Key findings

- The centre is situated in a unique location between the city and the beach, which brings a number of lifestyle benefits while providing retail, services and job opportunities befitting a strategic centre.
- Bondi Junction is the 'city' of the Eastern Suburbs, supported by smaller local and village centres.
- Bondi Junction is accessible to high levels of amenity, situated between the extensive parklands of Centennial Park to the west and beaches to the east. Green streets, open spaces corridors and smaller parks creates linked green connections that contribute to the character, amenity and liveability of the centre.

Preliminary opportunities

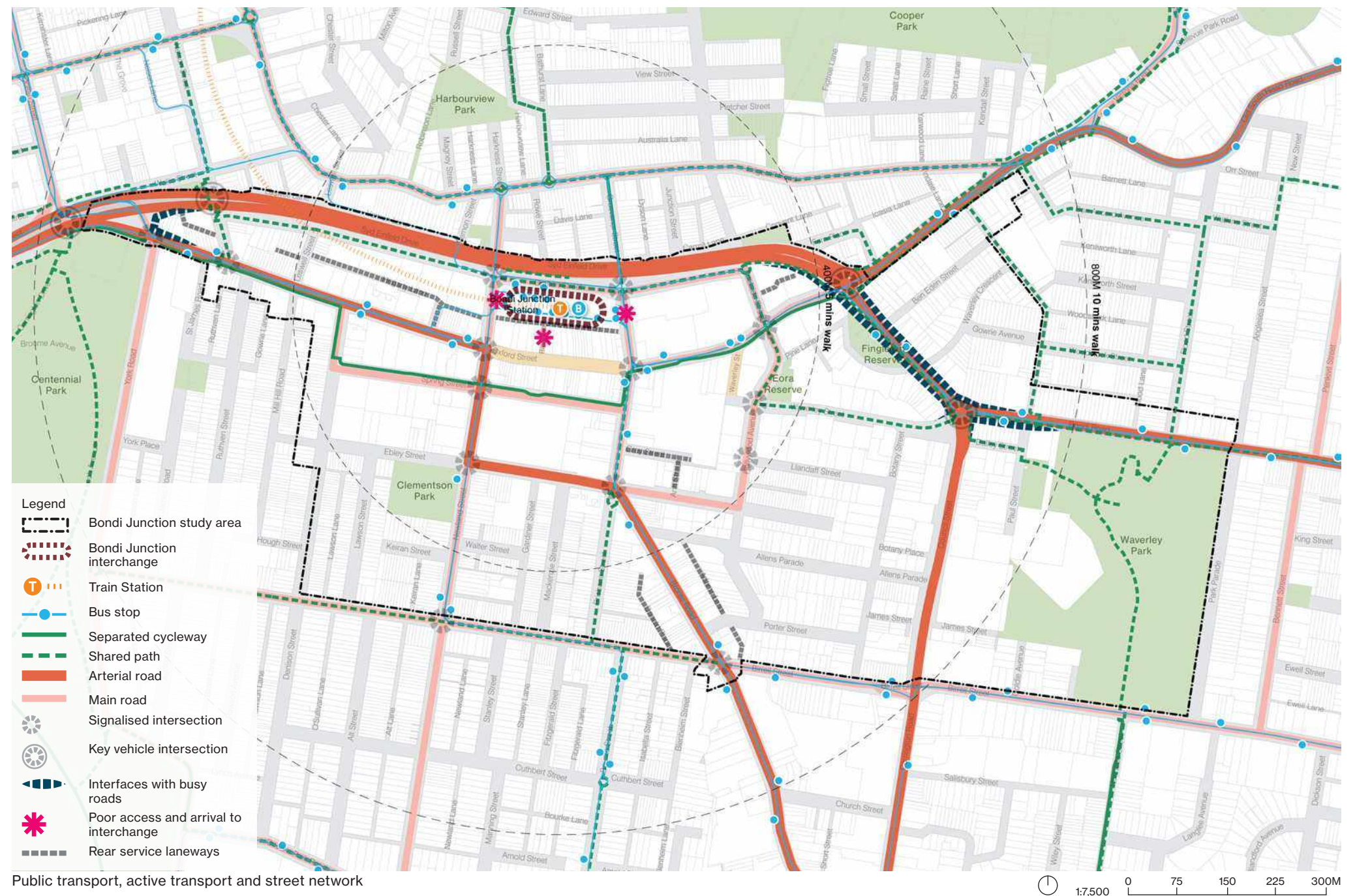
- Strengthen the role of Bondi Junction as the 'city' of the Eastern Suburbs, providing everyday services and amenities, destination retail, employment, public transport access and a range of housing.
- Provide increased housing closer to key services and attractors while also being within 10-15 minutes of Sydney CBD and the beach.
- Support linkages to key parks and places with great amenity.



2.2 Access and movement

Key findings

- Syd Enfield Drive (elevated in some areas), bounds the centre along the north and limits connections to areas further north.
- Bondi Junction is a busy Interchange; the terminus station along the Eastern Suburbs line and connection to local buses - there are access, traffic and safety issues associated with the interchange.
- Poor connection via Rowe Lane from interchange to Oxford Street Mall - small landing, not quite a plaza size, more a transit area.
- Recent cycle infrastructure through the centre along Oxford and Spring Streets has improved the cyclability of the area, in particularly linkages to Centennial Park.
- Western and eastern arrival points into Bondi Junction are impacted by busy roads and poor public domain interfaces.
- Rear laneways are predominantly used for loading, servicing and waste collection.

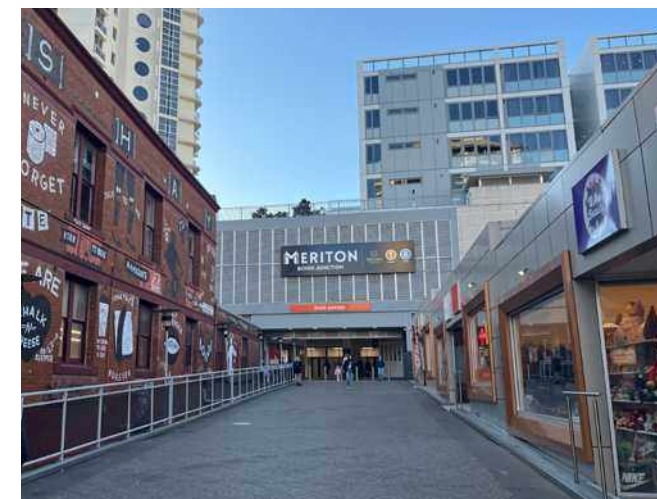


Preliminary opportunities

- Improve the arrival into Bondi Junction from the Interchange by revitalising the Rowe Street Plaza.
- Investigate prioritising a ring road around Bondi Junction, which may reduce vehicle movement through the centre and create a more pedestrian friendly environment.
- Enhance the western and eastern arrival points into Bondi Junction with opportunities for improved public domain and activation.



The area around the Interchange is a busy street environment with buses, vehicles and pedestrians.



The Station and Interchange lacks visible and direct entrances. For example, the entrance along Rowe Lane requires you to go up a level, then down 1 to 2 levels to access the bus interchange or train station.



Recent separated cycle infrastructure has improved cycling connectivity across the Precinct, particularly to Centennial Park.

Access and movement

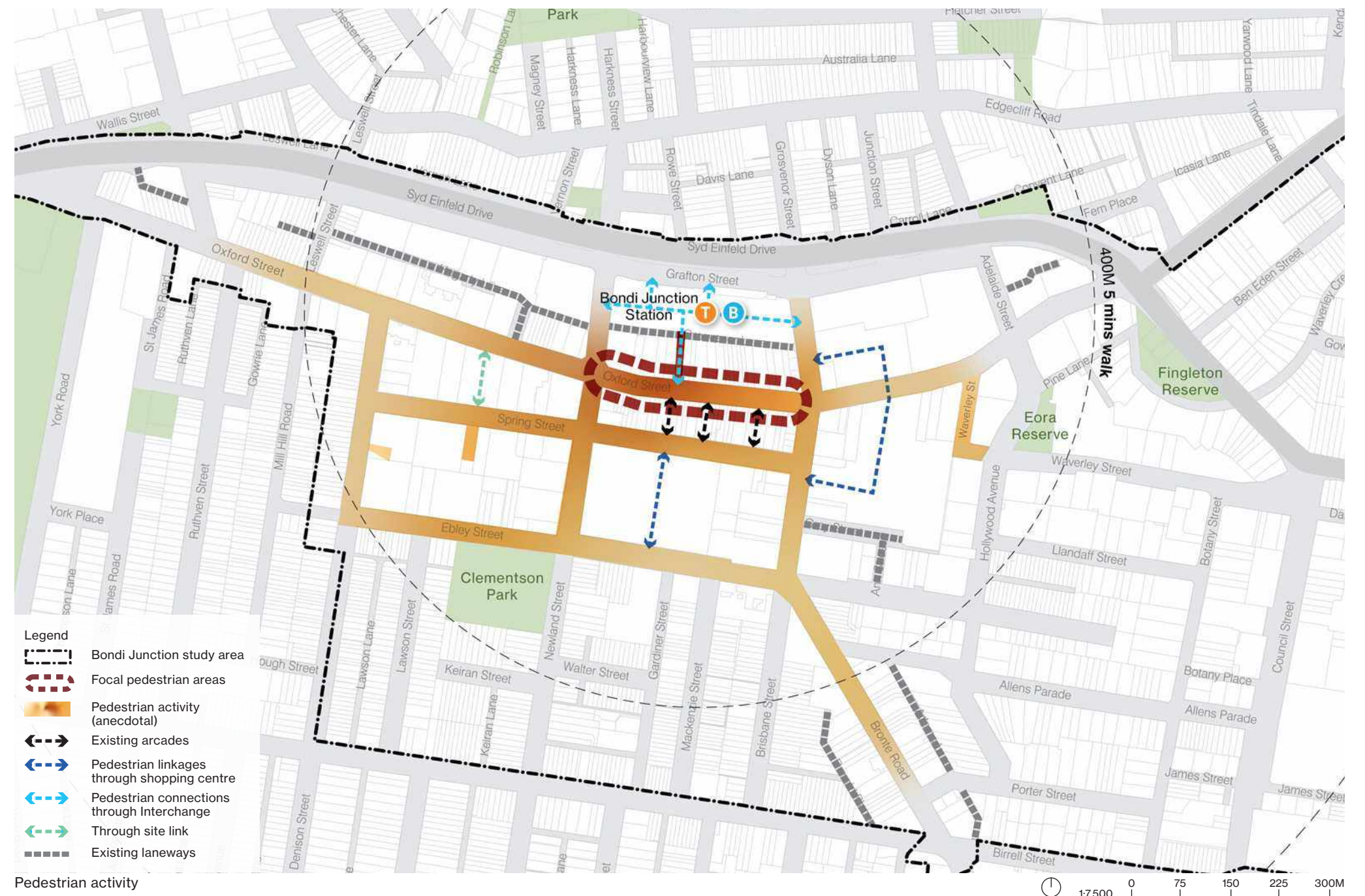
Key findings

Pedestrian movement

- Mix of streets, arcades, linkages through shopping centres that create a range of pedestrian movement types, experiences and scales. However arcades and through site links are closed outside of trading hours.
- Three east-west streets within the centre:
 - Oxford Street - main pedestrian spine with Oxford Street Mall being a focus of retail activity. However the Mall is less successful as other retail areas such as Westfield.
 - Spring Street - narrower street with active transport link and shops.
 - Ebley Street - mixed character with large footprint retail, car parking, community buildings and a park.
- Long blocks with few to no links impact on the walkability of the centre.

Preliminary opportunities

- Expand and enhance the pedestrian network through different street types and scales.
- Provide new and activated through site links across long blocks.
- Enhance street amenity to make them more pleasant to walk down, including improved public domain treatment and increased street trees and landscaping.
- Explore transforming rear laneways into more pedestrian friendly spaces.
- Improve the access to the Interchange, including visibility and activation, along Rowe Street, which may also shift usage from the Grosvenor Street exit.



Retail arcades provide activation while enabling increased permeability through the block, however most arcades, including Bronka Arcade (above) is closed outside of trading hours.



Example of a new high density mixed use development providing a through site link and internal plaza between Oxford Street and Spring Street. This is a great example of a generous and visible link, with lots of daylight and cafe activation, however the link is not open 24/7.



Rear laneway such as Grosvenor Lane (pictured) are currently being utilised for servicing, loading and waste collection.

2.3 Key places and activation

Key findings

Activation

- The centre consists of a web of retail activation of varying types and character, including shopping centres, traditional pedestrian mall, small village centres, mixed business, and large format retail.
- Shopping centres generally internalise activation, however there are some shopfronts along the street as part of Westfield. Eastgate predominantly has blank/inactive frontages along the street.
- Oxford Street Mall has some activity during the day, however shops and arcades close after 5pm and the area lacks night time activation. The Mall is typical of a fine grain high street however building stock and quality of retail is mixed.

Preliminary opportunities

- Enhance Oxford Street Mall as a focal point for the centre, through improved public domain and access to the Interchange, diverse businesses, food and dining, and community events.
- Encourage shopping centres to activate street edges.
- Focus retail/activity nodes in key areas to encourage a critical mass of activation to create unique destinations across the centre.



Westfield Bondi Junction is a major retail destination, and is the only Westfield or large shopping centre in the Eastern Suburbs, supporting a large area.



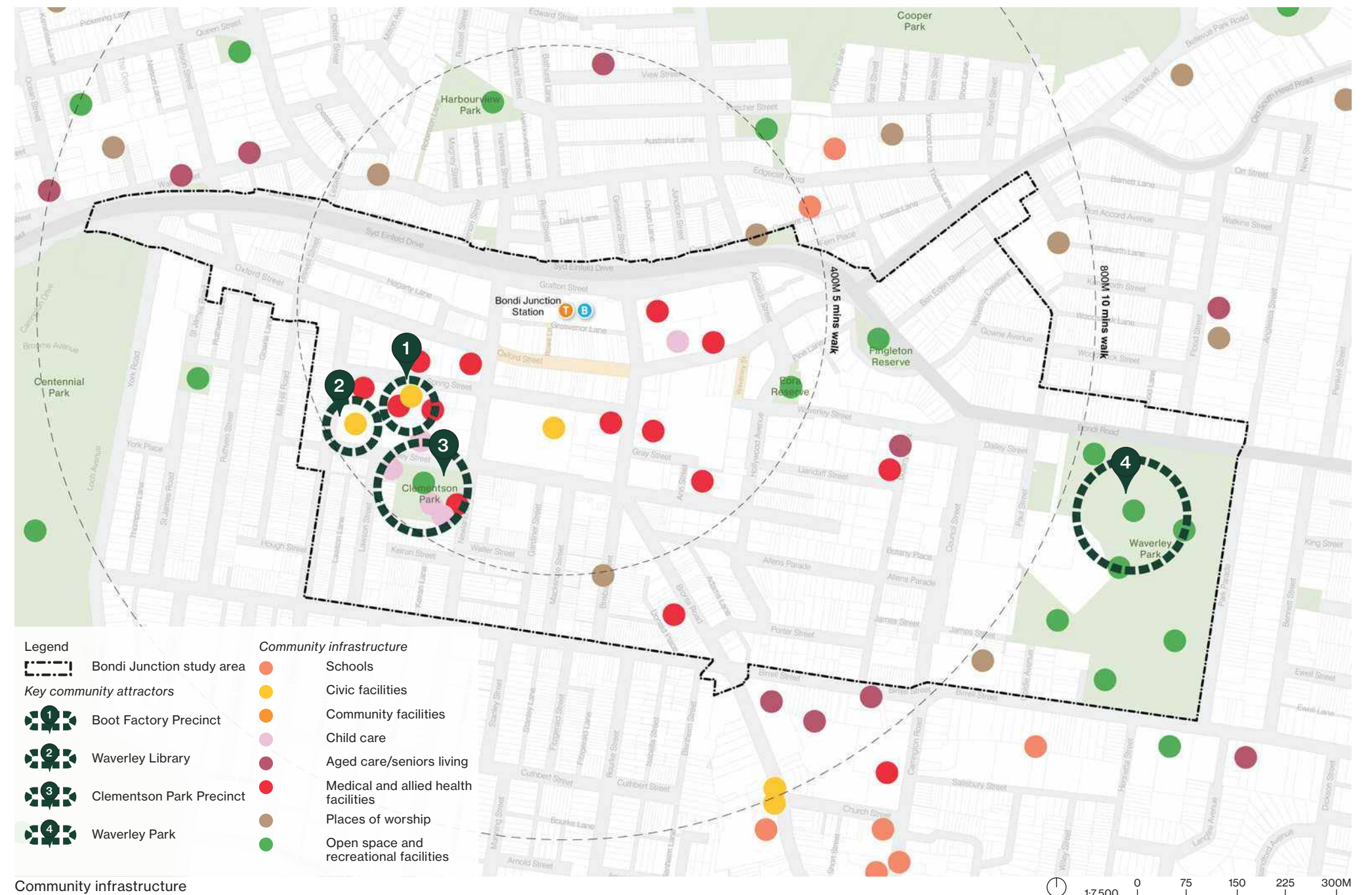
Oxford Street Mall is a typical pedestrianised main street with a range of small shops.

Key places and activation

Key findings

Social infrastructure

- The centre provides a range of community uses and infrastructure, medical/health is a key sector for the area.
- A clustering of civic uses are located within the blocks bounded by Ebley, Spring and Denison Streets, including the Waverley Library and the recently revitalised Boot Factory and Mill Hill Centre Precinct that houses the Council Chambers and Council offices. This is located within a 5-minute walk of the Station.
- State and Council-owned early education and child care facilities are located nearby the Civic Precinct within and adjacent to Clementson Park.
- The centre is bookended by two large parks, Centennial Park and Waverley Park, to the west and east, respectively, which provide significant open space, recreational and sporting facilities.



Preliminary opportunities

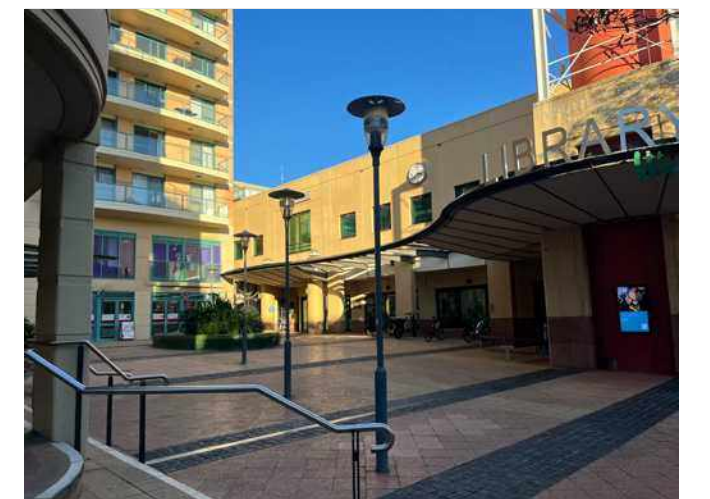
- Leverage Council-owned sites to create a civic and community heart along Spring/Ebley Streets.
- Transform and better utilise Clementson Park with increased open space and enhanced community facilities.
- Support the existing and future community with new and enhanced community infrastructure. Investigate a range of delivery mechanism including incentivisation through development.

Social infrastructure needs recommendations (Astrolabe Group 2025)

- Library - expanded or new
- Community halls - up to 3 new halls within community spaces or expanded existing facilities
- Child care - additional 205 long day care places
- Open space - increase, embellish existing
- Play spaces - 3 additional spaces and embellish existing
- Recreation/sporting facilities - improve
- Aged care facilities - improve
- Affordable housing - significantly increase



The heritage revitalisation of the Boot Factory and Mill Hill Centre, along with Normal Lee Place has created a new and clear Civic Precinct for the area.



Waverley Library is a well-used local hub for the community, particularly young people.

2.4 Open space

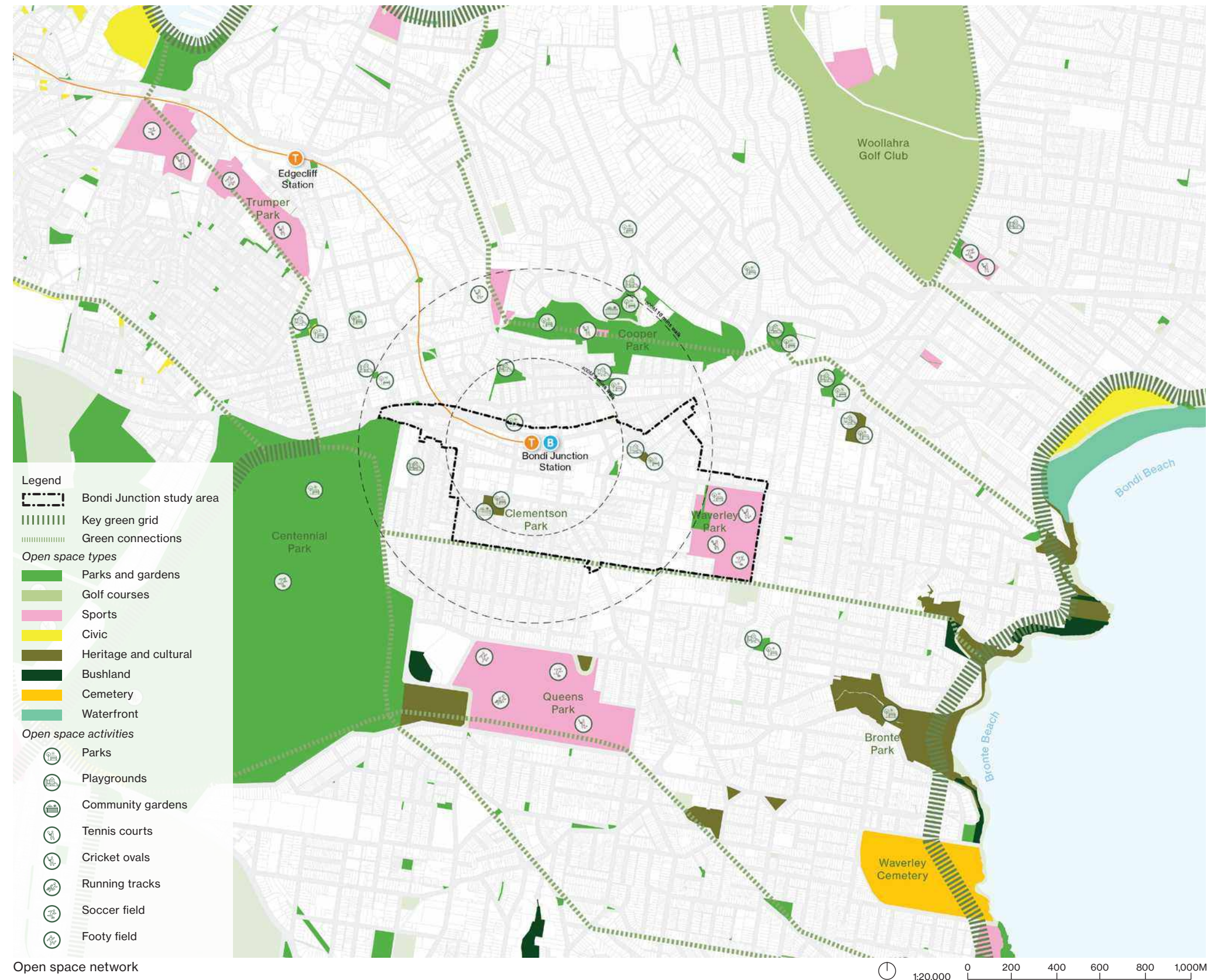
Key findings

Open space network

- Bondi Junction is bookended east and west by significant parks, Centennial Park and Waverley Park, but the centre lacks smaller local and neighbourhood plazas particularly within the mixed use area.
- Park to park connection between Centennial Park and Waverley Park, both parks are within a 10-15 minute walk or cycle from the centre of the Precinct.
- Clementson Park is a significant opportunity to reinforce a civic and community precinct, and provides much-needed green space, however is not owned by Council. Most of the area zoned RE1 Public Recreation is also taken up by child care facilities.
- Norman Lee Place and the Library plaza on Denison Street are important plaza-type spaces however appear to be less utilised, and not currently mapped as RE1 Public Recreation.
- Fingleton Reserve and Eora Reserve are smaller parks with the centre however have interface challenges with the busy roads. Land adjacent Fingleton Reserve is mapped RE1 Public Recreation, and 2 sites have been previously identified for land reservation acquisition.

Preliminary opportunities

- Reinforce the green physical and ecological connections between Centennial Park and the beach.
- Reinforce the visual connections from Waverley Park to the ocean.



Open space

Key findings

Open space access

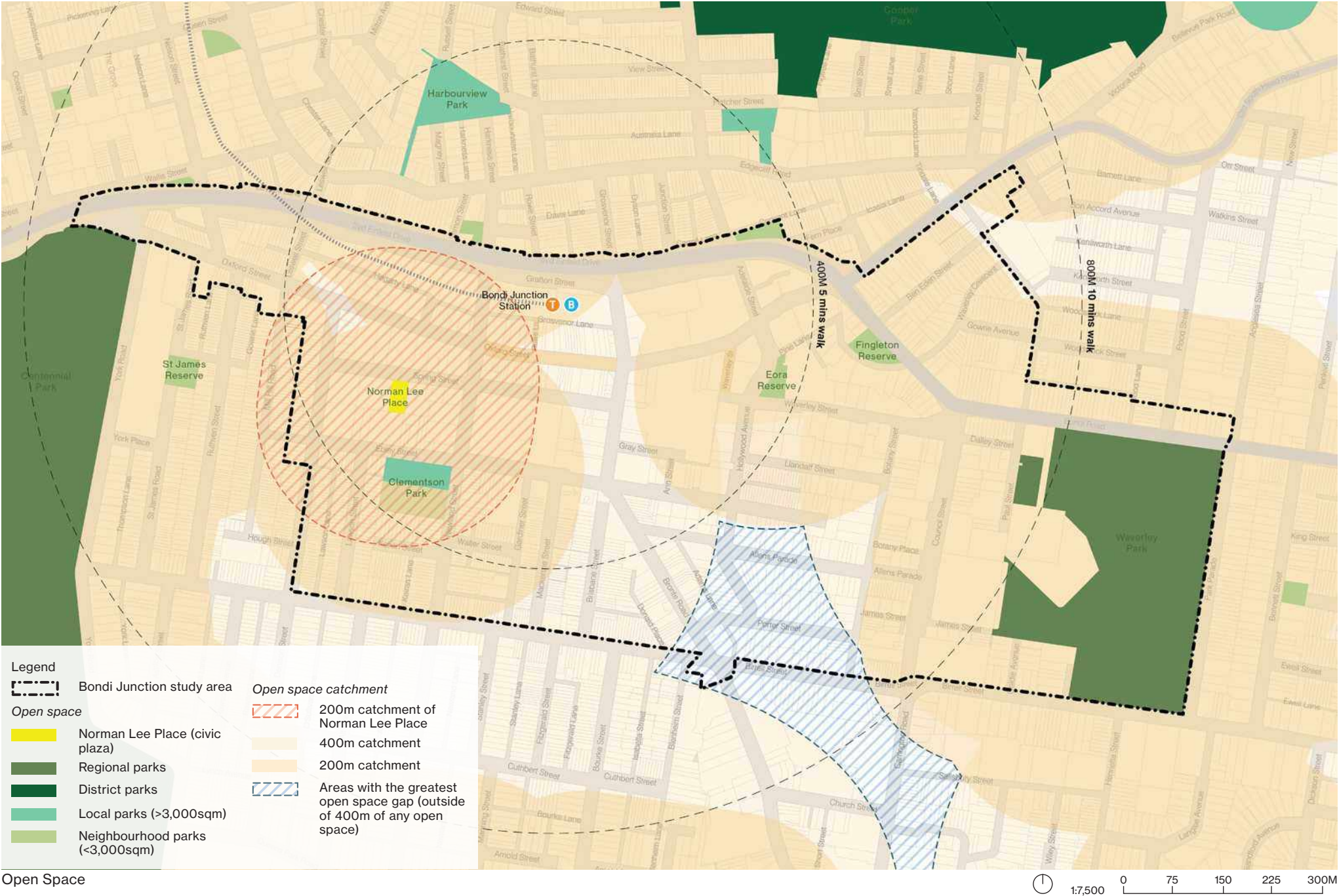
- Surrounded by district and regional parks - meets access requirements (within 2-5kms).
- The majority of the centre is within a 400m walk of an open space, however there is a lack of open space particularly in the central and southern parts of the Precinct, which are beyond a 200m walk of an open space; the access target for high density areas.
- Indirect connections to major parks such as Centennial Park and Waverley Park due to street network and block lengths.

Open space access targets - Greener Places Design Guide (GANSW)

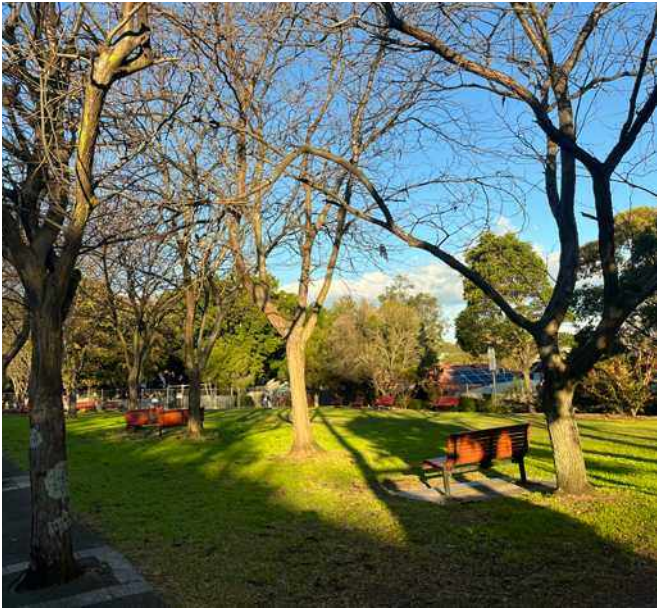
	Access target
Regional access	30mins travel time
District access	2km
Local access - high density areas	200m walk
Local access - medium to low density areas	400m walk

Preliminary opportunities

- Explore opportunities for large sites to provide and dedicate open space as part of development.
- Potential for expansion of public space, including along Oxford Street Mall.
- Maximise podium/rooftop open space.
- Collaborate with the NSW Government to expand and enhance Clementson Park.



Norman Lee Place - Civic plaza enhanced as part of the Boot Factory and Mill Hill Centre heritage refurbishment



Clementson Park - local park including community garden



Eora Reserve - delivered as part of developed with a Council car park below

2.5 Tree canopy

Key findings

Tree canopy and landscape

- The mixed use commercial and retail centre has predominantly less than 15% of tree canopy cover, well below the Greener Neighbourhoods canopy target.
- Residential streets generally have 15-30% tree canopy cover, well below target.
- Some great streets with significant street trees such as Brisbane Street, Basil Street, Porter Street and Hollywood Avenue.

Precinct targets - Greener Neighbourhoods Guide (GANSW)

Land use category	Minimum canopy target
Residential-zoned land including streets	40%
Business-zoned land	35%
Open space including streets	45%
Mixed use zones	Site-specific

Preliminary opportunities

- Provide design controls to ensure new development provides deep soil and tree planting opportunities.
- Increase street tree planting and landscaping within the mixed use/ commercial centre.



Heritage listed landscape - significant mature trees (Basil Street)



Lack of trees within the streetscape in the mixed use commercial/retail core

2.6 Topography and views

Key findings

Surrounding views

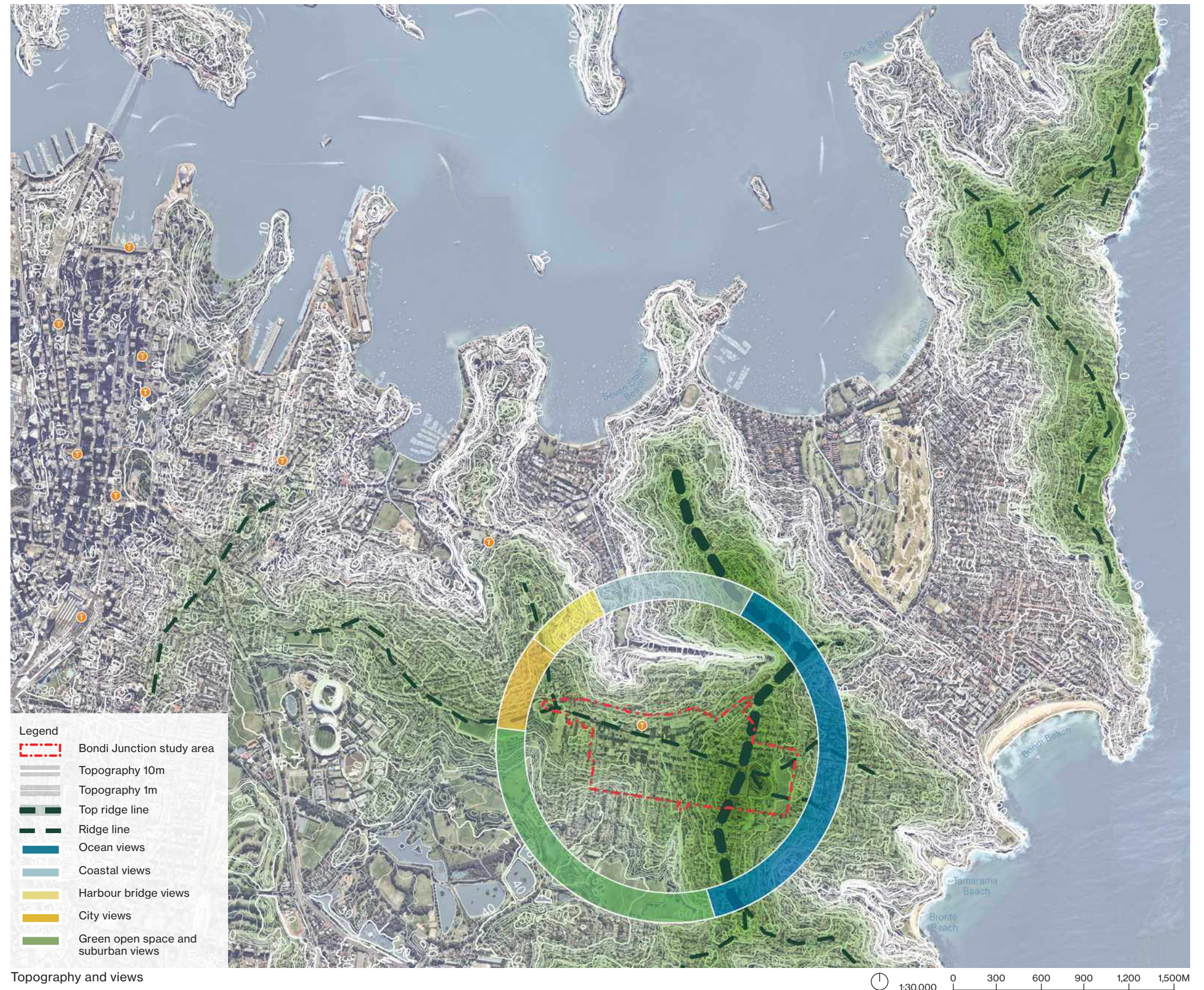
- Bondi Junction stretches east-west on the ridge line, with a highpoint across Waverley Park. Bondi Junction is the highest point within the Eastern Suburbs.
- Bondi Junction is one of the only locations in Sydney where you have breathtaking views:
 - Sydney CBD and the harbour bridge to west and northwest.
 - Harbour views to the north.
 - Ocean views to the east.
 - Parkland views over Centennial Park and Moore Park to the west and southeast.



City and harbour views from 300 Oxford Street

Preliminary opportunities

- Investigate building heights to maximise opportunities to capture views to the city, harbour and ocean.
- Support slender and well-separated towers to provide visual and solar amenity.
- Investigate potential for open space and activation above podium/rooftops to take advantage of city and water views.

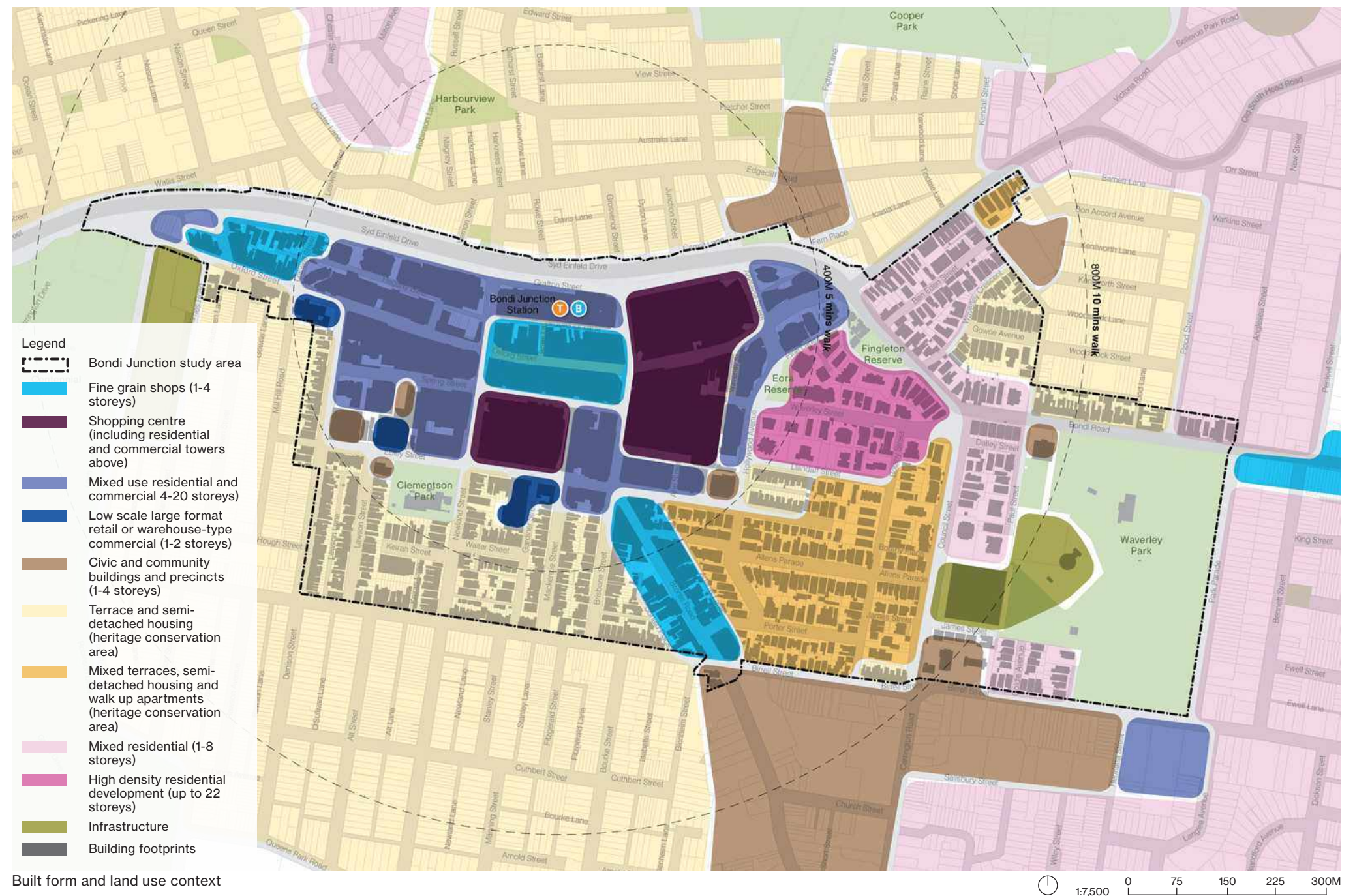


2.7 Built form

Key findings

Built form and land use context

- Bondi Junction is an established mixed use, retail and commercial centre, that also provides a mix of housing opportunities.
- Extent of the centre generally limited by Syd Enfield Drive to the north, Centennial Park to the west and heritage conservation areas adjoining the mixed use area to the south.
- Offers diverse housing types including high density mixed use development, mid-rise apartments, older brick walk up apartments, heritage terrace housing, and townhouses.
- Height generally located to the north side of the centre may block views to the harbour and have overshadowing impacts to areas further south.
- The high density centre includes sharp transitions to surrounding heritage conservation in some cases. The scale change is generally mitigated through increased setbacks or a street wall approach.



Built form and land use context

Preliminary opportunities

- Enhance the mixed use, retail and commercial centre and provide diverse places, retail and dining experiences.
- Support a mix of building types including fine grain shops, mixed use development, precinct-style development, low, mid and high rise residential.
- Investigate the future of commercial uses and balance between retaining employment floorspace while supporting increased housing provision.



High density mixed use residential and commercial development up to 20 storeys. (Oxford Street west)



Fine grain shops (Spring Street)



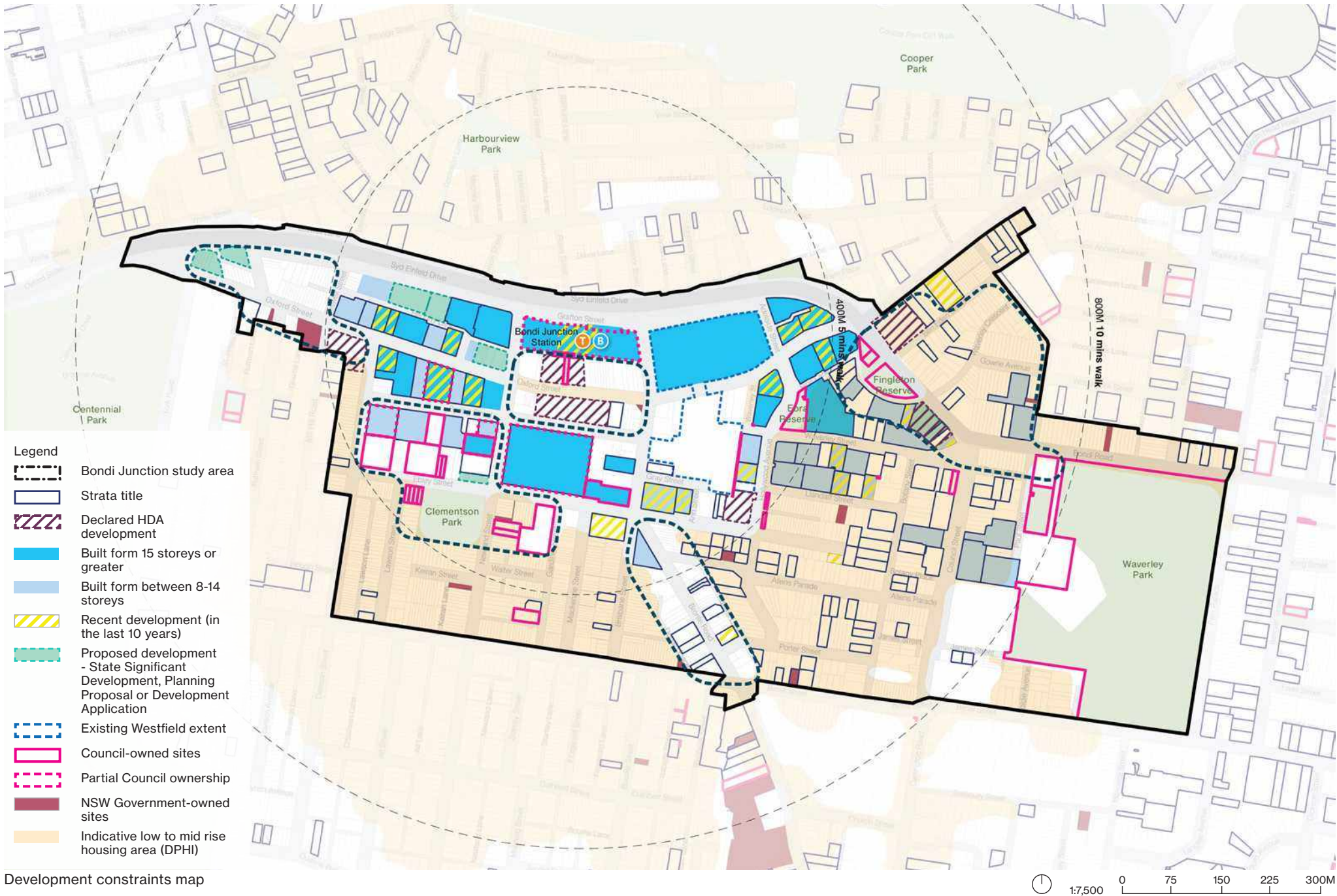
Terrace housing, heritage conservation area (Denison Street)

Built form

Key findings

Development context

- Ongoing and recent development interest has transformed Bondi Junction into a vibrant high density mixed use centre.
- Several sites within the centre have already been developed into high density mixed use (ranging 8 to 25 storeys) that is strata titled and may be unlikely to develop in the future, however some older buildings may be reaching end of life.
- Oxford Street Mall is a typical low scale and fine grain pedestrianised main street, however the building quality is mixed and outdated.
- Large shopping centre sites may have some development potential in the longer term, currently predominantly lower in scale with a tower above.
- Sites that include large format retailers such as Officeworks and Spotlight have opportunity to provide higher and best use outcomes. Both of these sites are owned by Council.
- The recent NSW Government low to mid rise housing controls may apply to areas within a 400m and 800m walking distance of the town centre in residential-zoned areas, enabling development up to 4-8 storeys, including within heritage conservation areas.
- A number of sites have been declared under the HDA pathway. Most significant of these is a large consolidated site on Oxford Street Mall.



Development constraints map



Preliminary opportunities

- There are clear areas within the centre that have opportunity for change and uplift due to strategic reasons, location and fewer development constraints, with the ability to provide public benefits as part of new development. This includes:
 - Oxford Street Mall
 - Civic Heart around the Boot Factory and Ebley Street
 - West Oxford Street Village Centre
- Bronte Road Village Centre
- Bondi Road
- Identify opportunity areas/sites that can deliver transformational development outcomes, including along Oxford Street Mall.
- Leverage the cluster of Council-owned sites along Spring/Ebley Streets.
- Explore development opportunities at the eastern, western and southern gateways of Bondi Junction.

Built form



① 194 Oxford Street, SSD. 11 storeys (currently seeking additional height)



② 55 Grafton Street, DA. 18 storeys



③ 292-302 Oxford Street, constructed in 2021. 15 storeys



④ 59 Oxford Street, constructed in 2020. 15 storeys



⑤ 362-374 and 376-384 Oxford Street, SSD. 15 storeys



⑥ 28-38 Bronte Road, constructed in 2024. 8 storeys



⑦ 552-568 Oxford Street, constructed in 2021. 18 storeys



⑧ 87-95 Oxford Street and 16-22 Spring Street, constructed in 2021. 14 storeys

2.8 Heritage

Key findings

Heritage

- Large and intact heritage conservation areas (HCA) adjoining the mixed use centre define the local character and connect to the area's historical past.
- Mill Hill Conservation Area covers a large area adjoining the centre to the southwest and includes predominantly intact terrace housing, as well as a few single dwellings and semis.
- Botany Street Conservation Area has mixed built form with terrace housing, brick art deco apartments and semis.
- A small portion of the Woodstock Street conservation area is within the site boundary, and is an area of mixed built form character.
- Heritage conservation areas surround the centre on all sides and contain the mixed use centre enabling more compact growth. This balances growth while retaining and respecting historical and heritage areas and open space assets.
- Several developments across the centre have retained a heritage facade with towers well set back above.

Preliminary opportunities

- Enhance and incorporate heritage into new development where appropriate.
- Celebrate and enhance heritage conservation areas. Investigate the impact of the Low to Mid Rise Housing Policy on these areas.
- Enhance landscape heritage through extending the landscape character.



Existing interface issues with heritage conservation areas is generally addressed through transitional built form of 2-5 storeys, or 2-3 storey street walls.



Recent high density development in the centre has retained and integrated heritage-listed facades in the development, with generous front setbacks.



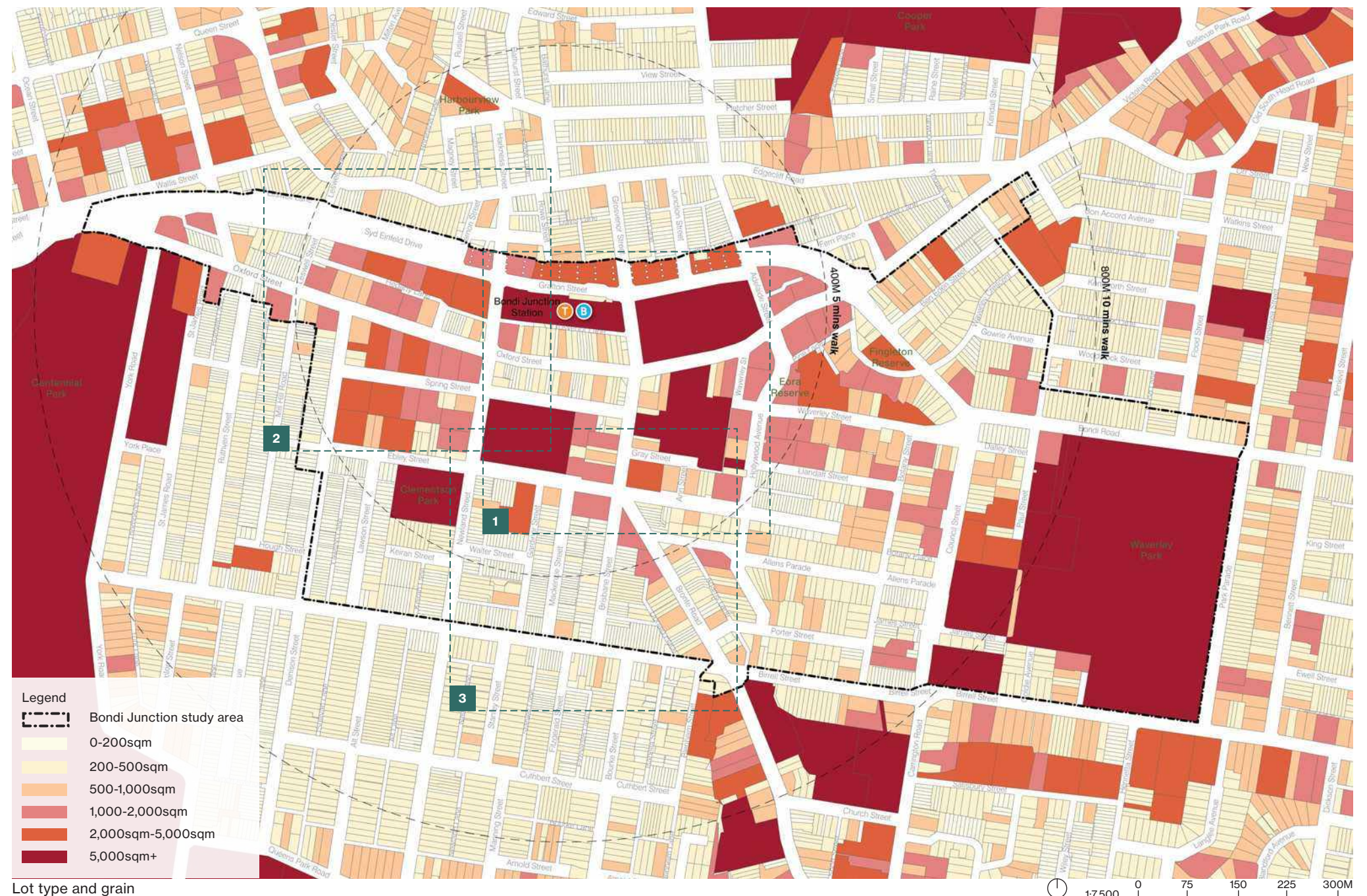
Rows of significant trees such as along Brisbane Street is nominated as landscape heritage and contributes to creating green and attractive streets.

2.9 Lot type and grain

Key findings

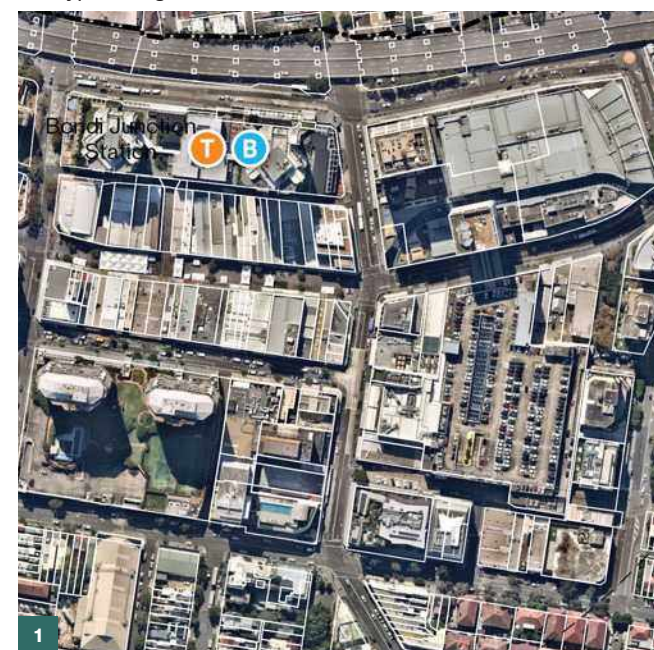
Lot type and grain

- History of amalgamation for new development within the centre, however a fine grain scale at street level is retained through a 2-3 storey street wall and articulation and detailing that expresses fine grain frontages.
- Fine grain shops typical of main streets across Sydney characterise Oxford Street Mall, a West Oxford Street and the Bronte Road Village Centres.
- Heritage conservation areas consist of traditional fine grain lot patterns typical of terrace housing, along with small art deco apartments in the eastern portion of the centre.
- The variety in urban grain supports a range of land use and buildings types and creates a diverse and interesting centre.



Preliminary opportunities

- Investigate potential to retain the fine grain lot pattern along Bronte Road Village and the existing fine grain shops at West Oxford Street Village
- Capitalise on large sites with single ownership to deliver great development outcomes that combines increased housing and commercial floorspace, with landscape and community benefits.
- Promote and retain a mix of housing types that creates a diverse urban grain.



Large shopping centre sites



Lot consolidation for high density mixed use development

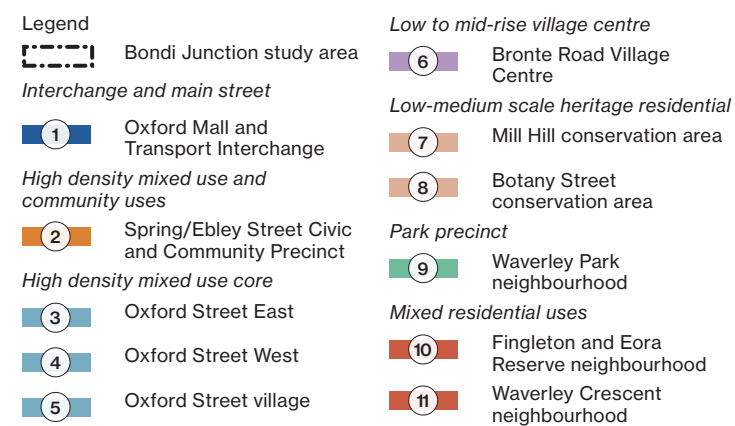


Fine grain lot pattern - main streets and heritage low-medium scale housing areas

2.10 Existing character areas



Distinct character areas define the existing built form and streetscape character of Bondi Junction



1 Oxford Mall and Transport Interchange

- Traditional pedestrianised mall with fine grain shops, typically 1-2 storeys, mixed quality.
- Large footprint, busy interchange with high density residential above.
- Highly busy pedestrian environment, however the Interchange has poor interfaces with surrounding streets and creates conflicts between buses and pedestrians.



3 Oxford Street East

- Higher density mixed use residential and commercial of up to 25 storeys.
- Anchored by Westfield Bondi Junction that extends across 2 blocks.
- Highly busy vehicle and pedestrian environment with activation along the street edges, particularly in and around the Westfield.



2 Spring/Ebley Street Civic and Community Precinct

- The Boot Factory and Mill Hill Centre creates an attractive setting that anchors the Precinct, characterised by restored heritage brick buildings and designed urban plaza.
- The broader block is generally mixed in character due to the varying land use and building types.



4 Oxford Street West

- Has seen recent change within the last 10 years with new mixed use development up to 15 storeys.
- Defined 2-3 storey wall with some heritage-listed and historical facades retained including the Mill Hill Hotel.
- The Precinct connects Oxford Street Mall with Oxford Street Village.



⑤ Oxford Street Village

- Located at the western entrypoint into Bondi Junction, focused along Oxford Street.
- Diverse character consisting of predominant fine grain 1-3 storey shops, the heritage-listed Nelson Hotel, cafes, auto shops and timber suppliers. A high density mixed use development is currently under construction.
- Adjoins the Bus Depot as well as provides a separated cycleway to Centennial Park.



⑥ Mill Hill conservation area

- Large intact heritage conservation area extending between York Road and Brisbane Street, consisting of terraces and semi detached housing.
- Quiet residential streets with grassed verges and street trees.



⑧ Waverley Park neighbourhood

- Waverley Park is a significant green asset that supports a range of sporting and recreational uses while also contributing to the landscape character and attractiveness of the area.
- Low to medium density housing, and a few RFBs adjoin the park, as well as a heritage conservation area along the northern edge.



⑩ Waverley Crescent neighborhood

- Located on the eastern side of the busy Bondi Road, the character area is mixed in building type and character, consisting of brick walk up apartments, duplexes, townhouses and single dwellings.
- Generally narrower streets and irregular street pattern.



⑤ Bronte Road village centre

- A fine grain high street along Bronte Road extending between Ebley and Birrell Street.
- Typical low in scale, 1-2 storeys, however there a few recent 4 storey shop top developments.
- Located along a busy road connecting to Charing Cross and beaches further south. Minimal street trees and landscaping.



⑦ Botany Street conservation area

- Large conservation area bounded by Botany Street, Llandaff Street, Adams Lane and Birrell Street consisting of a mix of terrace housing, single dwellings, art deco apartments and brick walk up apartments.
- Appearance is mixed with low to mid-rise housing and varying public domain quality.



⑨ Fingleton and Eora Reserve neighbourhood

- High density residential area consisting of predominantly older housing stock, with some newer infill development.
- Predominant building heights range between 8-22 storeys.
- Green and leafy character created by significant trees and 2 small parks, Fingleton Reserve and Eora Reserve.

2.11 Key issues and constraints

The following summarises key issues and constraints



Access and connections

- Ongoing operational requirements of the Bus Interchange including bus entry/exits on Grosvenor/Newland Streets and bus-only streets.
- Poor connections between the Interchange and surrounding streets, particularly Oxford Street Mall.
- Ongoing function of the busy Syd Enfield Drive - connectivity and interface issues.
- Busy road environment at the intersection of Syd Enfield Drive and Oxford Street conflicts with opportunity to create a western gateway precinct with activation at ground.
- Some conflicts between various modes; vehicles, cyclists and pedestrians particularly along Oxford Street and Spring Street.



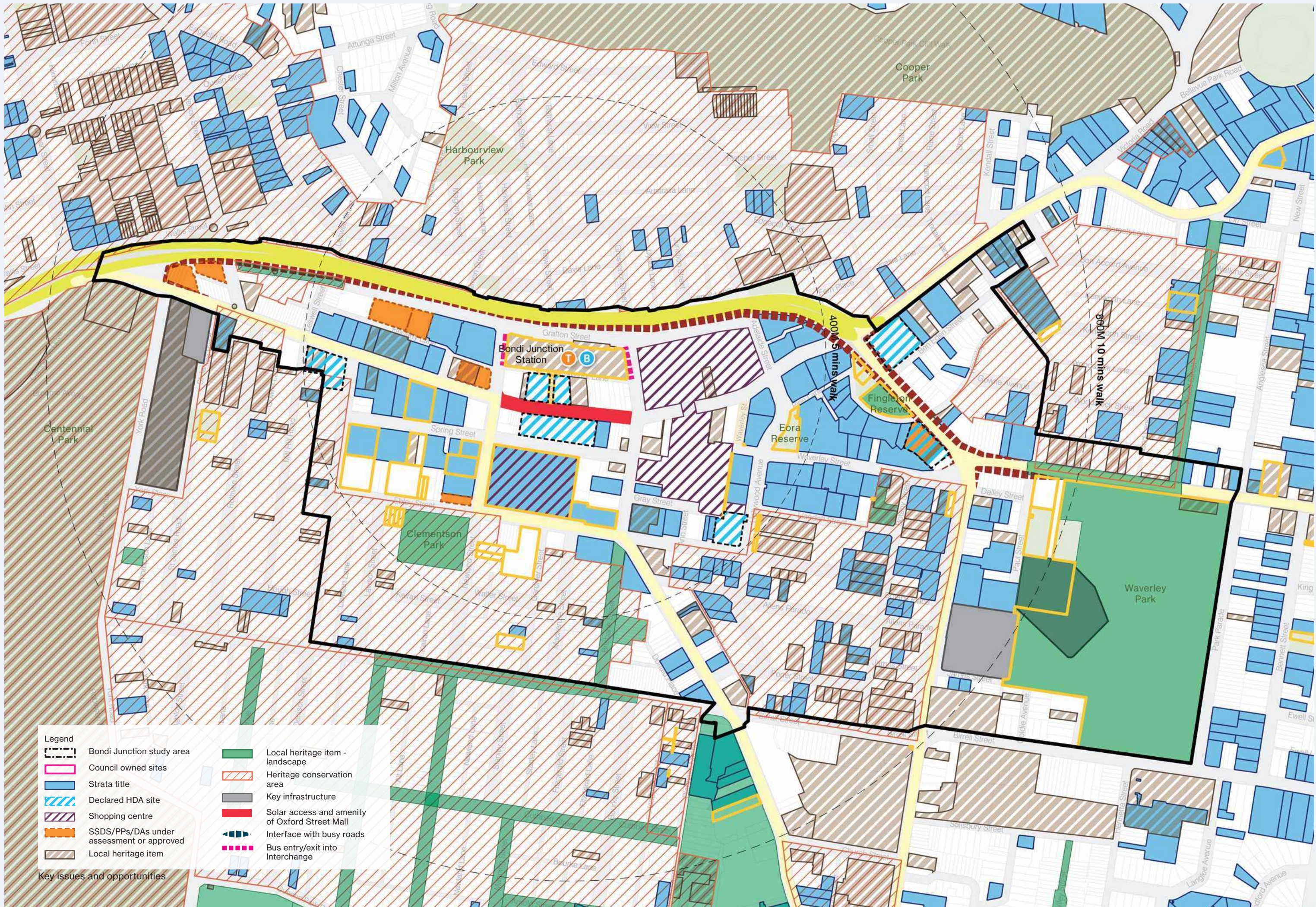
Open space and environment

- Centennial Park and Waverley Park, are at the precinct edges. Pedestrian connections are indirect due the street and lot pattern and long/large blocks.
- Clementson Park is a much needed green space within the centre, however only about a third of the area zoned RE1 is a usable park. The site is also currently owned by the NSW Government.
- Existing tree canopy within the centre is well below NSW Government benchmarks. Increasing deep soil, tree canopy and vegetation will need to both rely on the private sector and public sector to deliver.



Built form and development

- Large amount of strata title including mixed use and residential development that is unfeasible to redevelop in the short to medium term.
- Established shopping centres that may be less feasible for wholesale change.
- Heritage and place considerations within heritage conservation areas that may conflict with the NSW Government's Low to Mid Rise Housing Policy, which enables increased height and density.
- Need for lot amalgamation to enable large development.
- Additional height and density along Oxford Street Mall may reduce solar access.
- Potential solar access and interface issues to heritage conservation areas and Clementson Park.
- Retail/commercial demand and viability.



Legend

Bondi Junction study area

Council owned sites

Strata title

Declared HDA site

Shopping centre

SSDS/PPs/DAs under assessment or approved

Local heritage item

Local heritage item - landscape

Heritage conservation area

Key infrastructure

Solar access and amenity of Oxford Street Mall

Interface with busy roads

Bus entry/exit into Interchange

Key issues and opportunities

2.12 Key opportunities

The following summarises key opportunities and will be further investigated through the development of the Vision and master plan for Bondi Junction



Access and connections

- Enhance the arrival, access and visibility between the Interchange and Oxford Street Mall at Rowe Lane.
- Strengthen Oxford Street as the key east-west pedestrian connection activated by retail and food and beverage attractors.
- Provide through site links through large blocks in the right locations to connect to key destinations.
- Prioritise vehicle movement via a ring road and implement traffic calming within the centre to create more pedestrian focused streets.
- Complete the active transport network with north-south connections.



Open space

- Expand and diversify recreational and community offering in Clementson Park.
- Improve pedestrian and cycling connections to Centennial Park and Waverley Park.
- Investigate opportunity for development to provide new open space at ground level and rooftop.



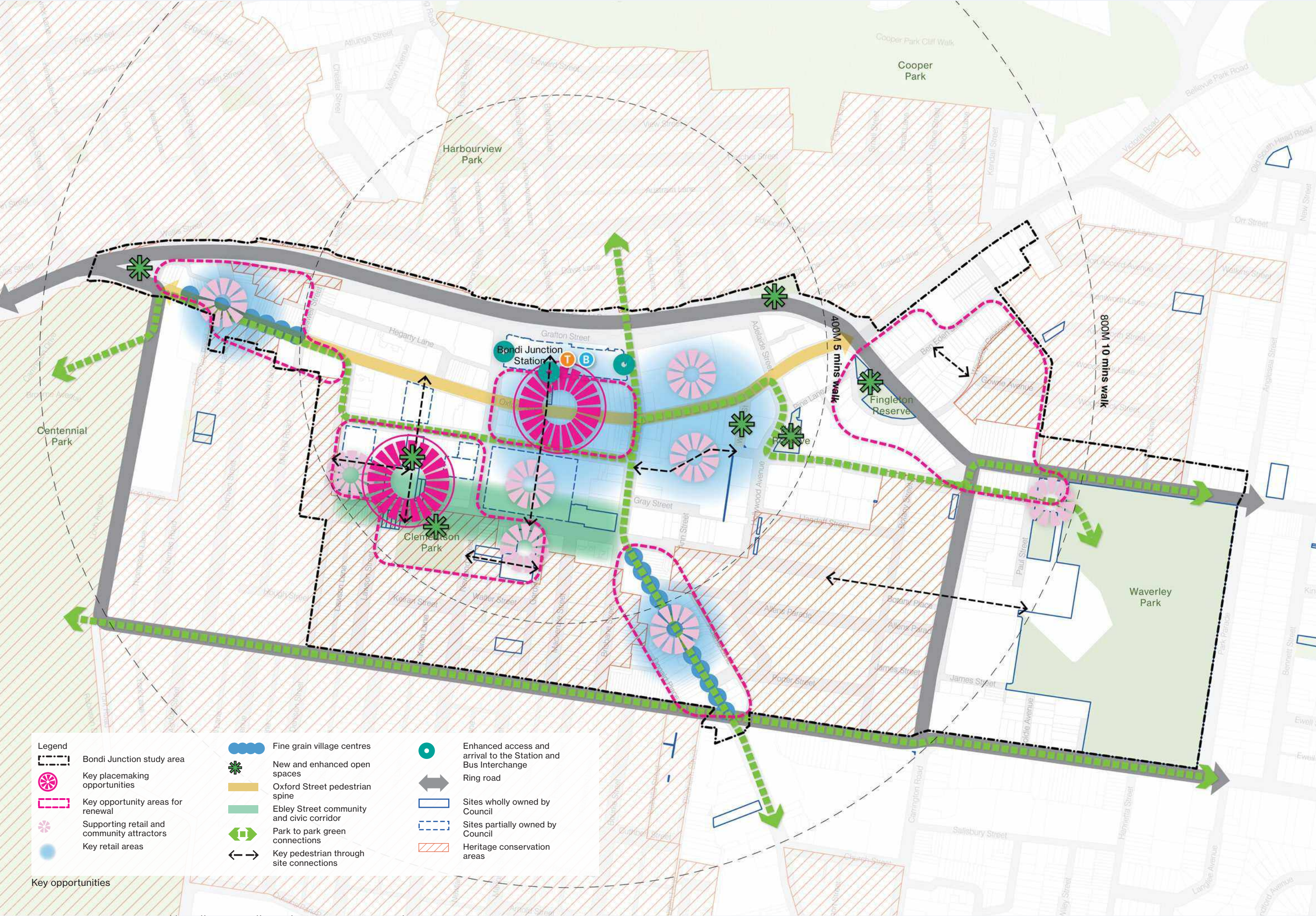
Activation and local economy

- Create distinct precincts that can attract a range of people and support a diverse economy:
 - Oxford Street Mall - food and dining precinct
 - Ebley Street - Community and Civic Precinct
 - West Oxford Street Village - eclectic mix of food and beverage, and shops anchored by Nelson Hotel.
 - Bronte Road Village - local shops and eat street
 - Commercial core - everyday and specialised retail, lifestyle, health and wellbeing focus.



Built form and development

- Support tall slender and well-separated towers in the right locations, creating a new skyline for Bondi Junction and maximising city and water views.
- Support a mix of housing types that caters to a diverse community.
- Provide appropriate built form transitions to HCAs.
- Investigate potential for increased housing under the Low to Mid rise Policy within the Botany Street HCA.

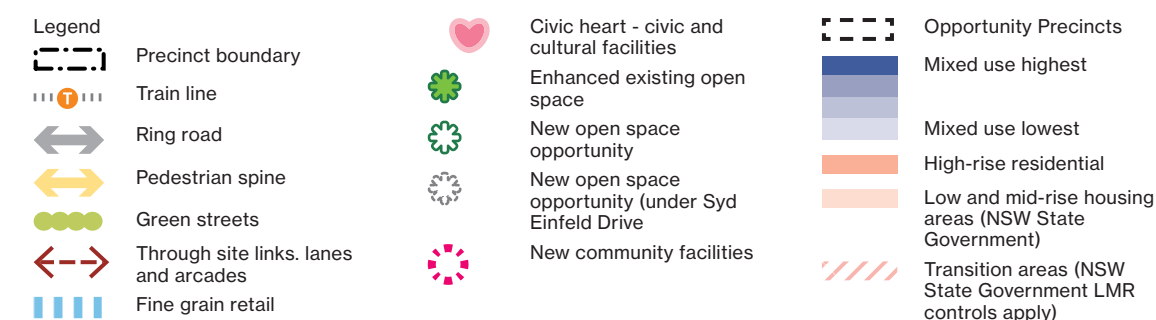


3.1 Framework plan

- ① Transform Oxford Street Mall as the destinational 18-hour retail and dining precinct of Bondi Junction with an improved arrival and access to the Interchange via Rowe Lane, and a new town square
- ② Create a Civic Heart for Bondi Junction centred around the Boot Factory and Clementson Park that provides essential community and cultural facilities that supports residents, visitors and workers
- ③ Transform Clementson Park as the key piece of the Civic Heart; an expanded and green town park supporting community events and activities
- ④ Create a connected network of places and attractors throughout Bondi Junction, each with their own unique offering and character
- ⑤ Support surrounding regional and district open spaces, with local parks, reserves and plazas that offer a mix of activities catering to diverse community needs
- ⑥ Complete the linkages between major parks through east-west and north-south cycling infrastructure
- ⑦ Green the streets of Bondi Junction with increased tree canopy and landscaping, creating cool, walkable and attractive streets
- ⑧ Create more permeable blocks with pedestrian through site links, lanes and arcades, linking to key places
- ⑨ Focus housing and economic growth in key areas close to the Interchange, retail and services, and parks, where new development can be integrated with new and enhanced public infrastructure and activation
- ⑩ Appreciate places with heritage and local character, including heritage conservation areas and ensure change is carefully considered

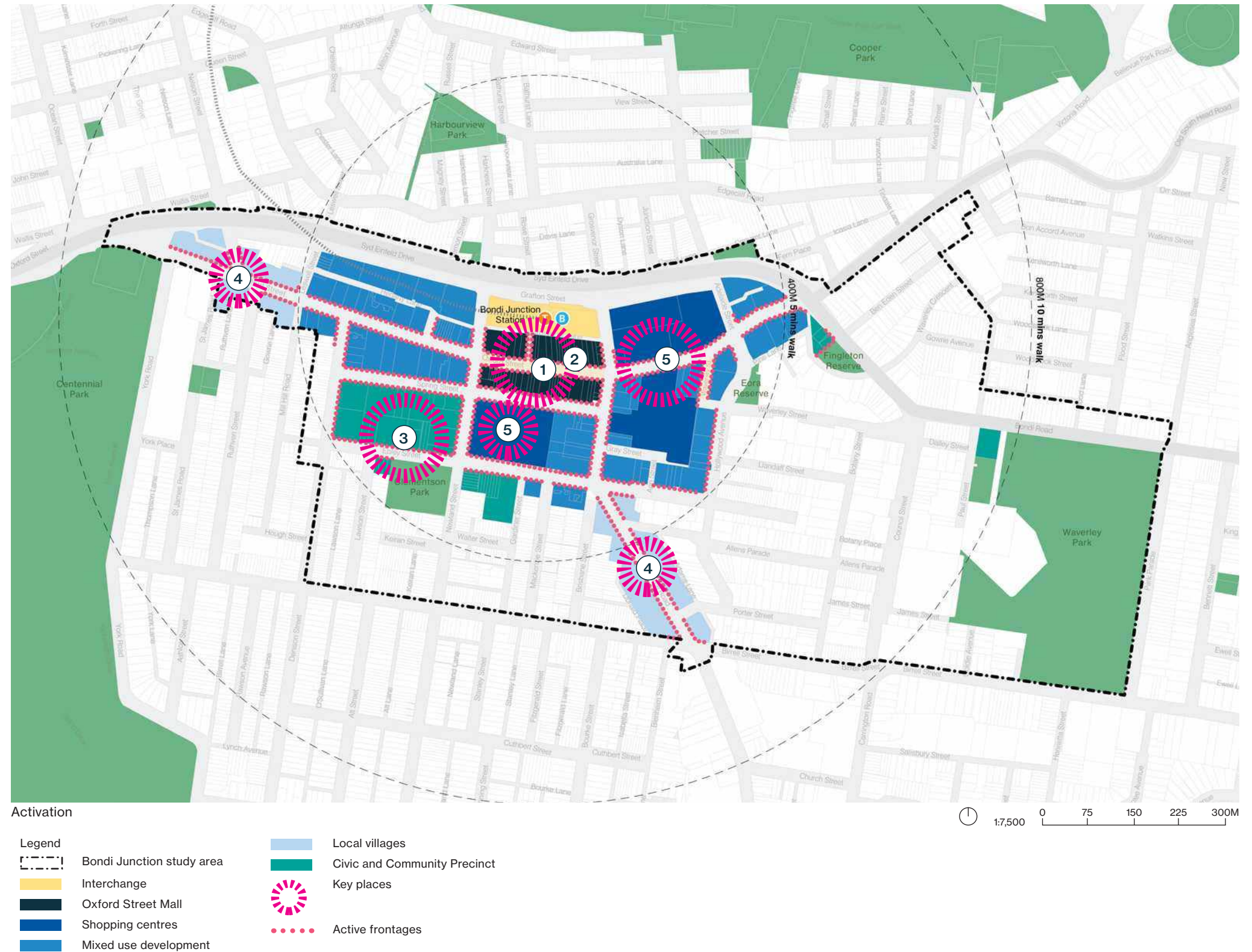


Framework plan



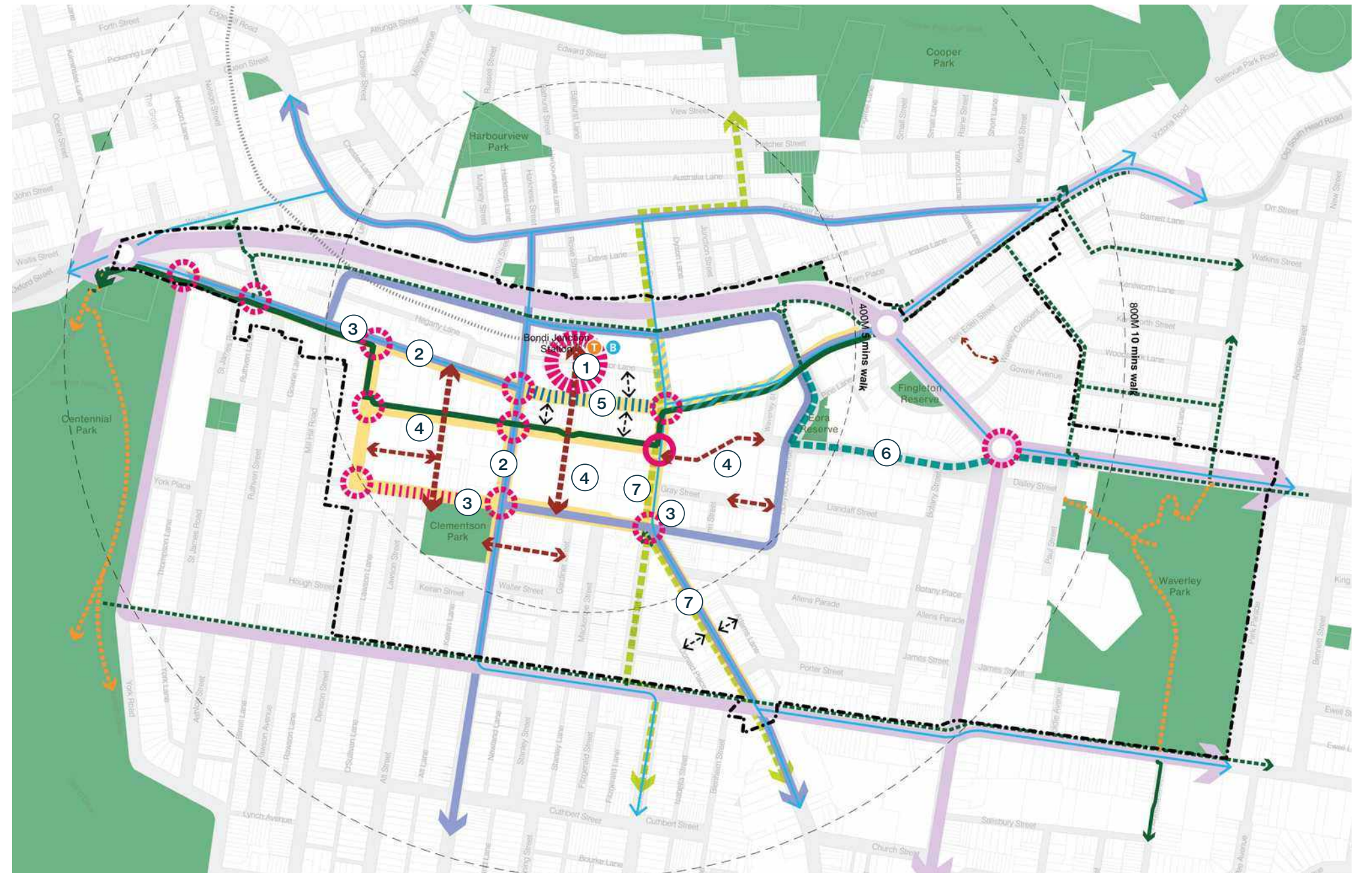
3.2 Activation

- ① Revitalise Oxford Street Mall to create a new activated and vibrant destination at the heart of the city centre. Oxford Street Mall will support day to night activation with cafes and shops by day, and by night, extended trading hours for dining, live music and major community events.
- ② Opportunity to designate Bondi Junction as a Special Entertainment Precinct which will enable the management and regulatory support needed for extended trading hours and live music.
- ③ Build on the success of the Boot Factory and Mill Hill Centre and create an expanded Civic Precinct with civic, cultural and community facilities. Leverage Council-owned assets and engagement with NSW Government partners to deliver the precinct.
- ④ Retain and enhance the fine grain high street character of West Oxford Street and Bronte Road, creating local villages at the edges of the Precinct. These villages support small and diverse businesses creating local places for the surrounding community.
- ⑤ Reinforce Bondi Junction as the major retail destination of the east through supporting the continued essential role that major shopping centres, Westfield and Eastgate play for the area.
- ⑥ Create a curated program of events to ensure that Bondi Junction will always feel vibrant all year round. Leverage opportunities created by the revitalisation of Oxford Street Mall and Clementson Park to create flexible public spaces catering to outdoor events from farmers markets, food festivals, artisan popups, art and sculpture festivals, to cultural celebrations.

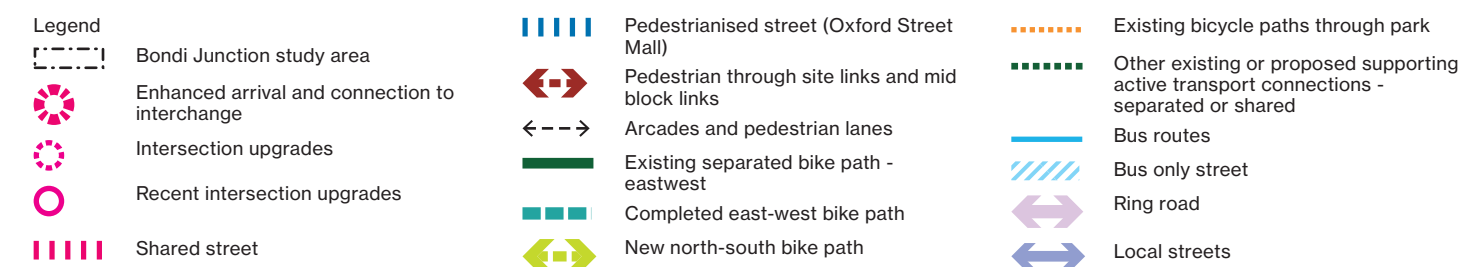


3.3 Movement and connections

- ① Shift the key entrance into the Interchange and arrival point into Bondi Junction to Rowe Street, providing safe, clear and direct linkages between public transport and Oxford Street Mall.
- ② Prioritise pedestrian movement and activity within the city centre, and focus through traffic at the outskirts via a ring road.
- ③ Upgrade key intersections along Oxford Street, Spring Street and Ebley Street to incorporate traffic calming measures such as raised thresholds, tree blisters and slower speeds.
- ④ Enable walkability through pedestrian through site links through large blocks, linking key destinations, including the block between the interchange, Oxford Street Mall and Eastgate, and between Oxford Street, the Civic Precinct and Clementson Park.
- ⑤ Reinforce the existing character of arcades and lanes along Oxford Street Mall, supporting vibrant retail activity and walkability.
- ⑥ Complete the eastern portion of the Spring Street Cycleway along Waverley Street, providing a clear cycle link to Waverley Park.
- ⑦ Create a north-south cycleway along Grosvenor Street and Bronte Road connecting to Cooper Park and Queens Park, and key attractors further south.

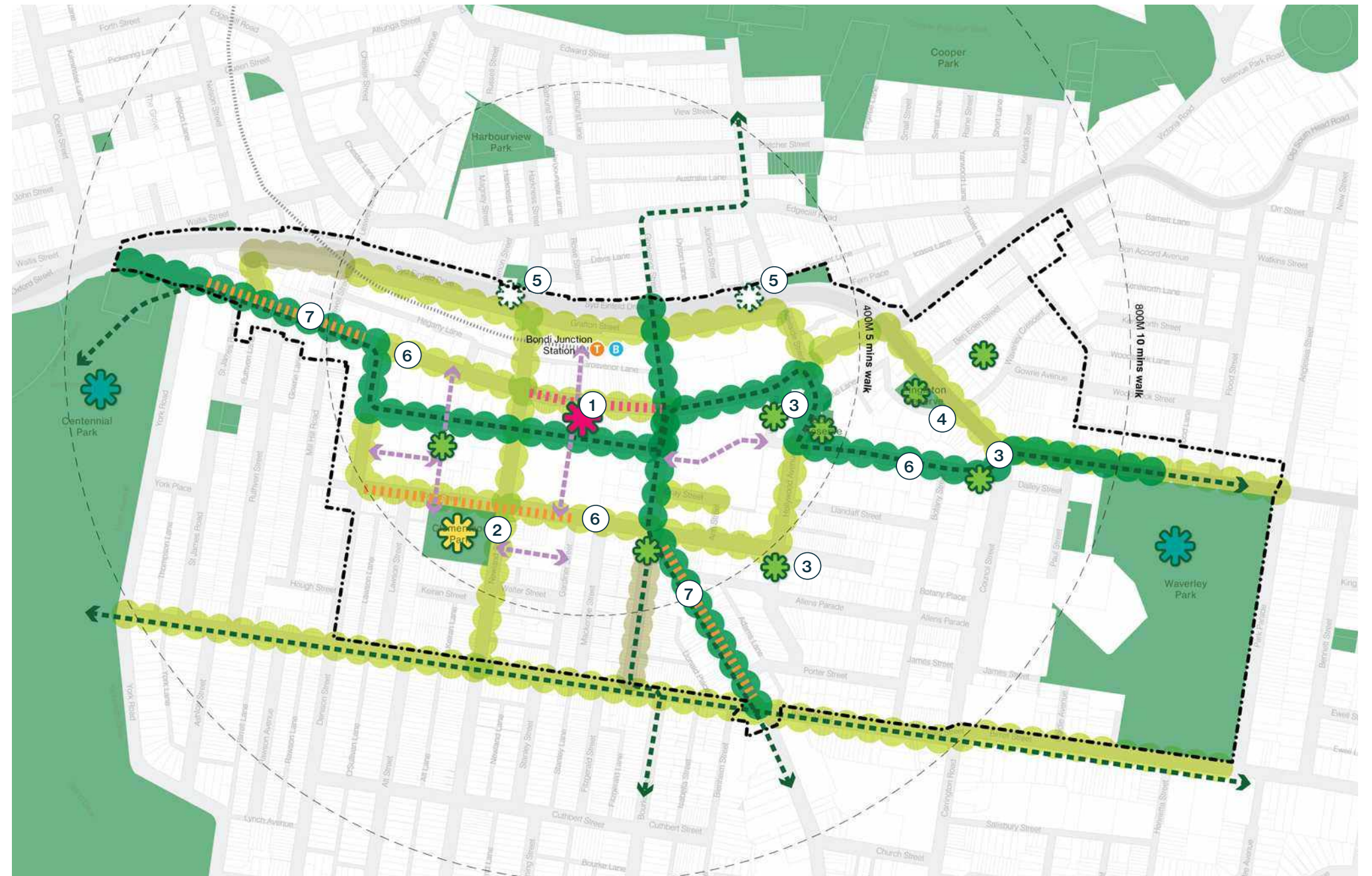


Movement and connections



3.4 Open space and landscape

- ① Revitalise Oxford Street Mall as the key activity and pedestrian node within the city centre through a new public square, enhanced retail and dining and an improved link into the Interchange.
- ② Transform Clementson Park into a green and community focal point for Bondi Junction, anchoring the Civic Heart. Opportunity to expand and upgrade the park offering flexible outdoor spaces and community events integrated with new community facilities including child care, and an improved pedestrian environment along Ebley Street.
- ③ Enhance existing plazas and reserves such as Normal Lee Place, Waverley Place, Brisbane Street Square and Eora Reserve, creating pocket spaces across the city centre to meet and dwell.
- ④ Investigate opportunity to revitalise Fingleton Reserve, and utilise Council assets to reactivate the park with recreational and community uses.
- ⑤ Provide new open space and active recreational facilities in underutilised areas under Syd Einfeld Drive.
- ⑥ Green key streets within the centre through increased tree canopy (40% canopy target for streets) and planted blisters, to create shaded and attractive walkable streets.
- ⑦ Improve the pedestrian environment in the village centres at West Oxford Street and Bronte Road, providing increased tree canopy and landscape.



Open space and public domain

1:7,500 0 75 150 225 300M

- Legend
- Bondi Junction study area
 - Park to park walking and cycling connections
 - Green connections
 - Heritage landscape
 - |||| Oxford Street Mall - pedestrian mall
 - |||| High pedestrian activity and amenity
 - Key pedestrian through site links

- ↔ Bike network
- ✿ New town plaza
- ✿ Expanded Clementson Park
- ✿ Potential new parks and recreation underneath Syd Einfeld Drive
- ✿ Enhanced existing plazas and open space
- ✿ Major parks and recreation

Open space and landscape

Enhanced existing open spaces and plazas

Open space	Features	Size
1 Oxford Street Mall		4,120sqm
2 Clementson Park		4,000sqm (+2,500sqm)
3 Norman Lee Place		550sqm
4 Waverley Place		1,050sqm
5 Brisbane Street Plaza		200sqm (+200sqm)
6 Eora Reserve		1,470sqm
7 Fingleton Reserve		2,170sqm
8 Convent Lane Reserve		1,400sqm
9 Waverley Park		90,000sqm

New open spaces and plazas

9 Oxford Street Plaza		+1,500sqm
10 Civic link		+500sqm
11 New reserve (Waverley Street)		+600sqm
12 New reserve (Hollywood Avenue)		+200sqm
13 New reserve (Gowrie Avenue)		+400sqm
14 New park/recreational facilities under Syd Einfeld Drive (location to be investigation)		approx +3,000sqm
15 Existing decommissioned water reservoir zoned SP2 (for investigation)		
16 Investigate rooftops for new open space		



Open space provision

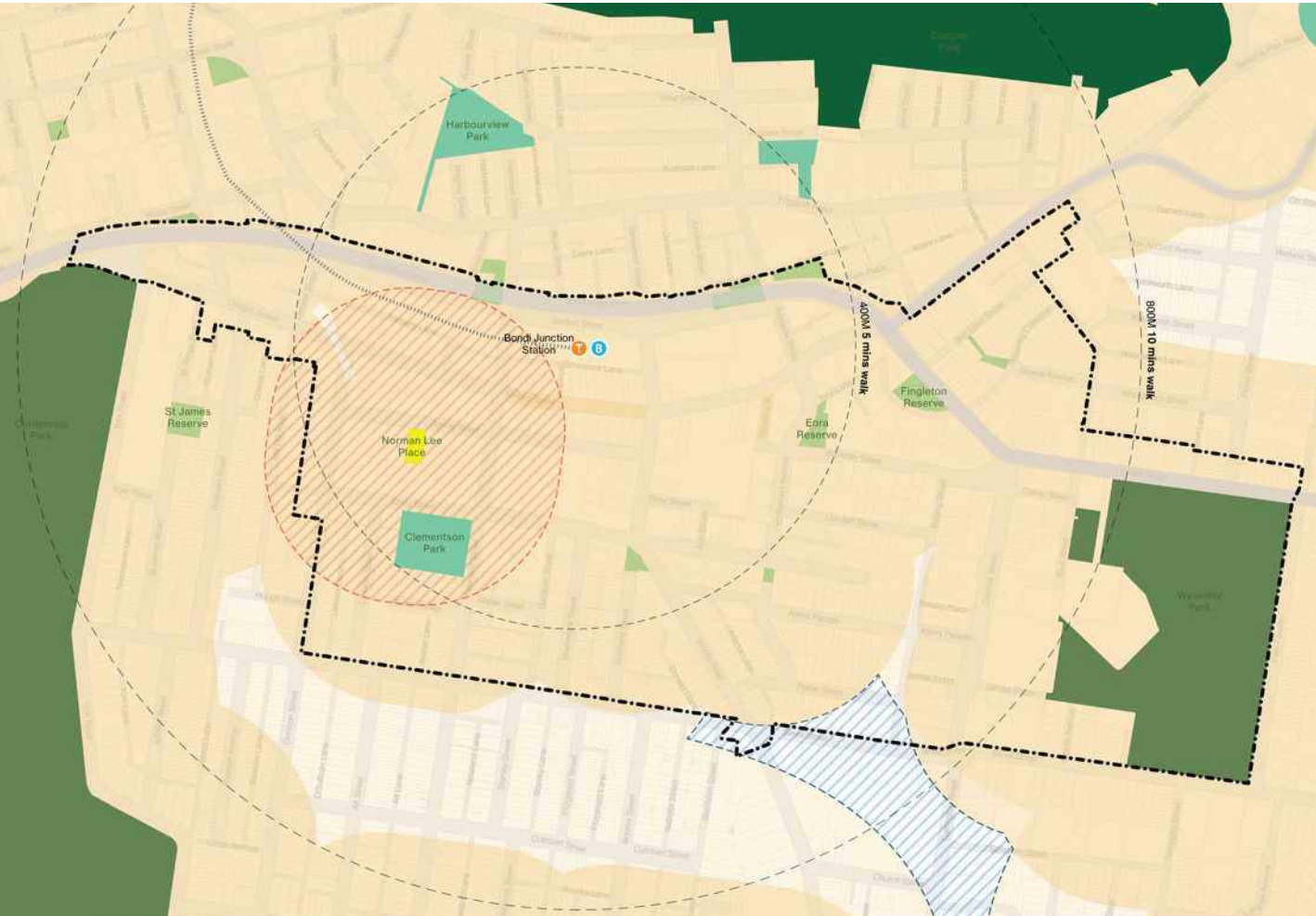
Legend

- Bondi Junction boundary
- Plaza
- Civic park
- Reserves
- Sports and recreational facilities
- Regional parks

- New or expanded open space
- Open space for investigation
- Open space outside of the study area
- Green connections
- First Nations stories

- Green spaces
- Picnic areas
- Play spaces
- Spaces for families
- Sports facilities
- Café/eateries
- Civic/community uses
- Retail
- Public art
- Sustainability initiatives

Open space and landscape



Open space gap analysis with proposed open space network

Open space gap analysis (proposed)

New and expanded neighbourhood parks and plazas in the southern portion of the Precinct will contribute to addressing an open space gap in that area.

- Legend

Bondi Junction study area

Open space

Norman Lee Place (civic plaza)

Regional parks

District parks

Local parks (>3,000sqm)

Neighbourhood parks (<3,000sqm)

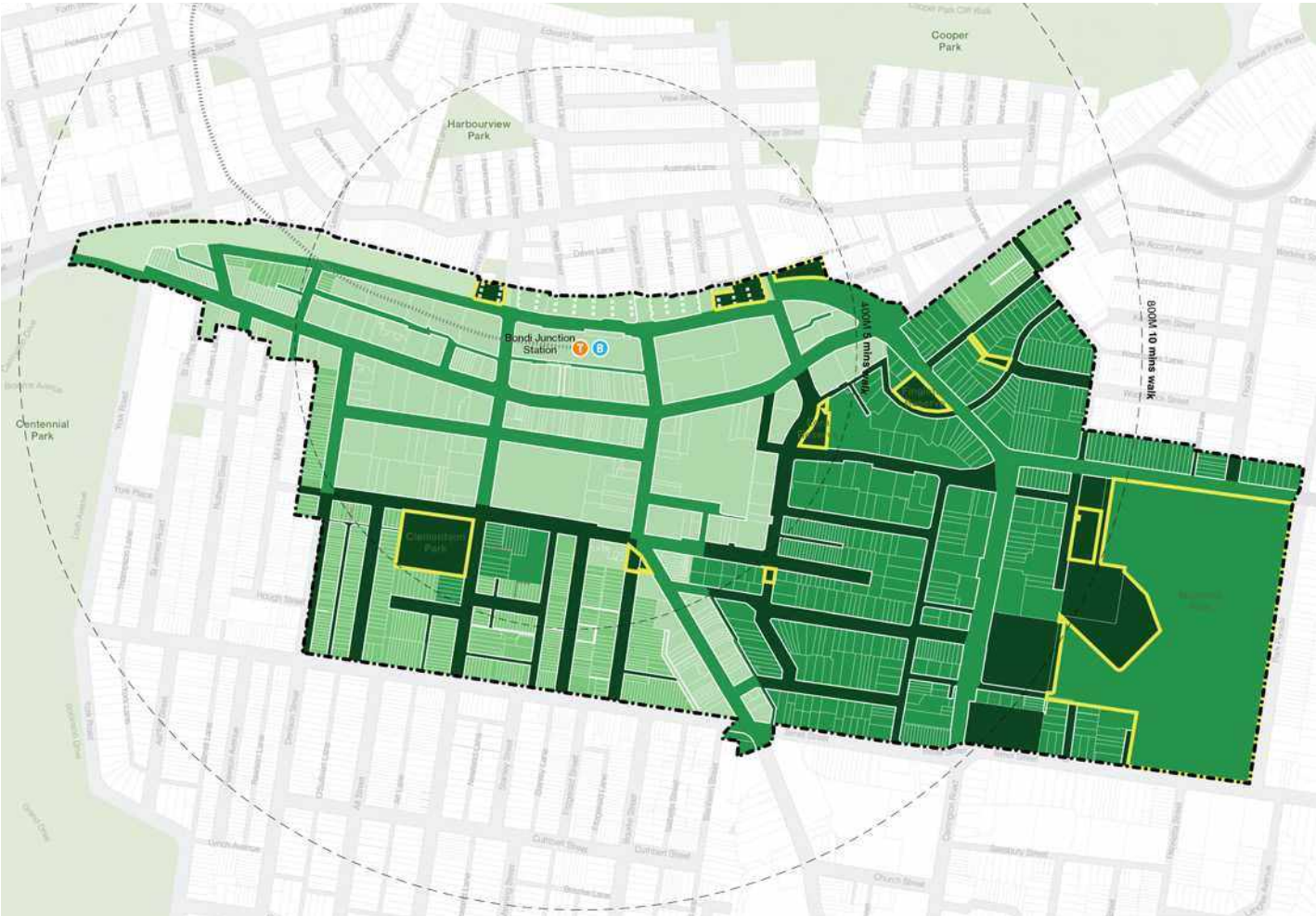
Open space catchment

200m catchment of Norman Lee Place

400m catchment

200m catchment

Areas with the greatest open space gap (outside of 400m of any open space)



Proposed street canopy targets

Tree canopy targets

- City centre / mixed use and commercial zones
 - 30% streets
 - 15% private domain
- Residential areas
 - 40% streets
 - 25% private domain
- 40% open space
- 35% Precinct tree canopy target

Deep soil targets

- City centre / mixed use and commercial zones - 15%
- Residential areas
 - High density - 15% (according to Apartment Design Guide)
 - Low and medium density - 25%

*Above criteria based on Greener Neighbourhoods Guide (NSW Government)

- Legend

Bondi Junction study area

Open space

% tree canopy cover

15%

25%

30%

40%

3.5 Built form

- 1

Focus high-rise mixed use development within the city centre core. Oxford Street Mall presents a significant opportunity for transformational development that can deliver new and improved public infrastructure. Opportunity for development to go beyond the proposed maximum height controls if delivering community benefits including activation, new public space, through site links etc.
- 2

Continue and strengthen Bondi Junction's city centre character with high-rise mixed-use development and opportunity for increased heights ranging 15 to 30 storeys within the city centre core.
- 3

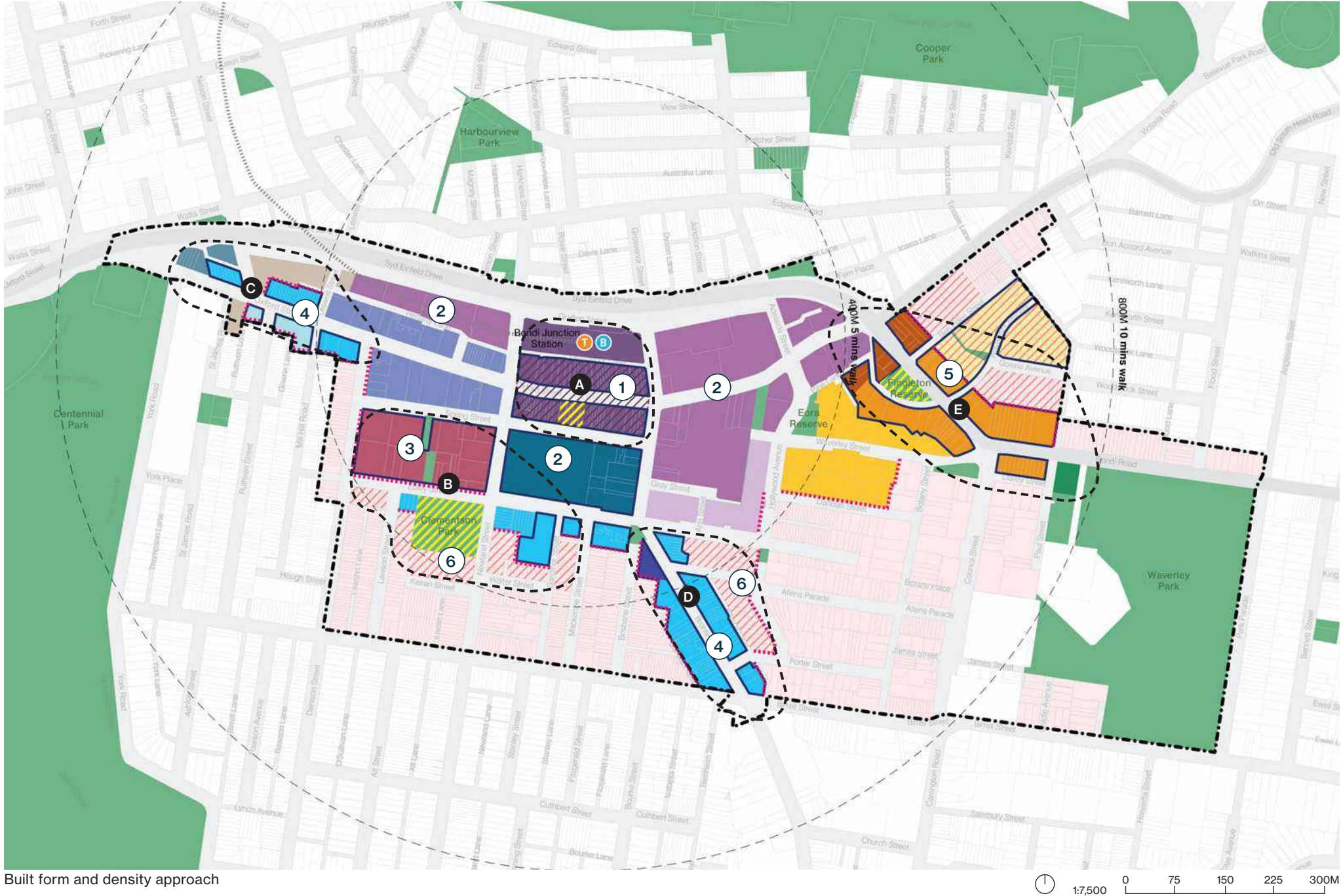
Capitalise on opportunities that can be created by the Civic Precinct and support increased height and density integrated with new public infrastructure.
- 4

Support mid-rise development ranging 4-8 storeys within the West Oxford Street Village and 6-8 storeys within the Bronte Road Village, which retains the local character, enables fine grain shop fronts and provides a variation in height and scale across the city centre. Provide scale transitions where it interfaces with HCAs.
- 5

Enable high density residential along Bondi Road ranging 10-18 storeys, with mid-rise apartments to the east, to establish a eastern gateway and node.
- 6

Identify priority areas for mid-rise housing within LMR areas including around Clementson Park, adjacent to the Bronte Road village and at the Eastern Gateway.
- 8

Built form height transitions are required to ensure appropriate interfaces and scale relationships between the high density city centre and surrounding lower scale areas.

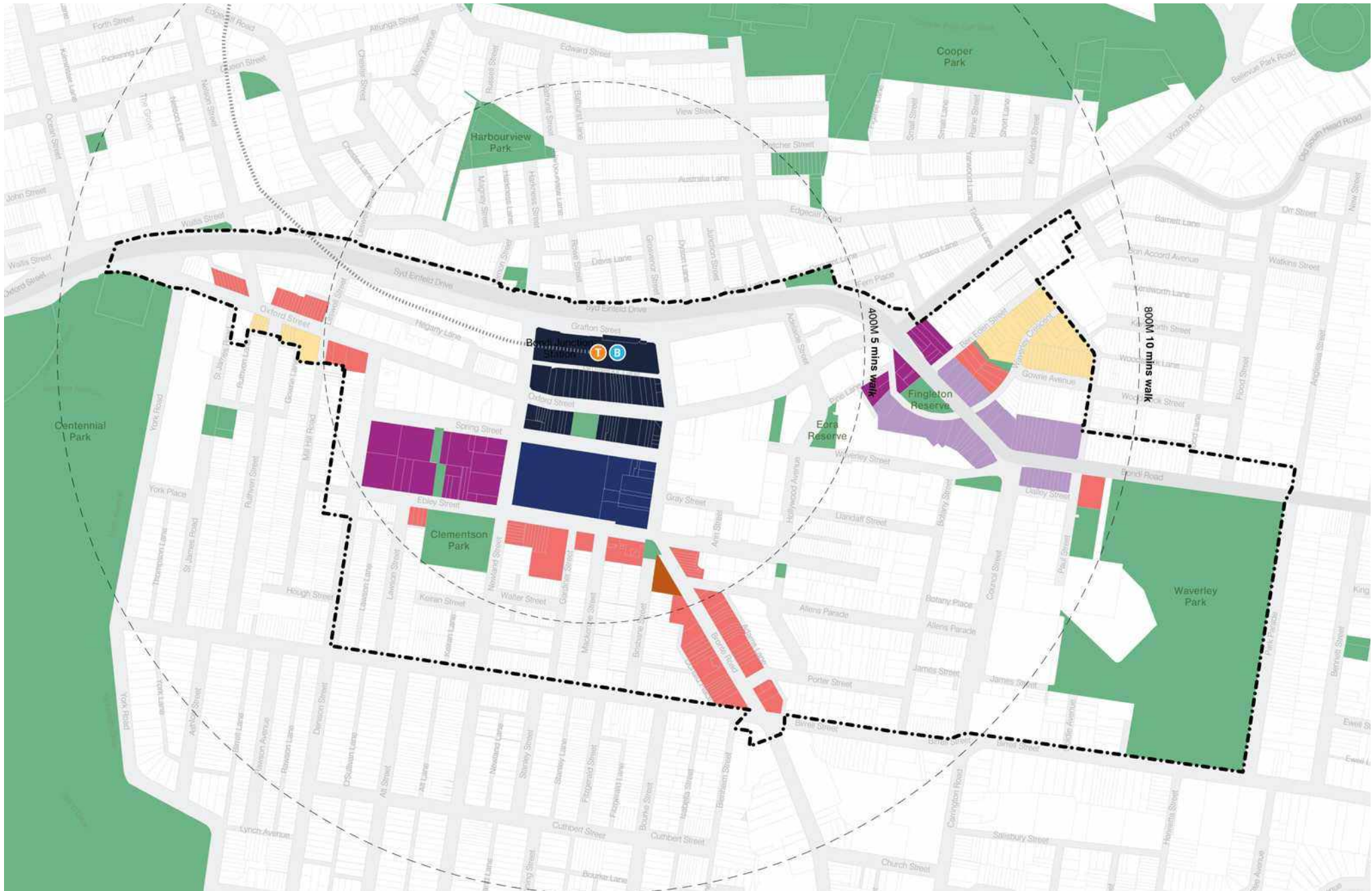


Built form

Proposed maximum building heights

The adjacent maps highlights areas for uplift where buildings heights are proposed beyond current LEP controls and the NSW Government's Low and Mid Rise Housing Policy. The maximum height ranges proposed are inclusive of bonuses including for affordable housing.

Building heights will be further tested and refined in the implementation stage, along with planning controls and provisions.



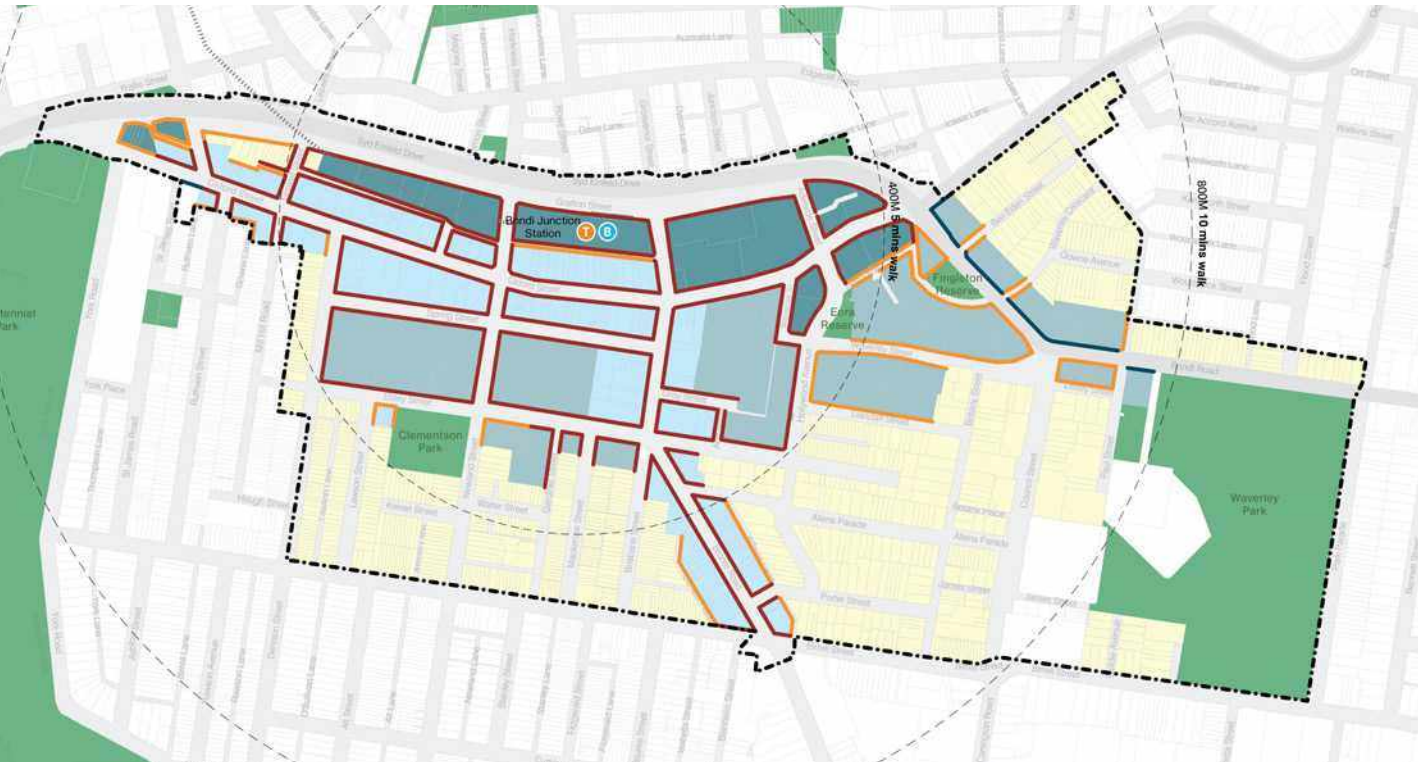
Proposed maximum heights in uplift areas

Legend	
	25-30 storeys (84m-100m)
	15-22 storeys (52m-85m)
	15-18 storeys (52m-62m)
	11-12 storeys (39m-42m)
	10-12 storeys (36m-43m)
	6-8 storeys (23m-30m)
	4-6 storeys (17/17.5m - 22/23m)

Built form

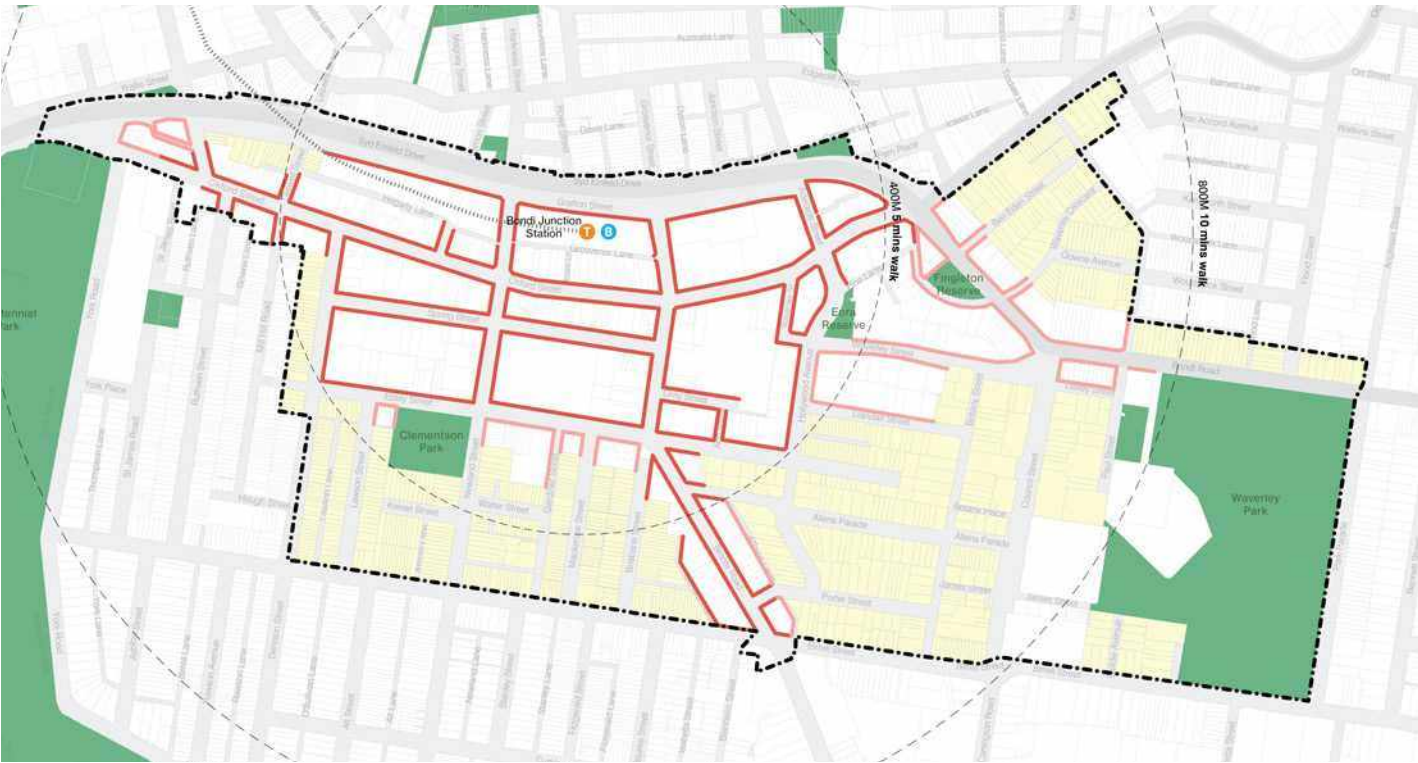
Setbacks and street wall heights

Street wall heights, street setbacks and upper level setbacks help to shape built form outcomes, including scale and interfaces, overshadowing and visual impacts. The below setbacks and street wall heights will be further refined in future stages.



Street setbacks and street wall height map

- Legend
- Bondi Junction study area
 - Street setbacks (ground level)
 - Zero lot boundary
 - Minimum 3m setback
 - 6m setback
 - Street wall height
 - 2-3 storey street wall
 - 3-4 storey street wall
 - 5-6 storey street wall
 - Low and mid-rise housing - Minimum 3m front setback, 3-4 storey podium



Upper level setbacks map

- Legend
- Bondi Junction study area
 - Upper level setbacks
 - Minimum 3m upper level setback
 - Minimum 6m upper level setback
 - Low and mid-rise housing - Minimum 3m upper level setback

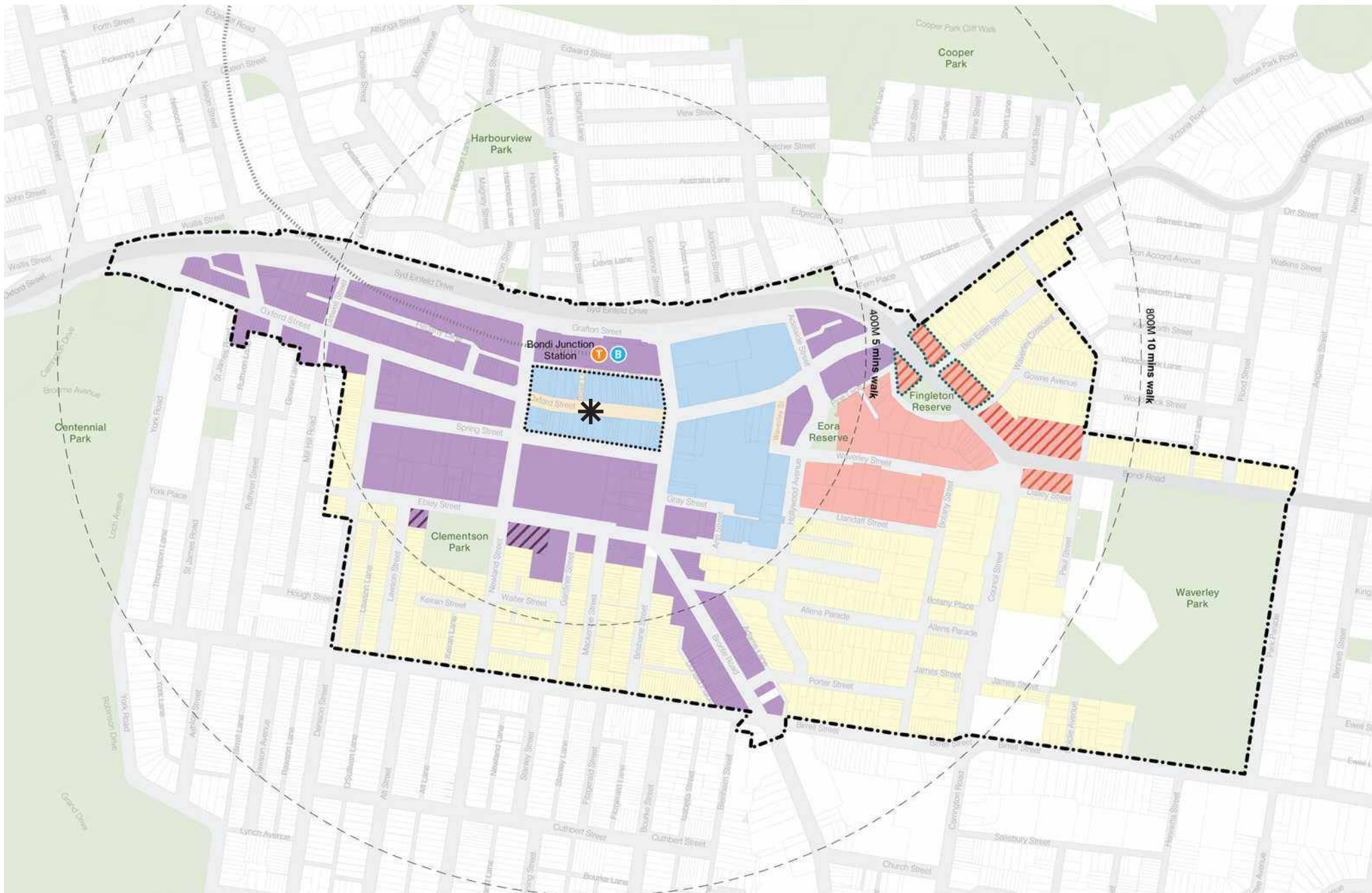
Built form

Land use
Preliminary recommendations for land use zoning is illustrated adjacent.

There is opportunity for additional permitted uses within the E2 Commercial Centre zone to enable greater housing provision close to public transport, particularly within the Oxford Street Mall block.

Rezoning to R4 High Density Residential for key uplift areas, such as along Bondi Road will support mid to high rise housing, while existing NSW Government LMR areas enable diverse housing types, including mid-rise apartments within existing residential-zoned areas.

This will be further investigated and developed by Council during the planning implementation phase.



Preliminary proposed land use map

- Legend**

 - Oxford Street Mall - key site
 - E2 Commercial Centre
 - MU1 Mixed Use
 - R4 High Density Residential
 - Potential to rezone the Oxford Street Mall block to MU1 Mixed Use or add additional permitted use to enable residential uses such as shoptop housing
- Potential rezoning to MU1
 - Potential rezoning to R4
 - Non-residential uses permitted at ground
 - Existing residential zones retained however are subject to State Government LMR controls

Proposed land use

Built form

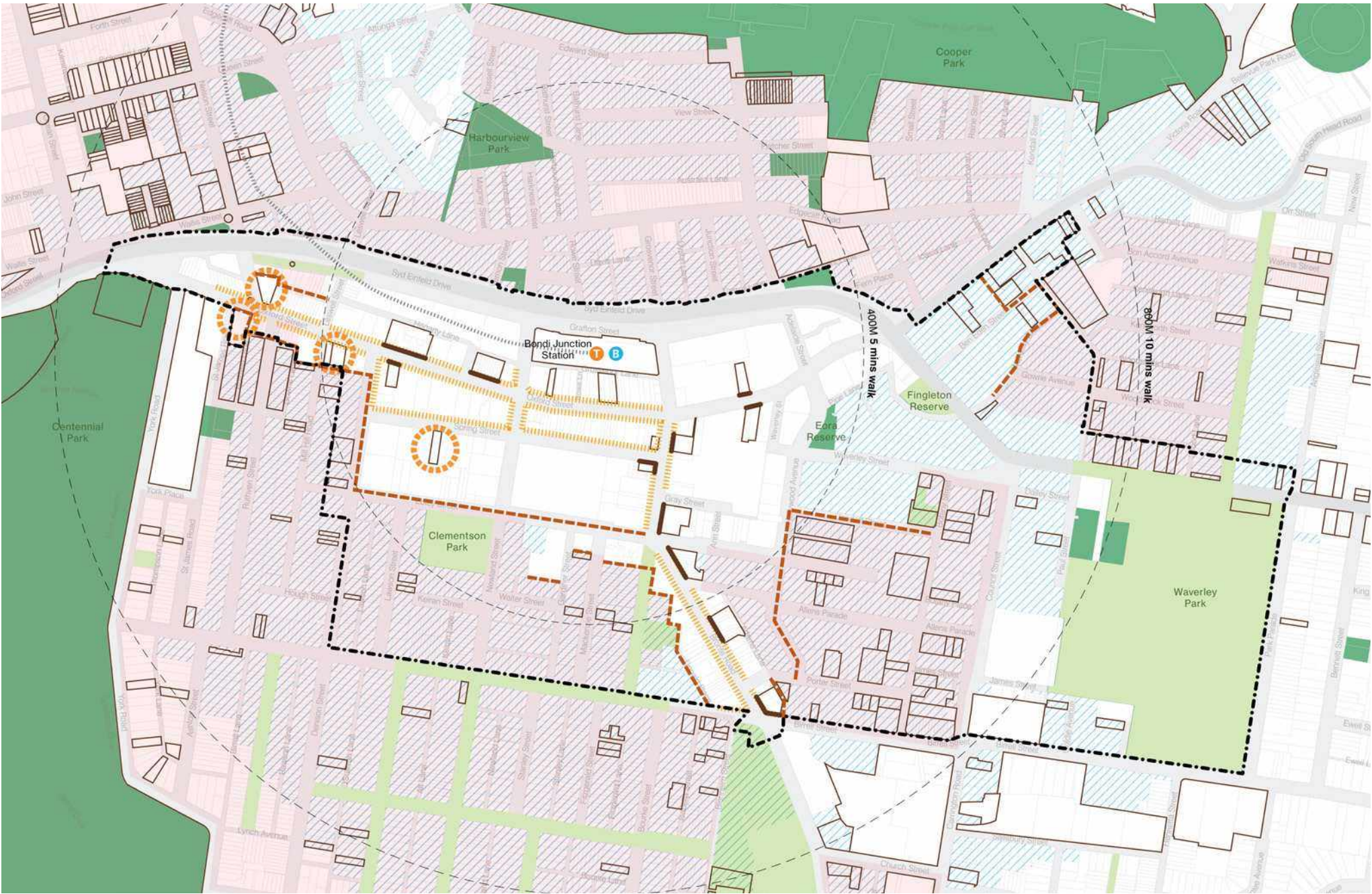
Approach to heritage conservation areas

The NSW Government's Low and Mid Rise Housing Policy currently applies to residential-zoned areas within a 400 to 800m walk of the town centre, including within heritage conservation areas. This impacts significant areas surrounding the city centre where there are large areas of heritage conservation with well-established and attractive heritage streetscapes and neighbourhoods.

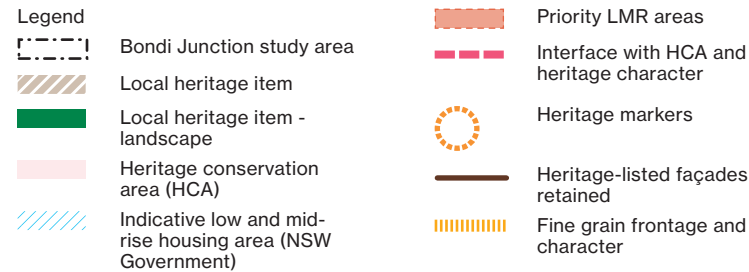
Focused growth in strategic locations provides an opportunity to meet Council's housing requirements while retaining existing heritage conservation areas. Change can deliver greater vibrancy and public benefits while the built heritage provides character housing diversity. The Master Plan provides a nuanced and place-based approach to growth.

Heritage principles

- Celebrate heritage buildings as character markers within the Precinct including the Boot Factory, Nelson Hotel and Westgate House.
- Retain heritage-listed façades within the centre and ensure new development sensitively integrates and compliments heritage elements.
- Retain and continue the fine grain character of historical main streets, particularly in West Oxford Street and Bronte Road village centres while supporting moderate renewal opportunities.
- Provide appropriate scale transitions between heritage conservation areas through building setbacks and separation, a 3-4 storey podium, and materiality and detailing that compliments the heritage character.



Heritage approach map



3.6 Public infrastructure

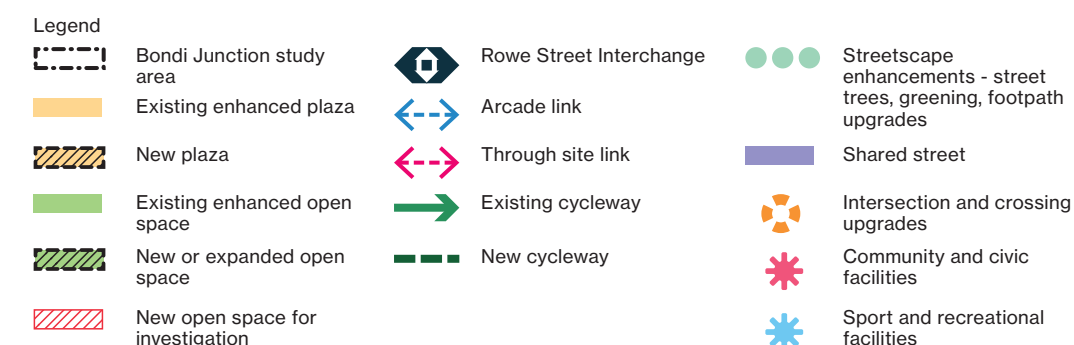
Public and community infrastructure

The following outlines key public and community infrastructure that may be provided through a range of delivery mechanisms, including development contributions, incentives, agreements and partnerships. This will be further developed through future implementation stages.

- Oxford Street Mall
 - Revitalised Oxford Street Mall with new activation opportunities, upgraded street furniture and lighting, public art etc.
 - Transformed entrance to the station and interchange via Rowe Street - canopy marking the entrance, express escalator to station concourse, retail activation.
 - New 1,500sqm urban plaza along Oxford Street Mall.
- Expanded Clementson Park (through engagement with NSW Government and other stakeholders) with new green space and plazas, and community pavilion including child care facilities.
- New consolidated Council community facility integrating a new Library, community and event spaces, Council office and services, and child care facilities.
- Extended Civic Link connecting the Boot Factory and new community facilities with Clementson Park.
- Enhanced existing local open spaces, reserves and plazas.
- New recreational open space opportunity underneath Syd Einfeld Drive - location for further investigation.
- Provision of through site linkages and activated arcade links.
- Improved intersections and crossings.
- Streetscape upgrades through the centre including increased tree canopy and landscape, footpath and crossing improvements.
- Completion of east-west and north-south cycleways.



Public and community infrastructure map



4.1 Targeted areas for growth

5 targeted areas of transformational uplift will deliver centre-wide public benefit

Growth is focused in five targeted areas that reflect how the centre already functions – around key streets, transport, jobs and community facilities.

These areas have been chosen as they are largely unconstrained by existing strata title or recent developments, are located close to public transport and services, while also being able to deliver transformational change in the short to medium term. Redevelopment in these areas not only will bring new residential and non-residential uses, but also create great places and destinations for Bondi Junction. Development can also help to fund and deliver broader public benefits such as open space, streetscape and community infrastructure upgrades.

These include 2 catalyst projects that will enable transformational change delivering significant benefit to Bondi Junction:

- ① Oxford Street Mall
- ② Civic Precinct

3 gateway precincts creating three unique places at the edges of the centre:

- ③ West Oxford Street Village
- ④ Bronte Road Village
- ⑤ Bondi Road East Gateway

3D modelling was undertaken to contribute to determining the built form type and character and also investigate recommendations for building heights that will be further explored through more detailed modelling and testing at a future stage.

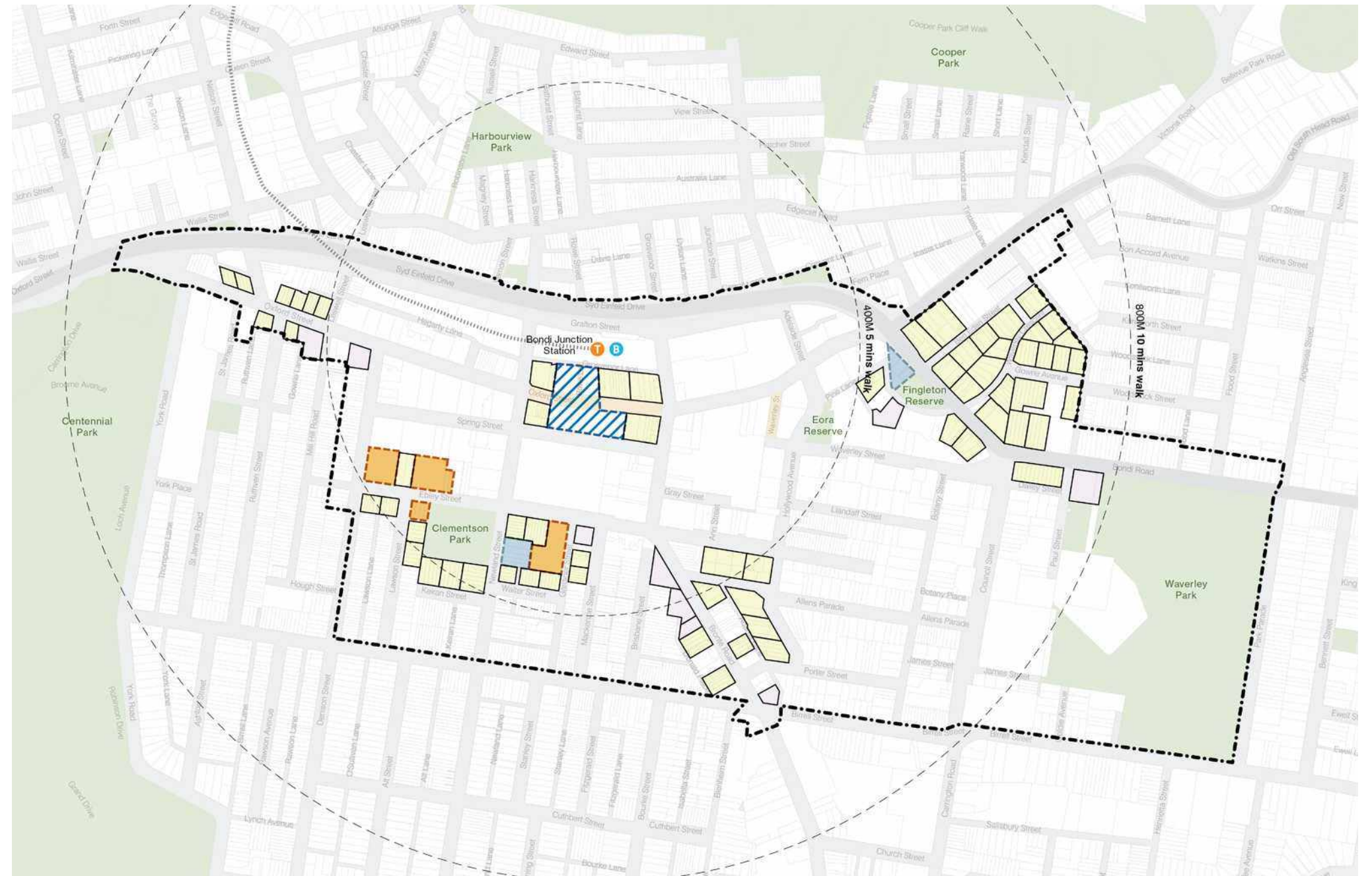


4.2 Tested sites and parameters

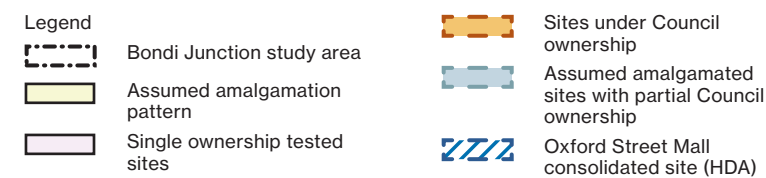
Testing was undertaken on sites within the identified opportunity areas. Sites considered constrained by strata title and heritage items were excluded from testing.

Built form testing parameters and assumptions

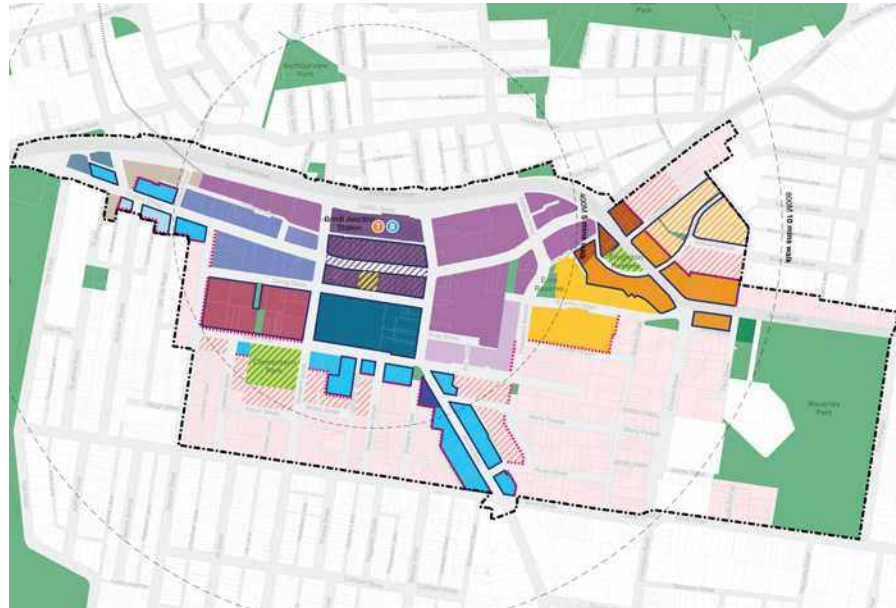
- Approximate 3-4 lot amalgamation
- 2-4 storey street wall depending on location
- Nil frontage within the mixed use/commercial centre
- Minimum 3m front setback in residential areas for landscape and garden apartments
- Minimum 6m side and rear setbacks in residential areas for building separation and deep soil
- Building efficiencies - Gross Building Area (GBA) to Gross Floor Area (GFA)
 - Ground floor - 65%
 - Commercial uses above ground - 85%
 - Residential uses above ground - 75%
- Building heights
 - Ground floor - 5m
 - Commercial above ground - 3.6m
 - Residential above ground - 3.2m
 - Lift overrun - 2m
- Average apartment size - 90sqm



Tested sites and parameters map



4.3 Built form typologies



High-rise mixed use development

Key features:

- A human scale street wall with articulation and architectural detailing that adds visual interest.
- Active and commercial uses at ground level, and in the podium levels in some areas. This may include retail, food and beverage, community uses, commercial office, health/wellbeing facilities etc.
- 2-4 storey street wall (depending on location) that complements the predominant street wall.
- Residential apartments above in slim and well separated tower forms.
- Building heights ranging between 9-30 storeys (depending on location).

Fine grain shop top housing

Key features:

- A fine grain street wall that integrates with existing character frontages and retains existing heritage façades where possible.
- 2-3 storey street wall that complements the existing street wall and parapet height.
- Retail activation at the ground floor.
- Residential apartments above ground floor.
- Building heights ranging between 4-8 storeys (depending on location).

High-rise apartments

Key features:

- Residential apartments with a 3-4 storey podium, and slender, well-separated tower forms above.
- Minimum 3m front setbacks to provide landscape frontages and garden apartments fronting the street.
- Minimum 6m side and rear setbacks to provide landscape and deep soil for trees.
- Communal open space at ground and above podium.
- Building heights ranging between 9-18 storeys (depending on location).

Low to mid-rise apartments

Key features:

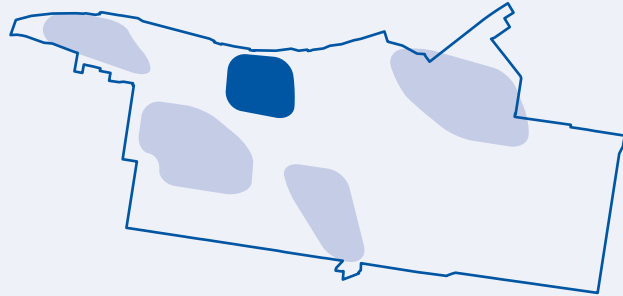
- Residential apartments, with a 3-4 storey podium.
- Minimum 3m front setbacks to provide landscape frontages and garden apartments fronting the street.
- Minimum 6m side and rear setbacks to provide landscape and deep soil for trees.
- Communal open space at ground and on rooftops.
- Building heights ranging between 4-8 storeys (depending on location)

Terraces/townhouses

Key features:

- Existing terrace housing with front gardens and attractive streetscapes. Generally located in heritage conservation areas (HCAs).
- New low to mid-rise development should ensure that architectural design and detailing compliments the predominant character of the existing HCA and heritage items.

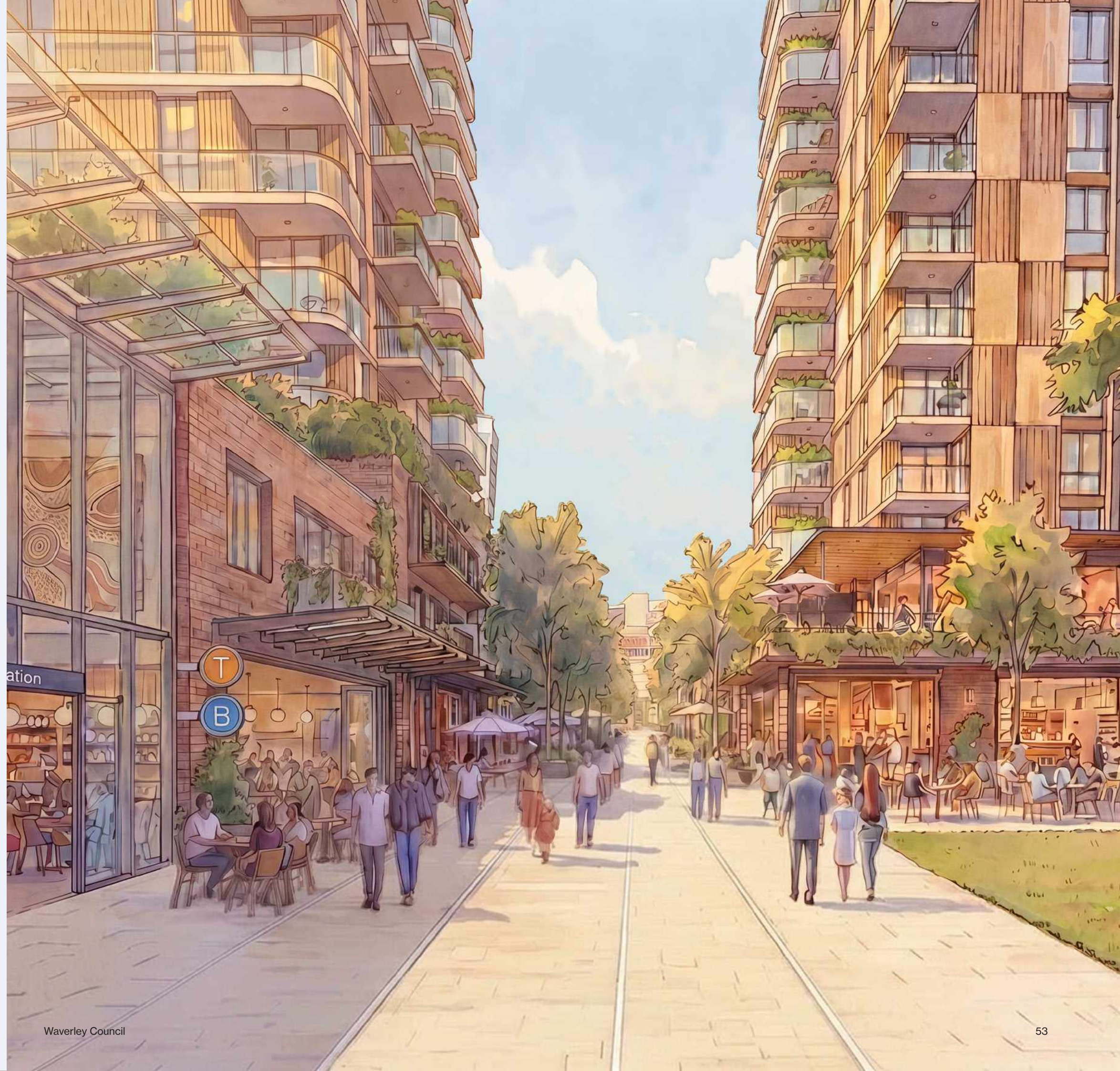
4.4 Oxford Street Mall



Oxford Street Mall presents a unique opportunity for a largely untouched area at the heart of Bondi Junction to deliver transformational mixed use development, reinvigorating the Mall with destinational attractors, new public spaces and increased housing within steps of public transport, retail and amenities.

The sub-precinct can deliver:

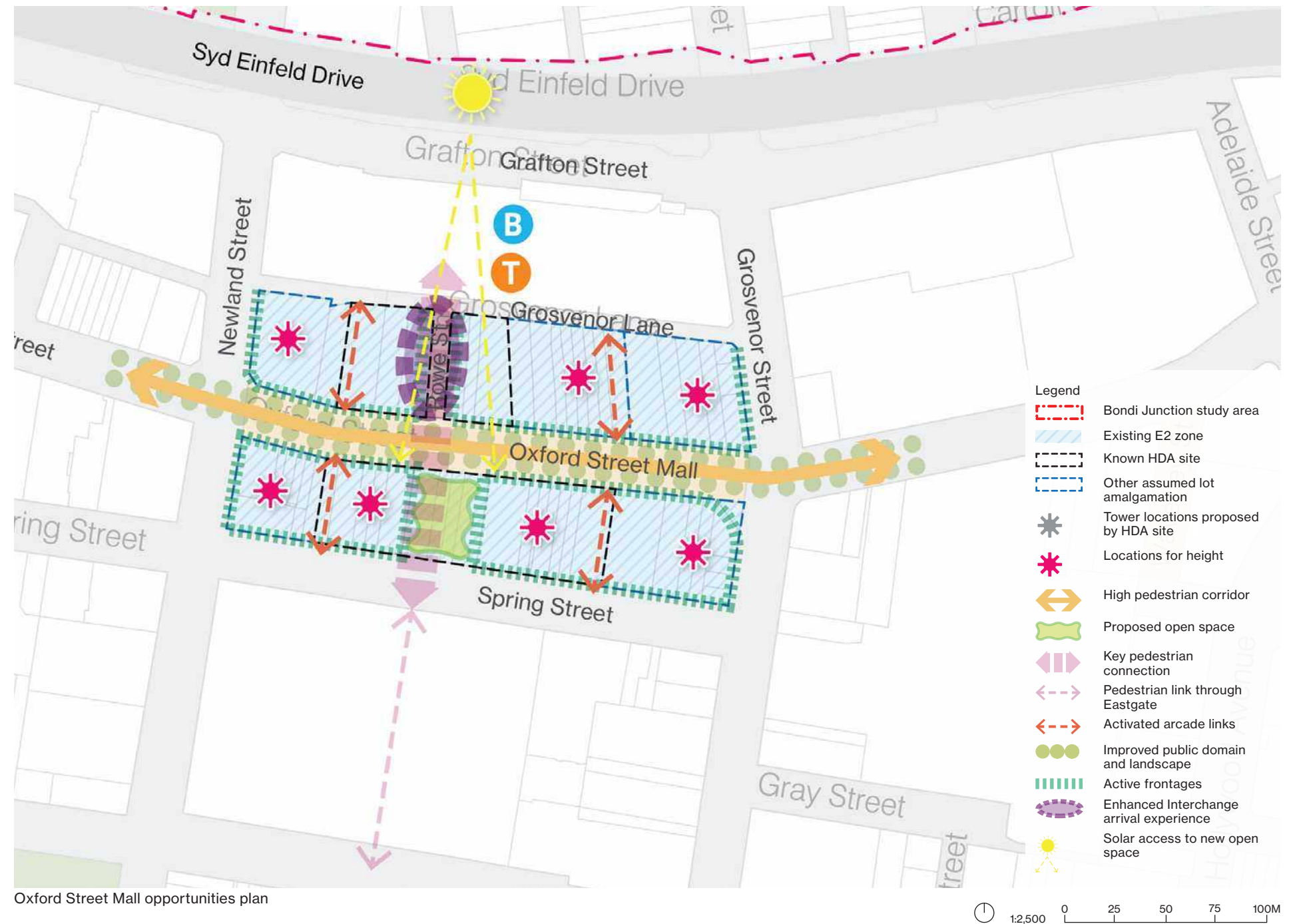
-  Approximately 1,250 new dwellings
-  20,000sqm non-residential GFA
-  1,500sqm plaza



Built form typologies

Key features

- Enhance the arrival experience from Bondi Junction Interchange along Rowe Street. Integrate an improved connection with adjacent development and provide increased retail activation.
- Strengthen the north-south connection, linking the Interchange with Oxford Street Mall, the new plaza and Eastgate.
- Provide a new plaza (approx 1,500sqm) at the southern side of Oxford Street Mall and aligned to the improved Rowe Street connection.
- Oxford Street Mall, along with the new plaza, becomes a flexible space offering diverse activation opportunities, outdoor dining and community events.
- Explore uplift within the sub-precinct that can provide tall, well-separated towers, and significant housing opportunities, while providing public outcomes.



Built form typologies

Built form approach

- 2 storey street wall aligning with the existing street wall height. Opportunity for non-residential uses including retail and commercial within the podium. 6m setback above the street wall.
- Larger amalgamation required to achieve adequate separation.
- Well-separated towers (minimum 24m based on Apartment Design Guide) to ensure adequate building setbacks, solar amenity and view sharing.
- A new 1,500sqm plaza along the southern side of the Mall aligned to a new station entrance at Rowe Street.
- Built form heights is limited to the north of the new plaza to address overshadowing and maintain solar amenity.

Dwellings	
Existing dwellings	0
Retained dwellings	0
Potential dwellings	1,250
Potential uplift	+1,250

Oxford Street Mall potential uplift

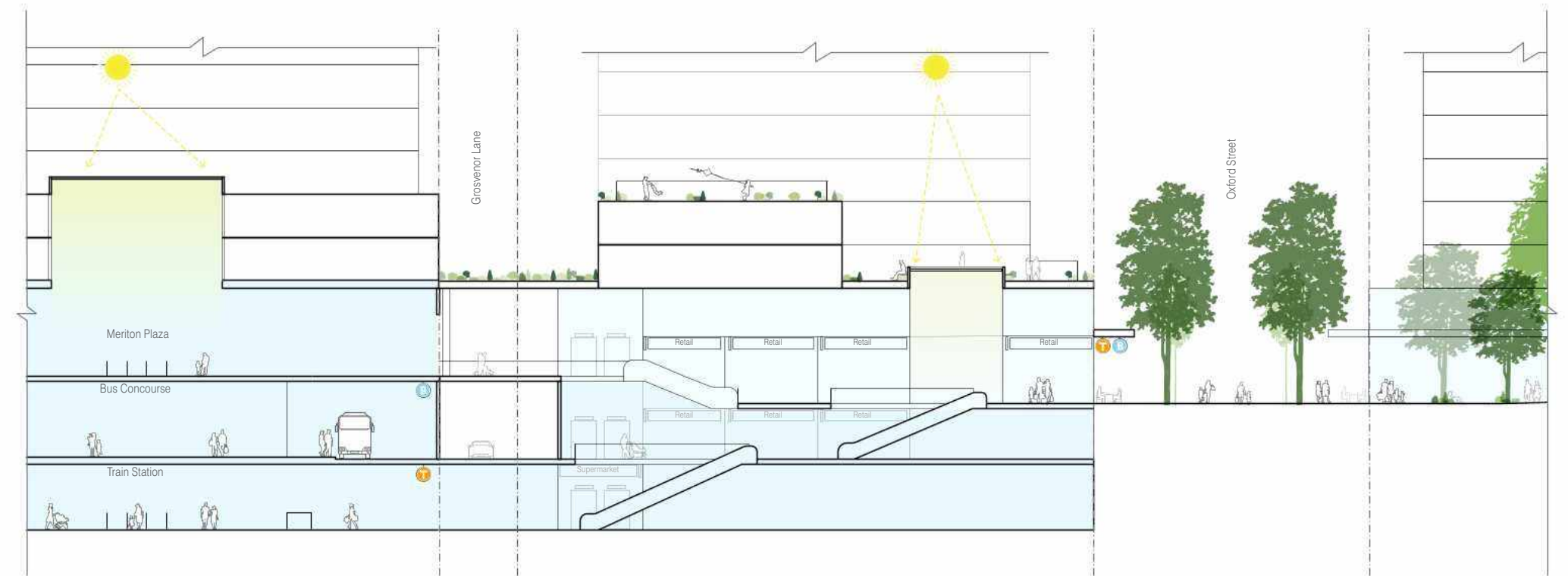


Built form typologies

Rowe Street Interchange

A consolidated approach to access to the Interchange will transform the arrival experience, clarity of wayfinding and transport efficiency. Key principles include:

- Utilise the existing Rowe Street to create a clear entrance to the Interchange. Opportunity to integrate with adjacent development.
- Direct vertical transport via escalators down to the Station concourse to avoid convoluted and lengthy routes to access the train.
- Potential at-grade link to the bus concourse across Grosvenor Lane.
- Clearer access to an enhanced Meriton Plaza that can provide new retail, and food and beverage offerings with access to rooftop spaces.



Section through the Interchange - indicative concept



Key plan

Built form typologies

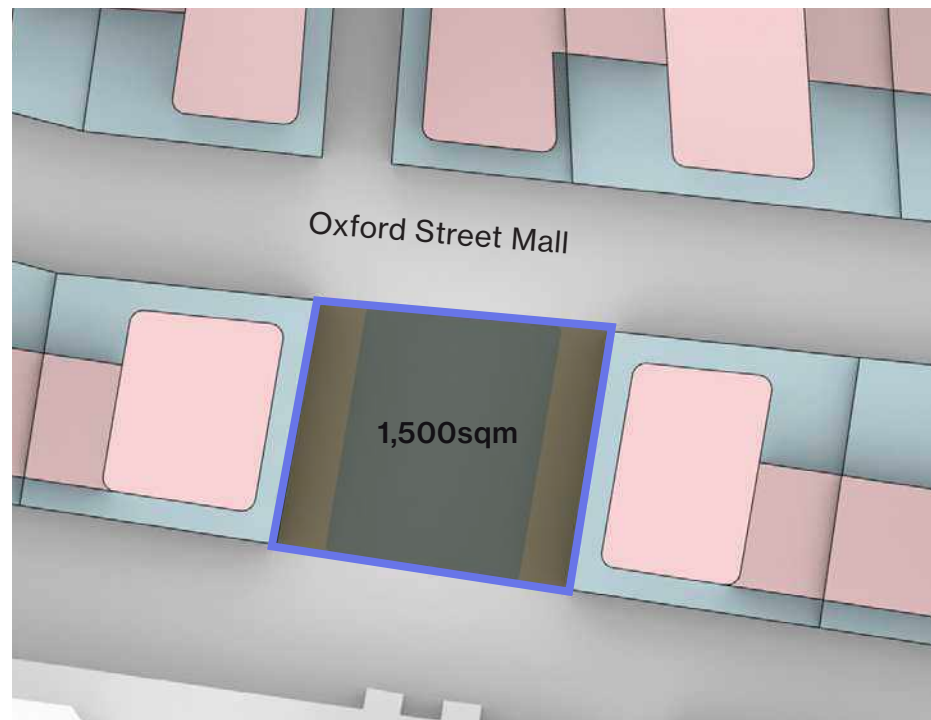


Oxford Street Mall - Indicative concept for illustration purposes



Built form typologies

Benchmarking public squares



Proposed public square, Bondi Junction

- Approx 1,500sqm public square adjoining an existing pedestrian mall and connecting to the new Interchange access on Rowe Street.
- Provides green space and greening within the centre and accommodates outdoor dining and integration of play space/water play and public art. Supports community activities and events.



Darling Square, Sydney

- Approx 2,000sqm plaza including lawn, that forms part of a broader public domain network of connections and laneways.
- Accommodates seating and outdoor dining, and supports local festivals.



Floor Mill Plaza, Summer Hill

- Approx 1,000sqm plaza space that adjoins a park and playground and is activated by retail and food and beverage. Supports monthly markets and community events.
- Heritage items that form part of the former Flour Mill contribute to the character of the precinct.

Built form typologies

Visual impact from key public spaces

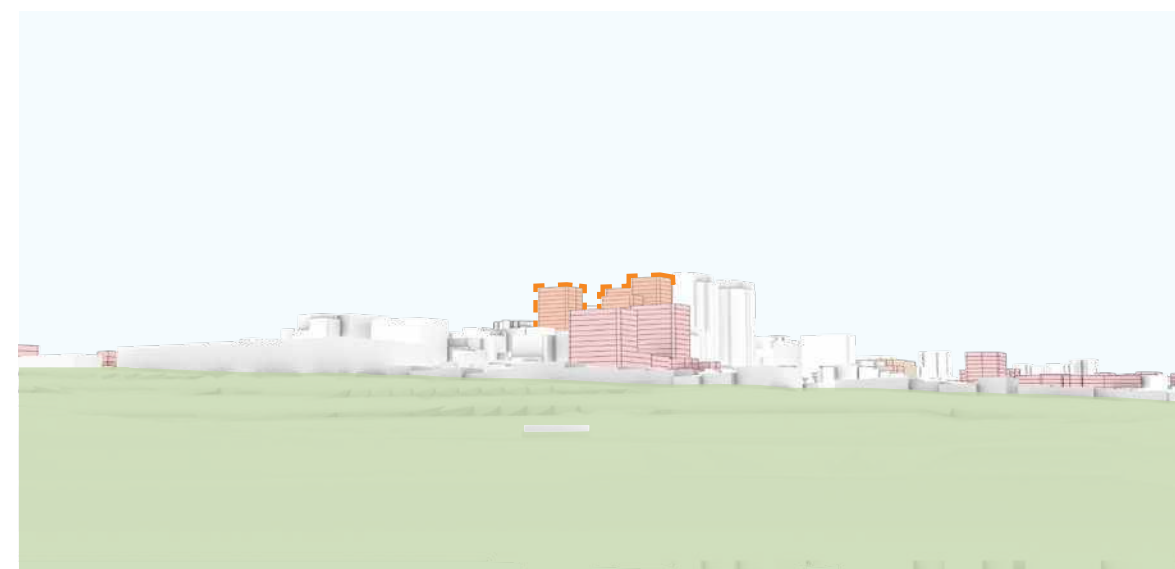
- The existing residential towers above the Eastgate development and the Westfield commercial towers are currently the most visually prominent feature of the skyline when viewed from key public spaces.
- Proposed built form generally sits within the existing skyline. Potential for slightly taller development within the Oxford Street Mall opportunity area (shown outlined in orange adjacent) marking the Interchange and centre of Bondi Junction. Despite this, the proposed built form sits within a compact height cluster and still maintains significant sky view.



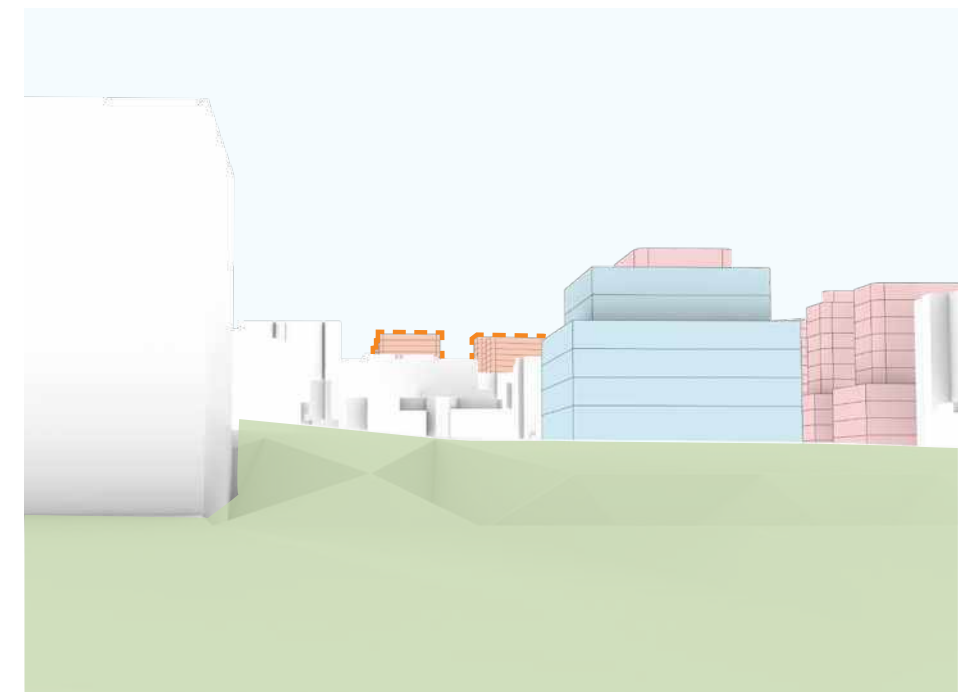
Views towards Oxford Street Mall development from Clementson Park



Views towards Oxford Street Mall development from Queens Park



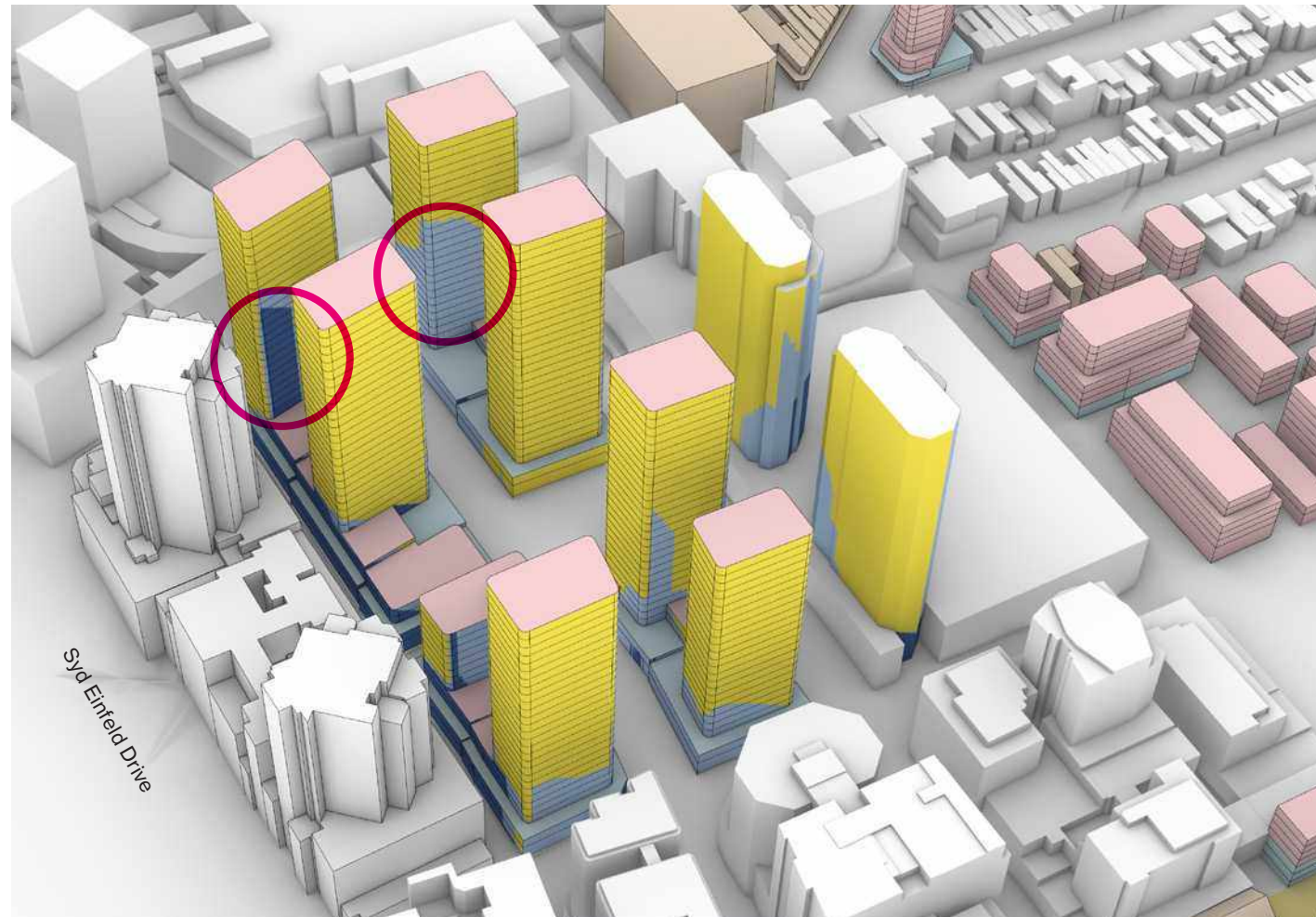
Views towards Oxford Street Mall development from Centennial Park



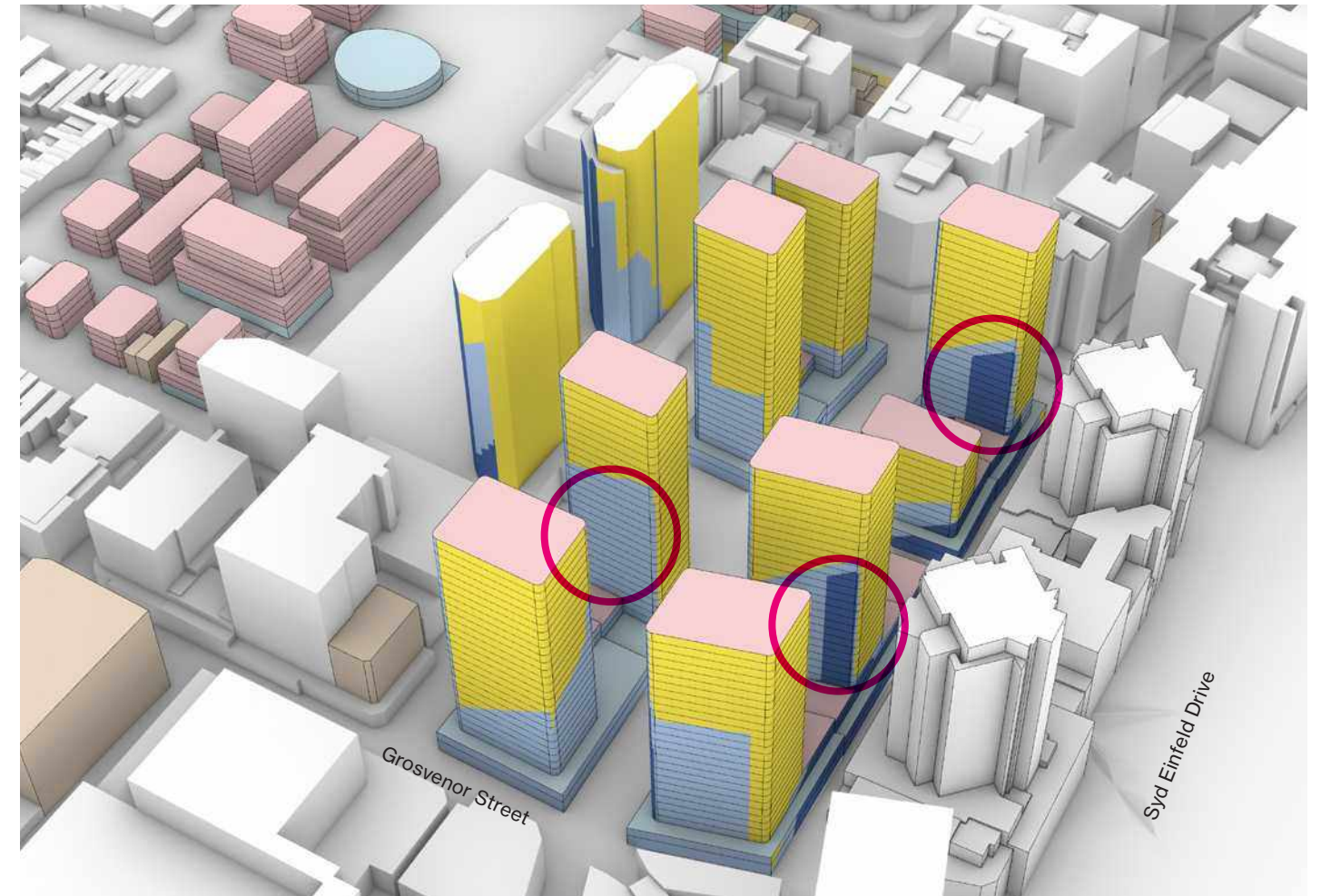
Views towards Oxford Street Mall development from Waverley Park

- Legend
- Heritage items
 - Residential
 - Non-Residential
 - Oxford Street Mall development
 - Open space

Built form typologies



Facade solar access - northwest



Facade solar access - NE

Solar access to facades

- High level solar testing of façades of potential future development within the Oxford Street Mall area shows that the majority receives at least 2 hours of solar access during midwinter, however this will need to be further investigated on a site by site basis in a Planning Proposal or Development Application stage.
- 2 hours of solar access during midwinter is maintained to the majority of the northern facade of the existing Eastgate towers.

Legend - number of hours of solar access between 9am to 3pm during midwinter (June 21)

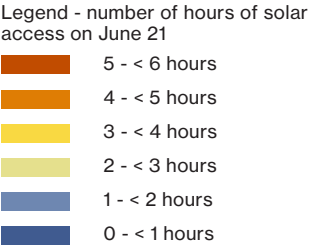
- 2 hours or more
- >0 hours to <2 hours
- 0 hours
- Sites that may require further analysis at DA stage

Built form typologies

Solar access to open space

The below solar heatmaps assess the overshadowing and solar impacts to the new public square on Oxford Street Mall on the worst day of the year; the winter solstice (approx June 21). Solar access controls to open space based on the winter solstice is a common planning control to ensure that development maintains adequate solar access outcomes.

- Approximately 96% of the new public square receives at least 2 hours of solar access between 9am and 3pm during midwinter. Within lunchtime hours, the new public space receives 50% solar access.
- Oxford Street Mall is already predominantly in shadow during winter in its current form. The new plaza provides a sunlit public space in the heart of the centre.

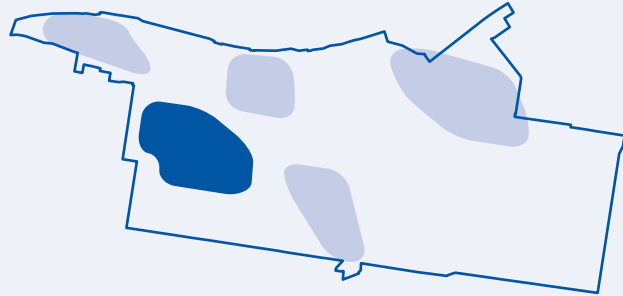


Solar access to new public plaza - 9am to 3pm on June 21



Solar access to new public plaza - 11am to 2pm on June 21

4.5 Civic Precinct



The Civic Precinct is focused along Ebley Street. The Civic Precinct will be Bondi Junction's revitalised Civic Precinct with new and enhanced civic, community, cultural and health facilities, with an enhanced Clementson Park at its heart, and integrated with new housing opportunities close to services and amenities.

The sub-precinct can deliver:

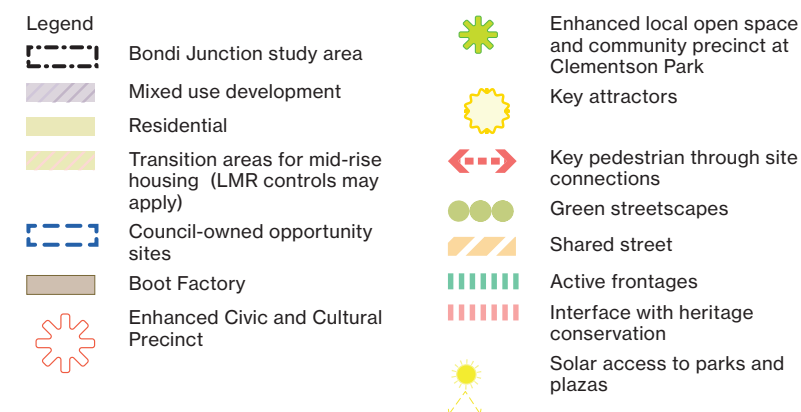
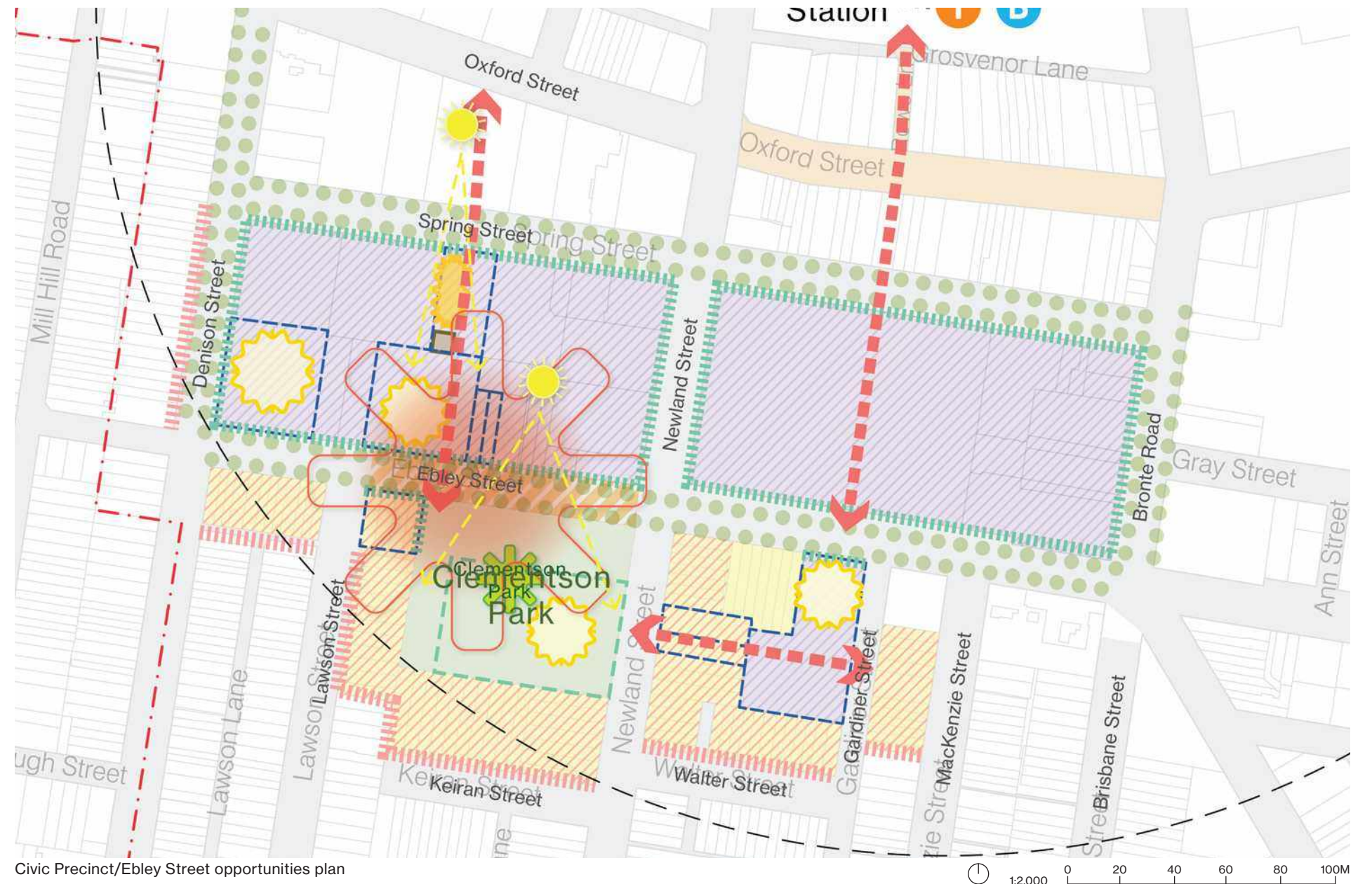
-  Approximately 520 new dwellings
-  18,000sqm non-residential GFA including civic, community and cultural facilities
-  Expanded Clementson Park



Civic Precinct

Key features

- Significant opportunity to consolidate Council assets to provide community/commercial uses in a standalone civic building and/or within the podium levels of mixed use development.
- Ebley Street is transformed into a pedestrian friendly and active street, linking various community spaces. Potential for traffic calming including raised thresholds, paving, planted blisters to prioritise pedestrians.
- Potential reconfiguration of existing child care facility to expand Clementson Park, while providing a new community centre/pavilion, including child care facilities, within a smaller footprint. Clementson Park becomes the centrepiece of the Civic Precinct, supporting a range of community uses and events, a community garden and providing more essential green space.
- A civic north-south connection activated by retail and community uses links the Boot Factory to Clementson Park.





Boot
Factory

Spring Street

Denison Street

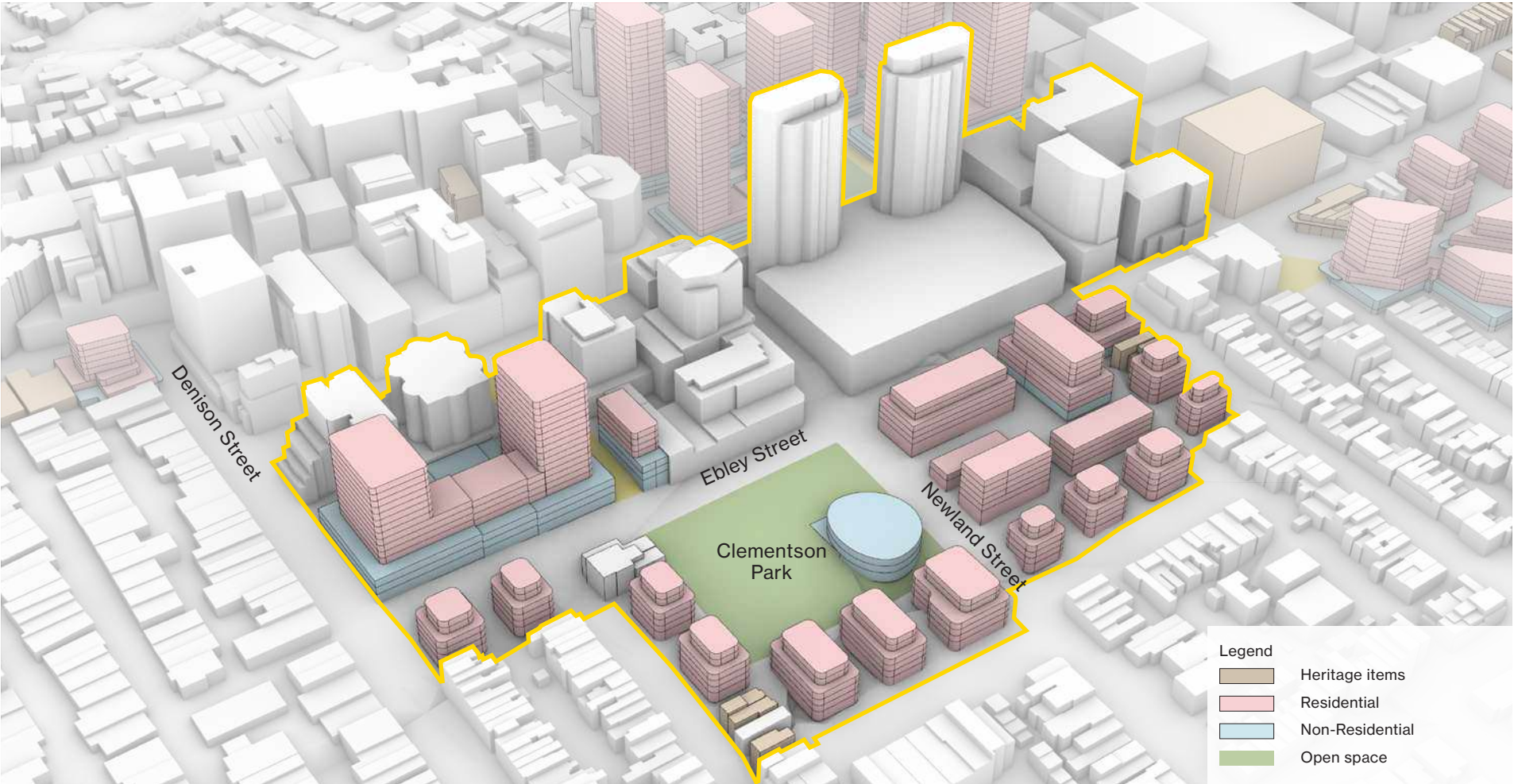
Newland Street

Ebley Street

Clementson
Park

Built form approach

- 3-4 storey street wall aligning with the existing street wall height. Opportunity for non-residential uses such as community and commercial uses to occupy the podium levels.
- 6m setback for residential levels above the street wall.
- Note: A consolidated community building without residential uses on the Officeworks site might result in a shorter built form circa 4-8 storeys.
- Community pavilion, including child care facilities, approx 2-3 storeys in Clementson Park and embedded into the sloping terrain.
- Potential mixed use development on the Spotlight site and adjoining sites owned by Council. Option to provide community and cultural uses on that block.
- Mid-rise 6-8 storey mixed use development along the southern side of Ebley Street, with 4-6 storey apartments around Clementson Park providing a new built edge with increased passive surveillance.
- Built form to minimise overshadowing to Clementson Park and ensure at least 2 hours of solar access to a minimum 70% of the open space area between 9am-3pm during midwinter.



Dwellings	
Dwellings under existing controls	727
Existing dwellings	466
Retained dwellings	364
Potential dwellings	625
Potential uplift - existing controls	+262
Potential uplift - existing dwellings	+523

Civic Precinct/Ebley Street potential uplift

Note: Dwelling numbers do not include the Eastgate block.

Civic Precinct

Civic and community precedents from other Local Government Areas



Bankstown Civic Precinct

- Civic Precinct with established and new civic and community buildings around a town park, including a library and theatre, Town Hall, Council Chambers and council office, and vertical WSU campus.
- Strongly defined character and destinational attractors within a 2-3 minute walk from the Station.



Liverpool Civic Place

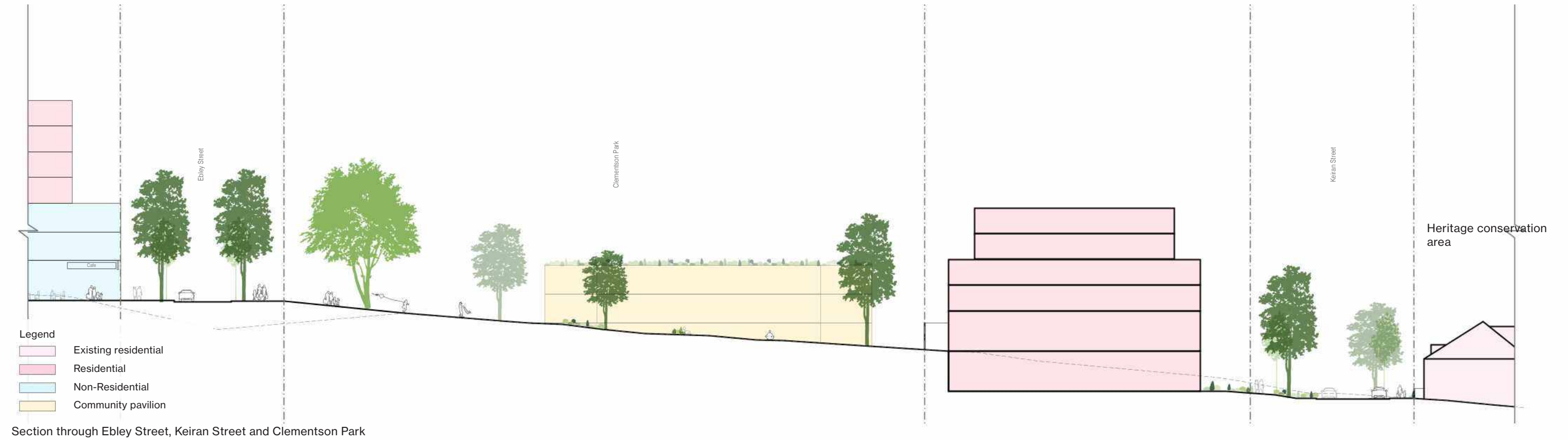
- Recent mixed use development that consolidates new Council Chambers and Council offices, relocates the city library, a new community hub and child care facility and new civic plaza.
- Iconic pavilion building housing the library, community facilities and child care that is a recognisable architectural marker and piece of the city.
- Located within a 5-minute walk of the Station.



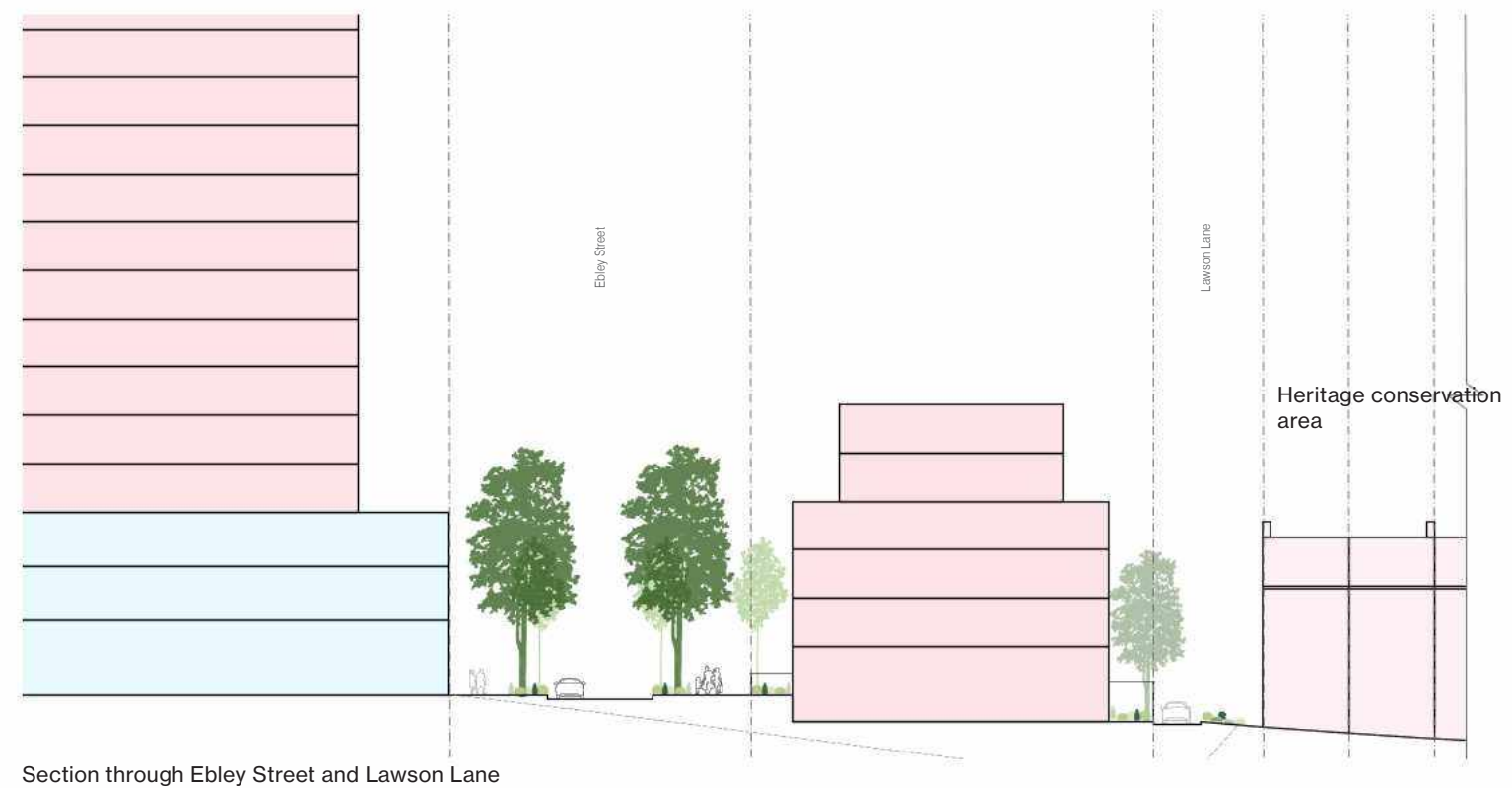
The Concourse Chatswood

- A compact and defined community and cultural precinct embedded into the existing urban grain, at the end of the Victoria Avenue main street.
- The Concourse combines cultural and community facilities including a concert hall, theatre, public library, flexible exhibition spaces and retail, in both below and above ground spaces. Outdoor lawns accommodate various community events including an outdoor cinema, markets, festivals.
- Located within a 2-3 minute walk from the Station.

Civic Precinct



- Mid-rise development of 4-6 storeys provides transitional built form between higher density development north of Ebley Street and adjoining lower scale and heritage areas.
- Sloping terrain through the area reduces the visual impact of development around the Clementson Park.



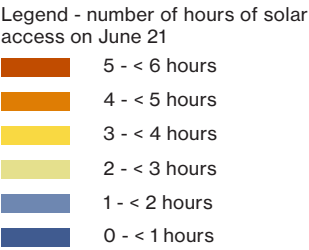
Civic Precinct

Solar access to open space

The below solar heatmaps assess the overshadowing and solar impacts to Clementson Park on the worst day of the year; the winter solstice (approx June 21). Solar access controls to parks based on the winter solstice is a common planning control to ensure that development maintains adequate solar access outcomes.

Approximately 76% of Clementson Park receives at least 2 hours of solar access between 9am and 3pm, during midwinter. The greatest impact is during early morning between 9-10am and after 1pm, however 50% of Clementson Park is in sun during lunchtime hours.

Clementson Park		
Existing	Public open space	2,706sqm
	Community Garden	1,186sqm
	Total	3,892sqm
Proposed	Public open space	4,700sqm
	Community Garden	1,889sqm
	Total	6,589sqm
Potential Increase in park size		+2,697sqm
Potential Clementson Park expansion		

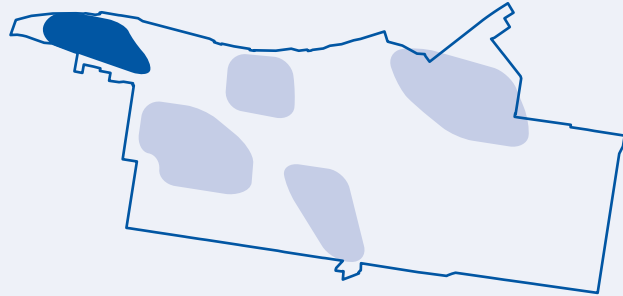


Solar access to Clementson Park - 9am to 3pm on June 21



Solar access to Clementson Park - 11am to 2pm on June 21

4.6 West Oxford Street Village



West Oxford Street is an important Western Gateway into Bondi Junction. The character of West Oxford Street Village will be retained and be revitalised through appropriate adaptive reuse strategies. Recent mixed use development on the corner of York Road and Sydney Einfeld Drive marks the entrypoint into Bondi Junction.

The sub-precinct can deliver:

-  Approximately 120 new dwellings
-  4,000sqm non-residential GFA



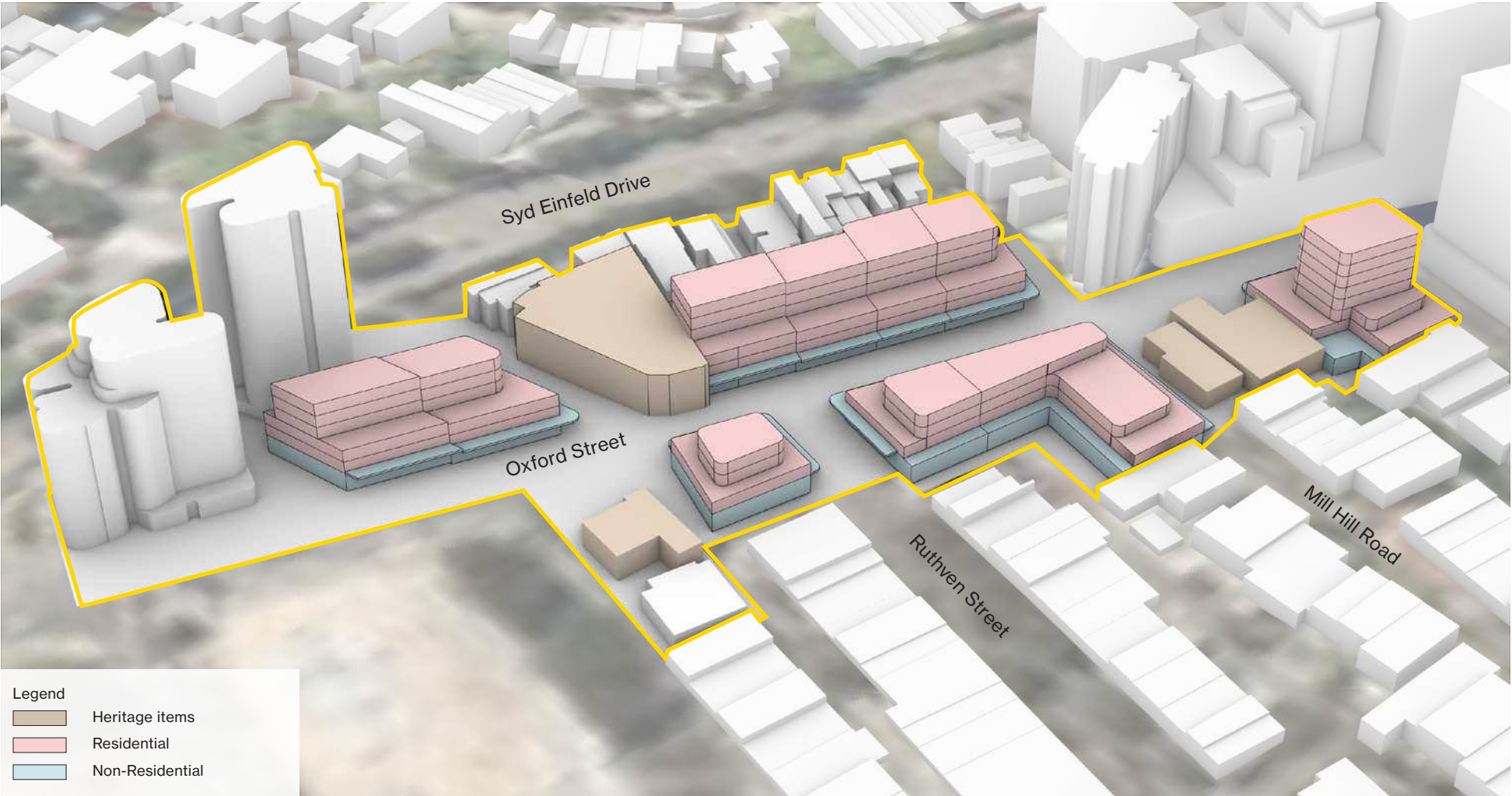
West Oxford Street Village

Key principles

- Retain the existing historical fine grain character along Oxford Street west, while enabling some redevelopment up to 4-6 storeys.
- Provision of a 2-3 street wall in keeping with the existing historical façades and parapets, and ensures a scale interface with adjoining heritage conservation areas.
- Build on existing public domain improvements and provide increased tree canopy and landscaping. Reinforce the pedestrian and cycle connection to Centennial Park.
- Future potential on the Bus Depot site (outside of scope) for a range of uses including housing, retail and community uses i.e. school.

Built form approach

- Mid-rise character to retain the village scale and create variation in building form and height across the centre.
- 3 storey street wall along the northern side of Oxford Street, matching the Nelson Hotel and existing parapet height of the fine grain façades. Historical façades to be maintained where appropriate.
- 2 storey street wall height along the southern side of Oxford Street to create a scale relationship with adjacent heritage conservation area at the lower levels. Maximum 4-6 storeys.
- Potential for taller built form up to 8 storeys at the corner of Oxford Street and Denison Street, marking the transition to the city centre core.
- Retained heritage items contribute to character of the village, with Nelson Hotel being a key heritage marker.

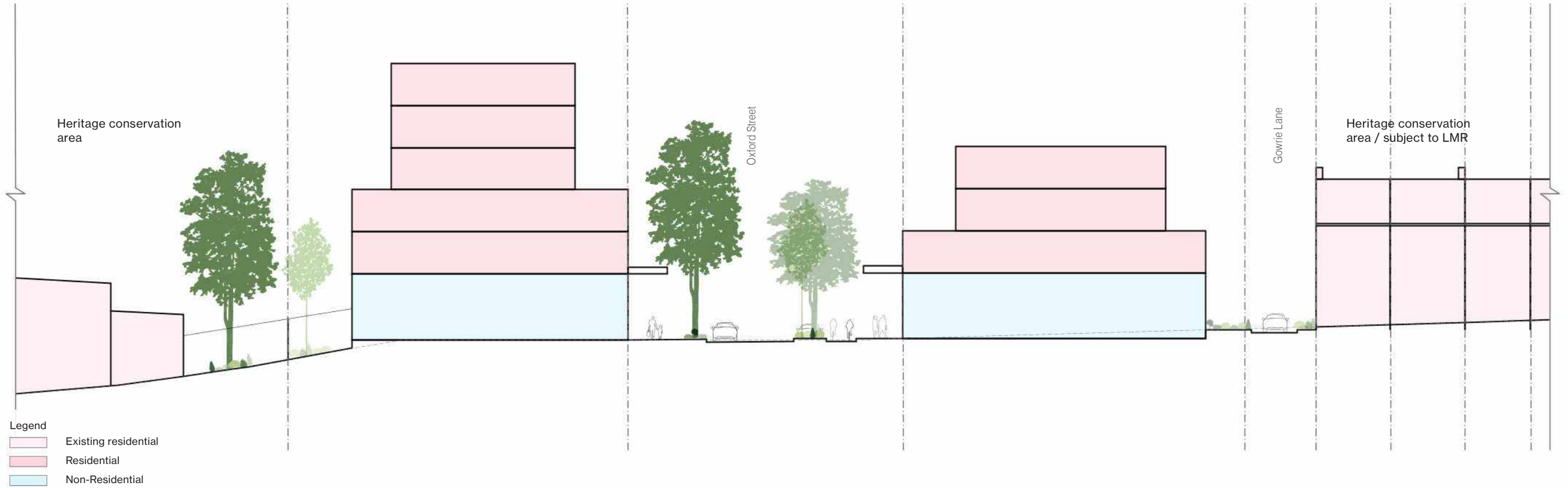


Indicative built form

Dwellings	
<i>Dwellings under existing controls</i>	121
Existing dwellings	54
Retained dwellings	23
Potential dwellings	142
Potential uplift - existing controls	+44
Potential uplift - existing dwellings	+111

West Oxford Street Village potential uplift

West Oxford Street Village



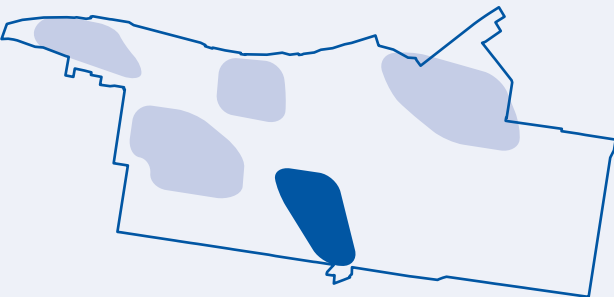
Section through Oxford Street and Gowrie Lane



Key plan

- 2-3 storey podium retains the existing street wall character of the street while helping to manage scale transition to adjacent heritage conservation areas.

4.7 Bronte Road Village



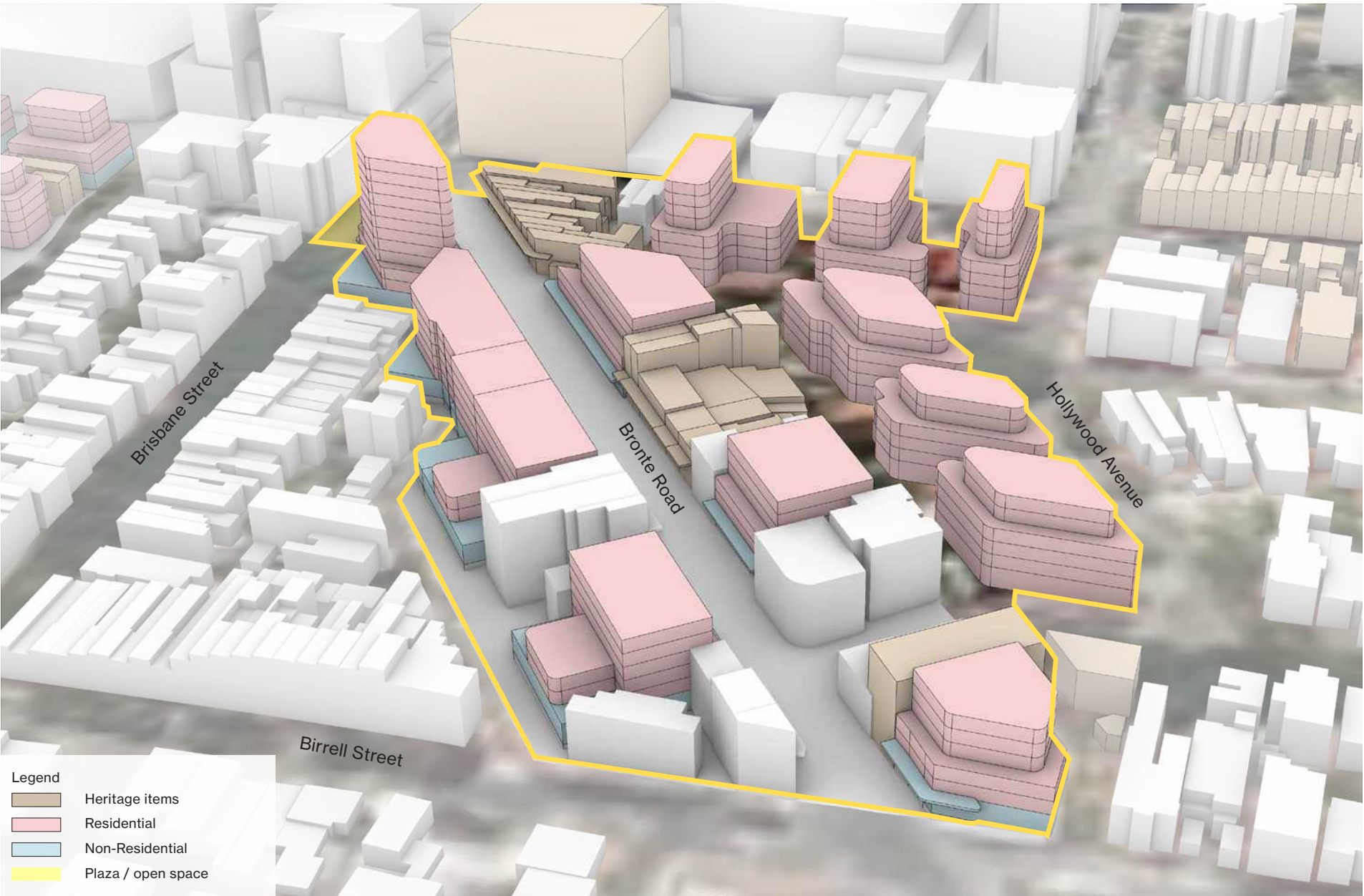
Bronte Road Village is the southern fine grain mixed use village centre marking a transition from the Bondi Junction city centre to surrounding residential neighbourhoods and Charing Cross.

The sub-precinct can deliver:

- Approximately 340 new dwellings
- 4,500sqm non-residential GFA

Key principles

- Retain the existing heritage fine grain character along Bronte Road Village, while enabling moderate redevelopment. Generally 6 storeys with 8-12 storeys marking the village entrypoints. Heritage façades retained.
- Opportunity to expand and enhance Brisbane Street Plaza on the corner of Bronte Road and Ebley Street, complimenting the landscape character of Brisbane Street.
- Opportunity for public domain upgrades including increased tree canopy and planted blisters and reconfigured parking to calm the street and enable outdoor dining.



Indicative built form

Built form approach

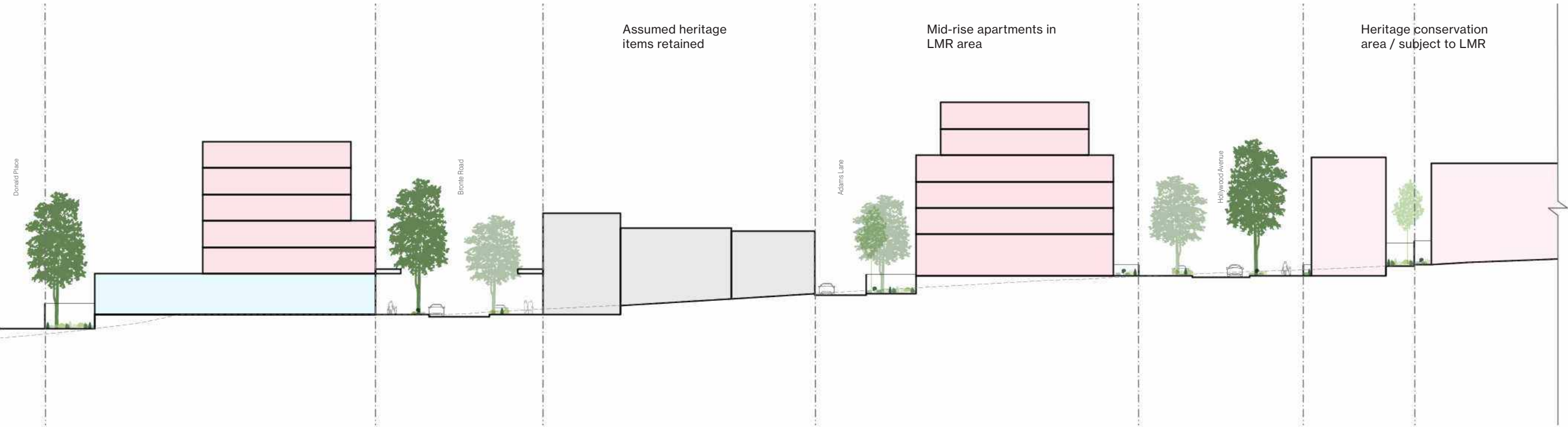
- 3 storey street wall in keeping with recent shop top development and existing heritage parapets. Historical facade retained where possible.
- Predominant maximum height of 6 storeys, with opportunity for 12 storey development at the northern end, marking the transition into the city centre.
- Opportunity from transitional mid-rise apartments adjoining the Village Centre, along Hollywood Avenue and Ebley Street (currently subject to LMR controls).

	Dwellings
<i>Dwellings under existing controls</i>	983
Existing dwellings	809
Retained dwellings	712
Potential dwellings	433
Potential uplift - existing controls	+162
Potential uplift - existing dwellings	+336

Bronte Road Village potential uplift

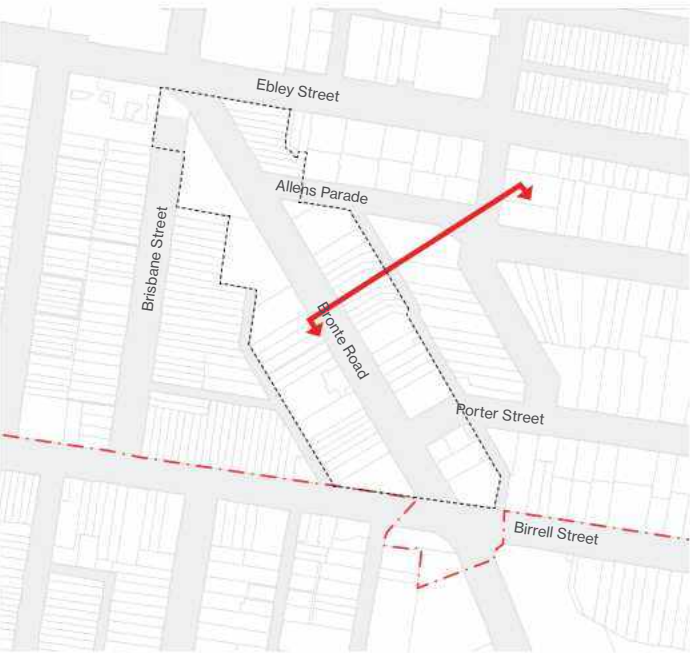
*Note numbers above include Botany Road HCA

Bronte Road Village



- Legend
- Existing residential
 - Residential
 - Non-Residential

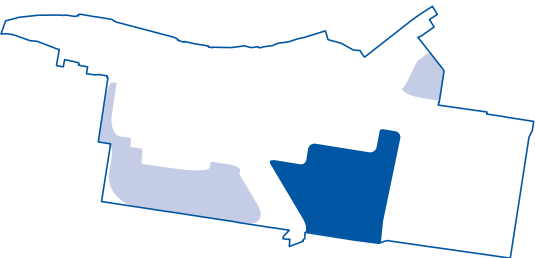
Section through Bronte Road and Adams Lane



Key plan

Bronte Road Village

Botany Street Heritage Conservation Area (HCA)



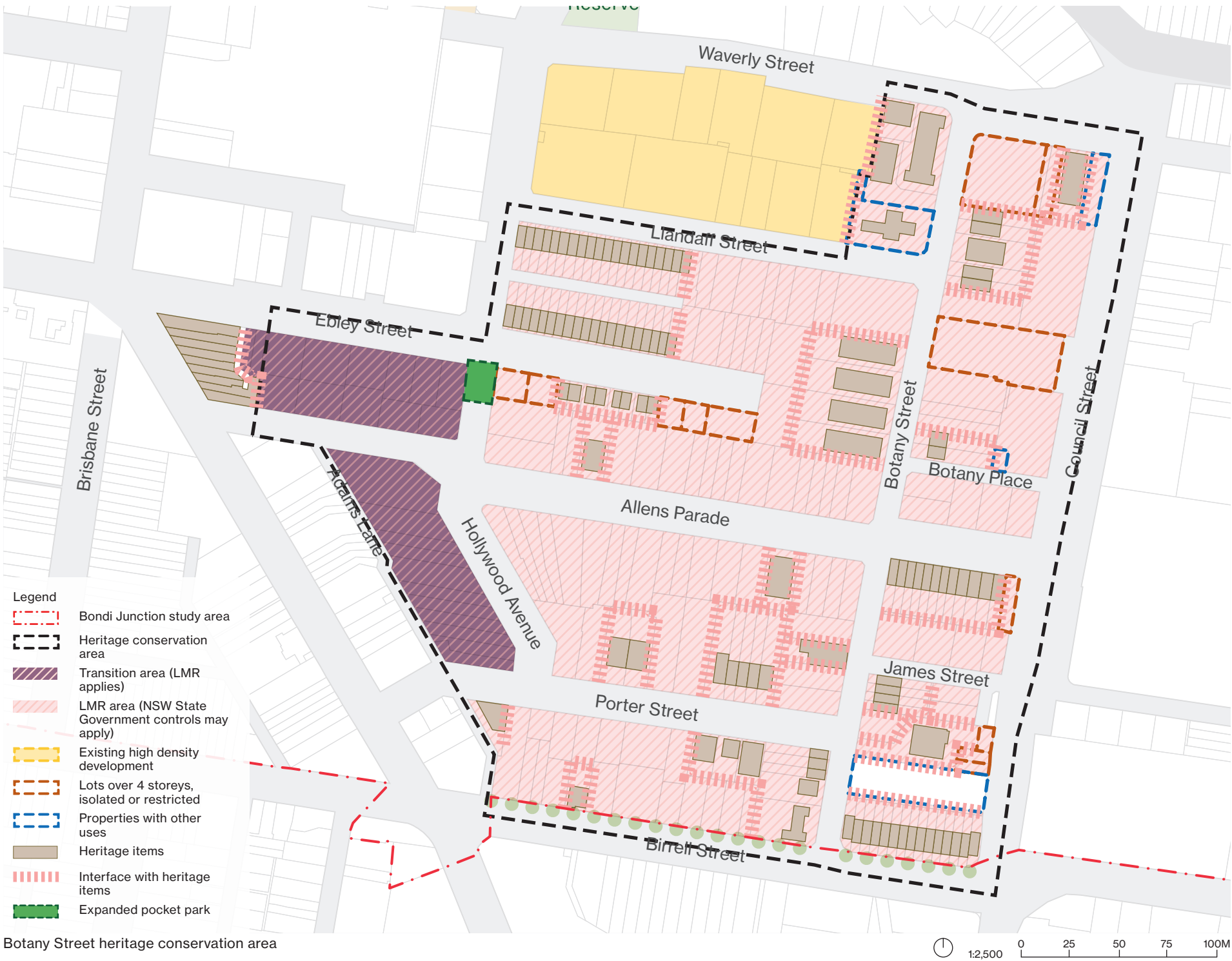
The Low to Mid Rise Housing Policy (LMR) currently applies to this HCA as it is located within the 400 to 800m walking distance to the town centre.

The HCA currently includes various heritage items scattered throughout including rows of terraces, attached and detached bungalows and art deco apartments, along with other non-heritage listed housing and mid to high rise apartments.

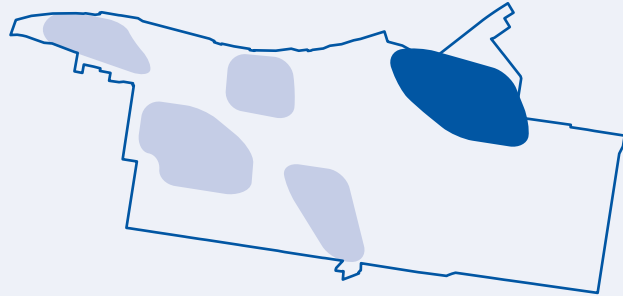
Given the mix of types and scale and scattering of heritage items, new mid-rise apartments under the LMR would be in the form of piecemeal infill development, with low impact on future dwelling capacity.

Built form approach

- 6-8 storey mid-rise housing (under LMR) is supported in the blocks between Ebley and Hollywood Avenue adjoining mid-rise development to the west and north, where it interfaces with the city centre and Bronte Road Village.
- 3m front setbacks for garden apartments and 6m side and rear setbacks to maximise deep soil and planting.



4.8 Bondi Road East Gateway



Bondi Road East Gateway marks the eastern arrival point into Bondi Junction, located within a 5–10-minute walk of the Station and the centre of town, and within a short stroll and bike of the recreational assets and amenity of Waverley Park, and Bondi Beach beyond.

The sub-precinct can deliver:

-  Approximately 770 new dwellings
-  6,000sqm non-residential GFA



Bondi Road East Gateway

Key principles

- Build on the changing built form character along Bondi Road with 10-18 storey development. Greatest height focussed around the intersection with Oxford Street where there is an existing recent height cluster.
- Expand and enhance Fingleton Reserve. Opportunity for new development to provide improved interface and activation..
- Prioritise Waverley Street as the walking and cycling link between the city centre and Waverley Park. Potential for new open space at the eastern end at Council Street.
- Enable 4-8 storey LMR apartments east of Bondi Road. The mix of building types in this area, which already includes a scattering of existing high density housing, makes mid-rise housing an appropriate type and scale in this location, and provides a transition to adjacent intact HCAs.

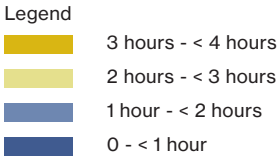
Built form approach

- Height cluster at the northern end of the Precinct to reinforce the eastern entrypoint into Oxford Street. Opportunity for non-residential uses at ground to activate the node, while also managing the interface with the busy road.
- 10-12 storeys along Bondi Road between Ben Eden Street and Paul Street redefining the character of Bondi Road. This sits in context with existing 8-10 storeys RFBs west of Bondi Road.
- 6m setback along Bondi Road to enable wider footpaths and a landscape buffer to the busy road.
- Opportunity for a recreational facility on the former Council Chambers site. 6 storeys indicatively shown however this may be a 3-4 storey recreation hub with higher floor to floor heights.



Dwellings	
Dwellings under existing controls	436
Existing dwellings	511
Retained dwellings	185
Potential dwellings	1,046
Potential uplift - existing controls	+795
Potential uplift - existing dwellings	+720

Bondi Road potential uplift



4.9 Reference scheme summary

Area	Potential uplift
1. Oxford Street Mall	+1,250
2. Civic Heart / Ebley Street	+523
3. Oxford Street Village West	+111
4. Bronte Road Village	+336
5. Bondi Road West	+720
Total	+2,940

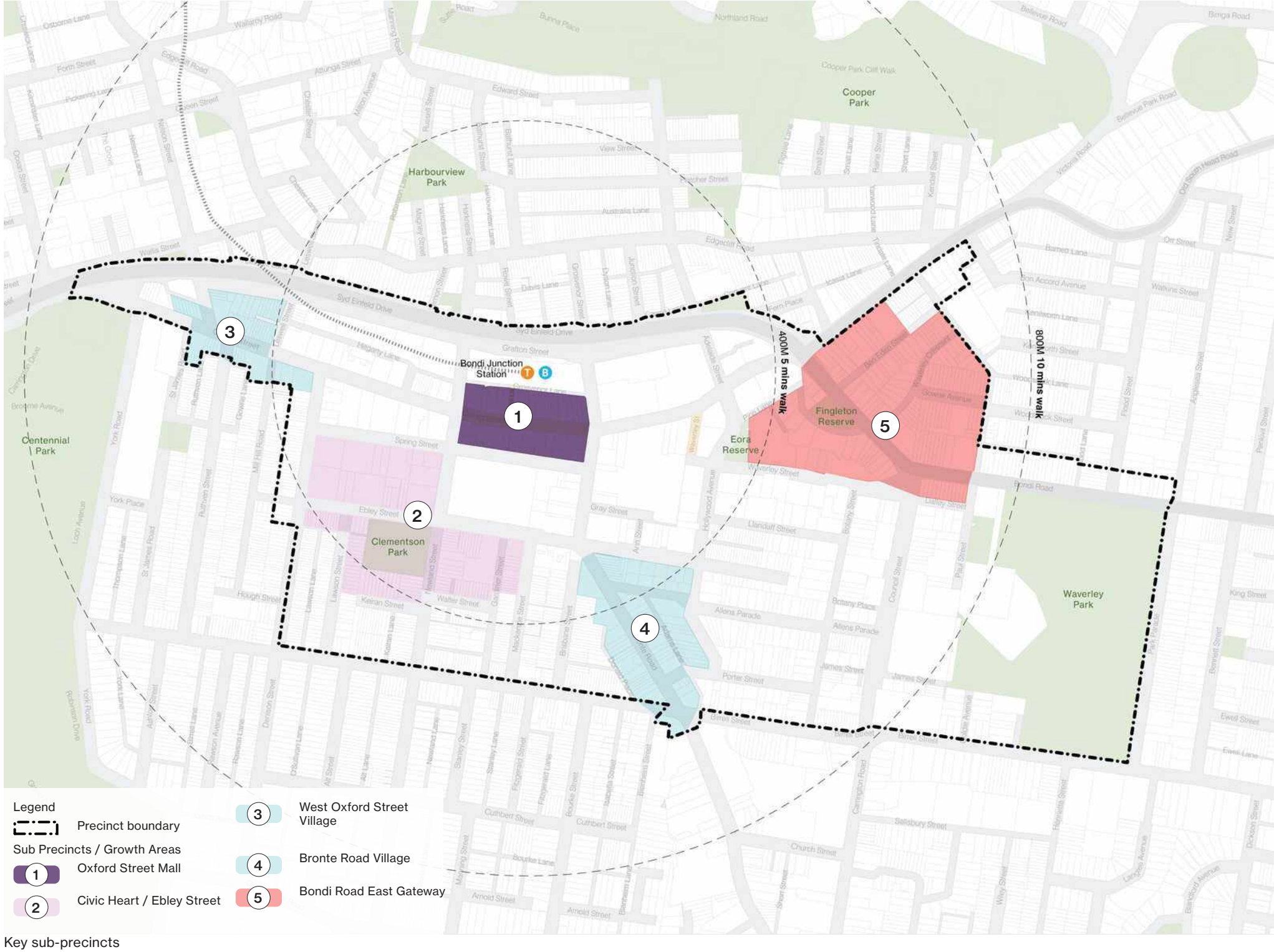
Note:

Above numbers are based on modelled outcomes.

Dwelling uplift excludes sites considered constrained e.g. strata, heritage items.

Figures above are dwelling uplift over existing dwellings on the ground in the nominated areas.

This reference scheme consists of indicative built form based on key parameters including setbacks, street wall heights, assumed amalgamations and building efficiencies. Further refinement and detail will be investigated at a future stage.



Reference scheme summary



Indicative built form

Reference scheme summary

Views from the sun

The following diagrams describe the 'views from the sun' during midwinter (June 21) from 9am to 3pm. Anything that can be seen in the images are in sun during those times.

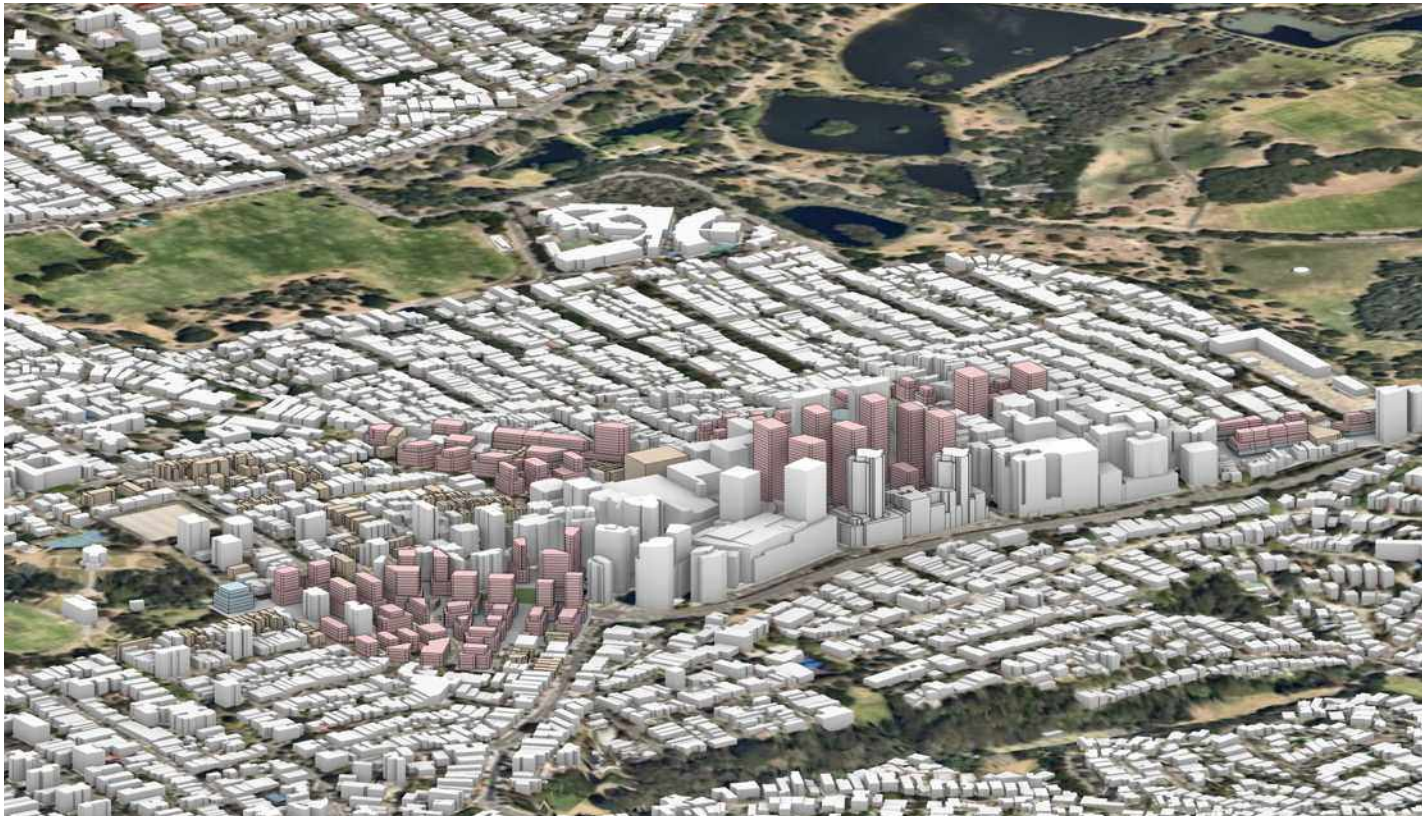
Legend

Heritage items

Residential

Non-Residential

Existing development



June 21 9am

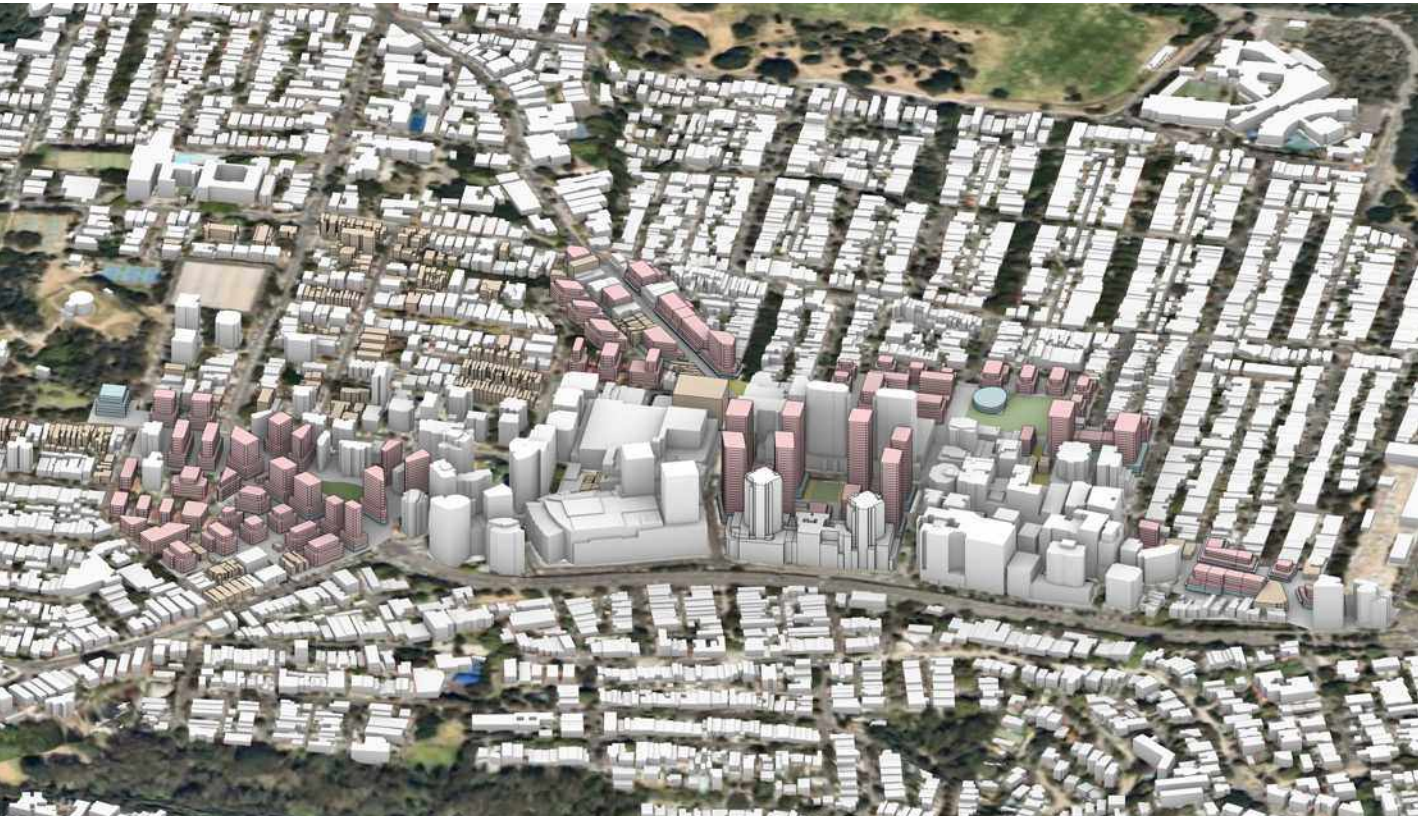


June 21 10am



June 21 11am

Reference scheme summary



June 21 12pm



June 21 1pm



June 21 2pm



June 21 3pm

Reference scheme summary

Shadow diagrams (winter solstice June 21)

The following shadow diagrams describe the overshadowing impacts across the precinct during the winter solstice (June 21) between 9am to 3pm. Existing shadows are shown in grey and the additional overshadowing that could be created by potential future development is shown in dark grey.

Understanding the overshadowing impacts during the 'worst' day of the year is used to inform planning and design guidance, as well as ensure that future development maintains appropriate solar access to parks and residential uses, including compliance with the Apartment Design Guide (ADG). This will require further investigations at a planning proposal and/or development application stage.

Currently, during midwinter, existing buildings cast long but fast-moving shadows which impact most east-west streets within the centre. Potential future development contributes little to no additional impacts to key east-west streets, some impact to Clementson Park and the new Oxford Street public space in the afternoon.

- Legend
-  Bondi Junction study area boundary
 -  Existing shadows
 -  Additional shadows created by potential future development
 -  Key open spaces



June 21 9am



June 21 10am



June 21 11am

Reference scheme summary



June 21 12pm



June 21 2pm



June 21 1pm



June 21 3pm

Reference scheme summary

Shadow diagrams (summer solstice December 21)

The following shadow diagrams describe the overshadowing impacts across the precinct during the summer solstice (December 21) between 9am to 3pm. Existing shadows are shown in grey and the additional overshadowing that could be created by potential future development is shown in dark grey.

During summer, shadows are shorter and most streets receive great solar access throughout the day. The southern façades and footpaths along Oxford Street, Spring Street and Ebley Street are in full sun. The greatest additional impact may occur around Oxford Street Mall and at the east gateway where there is the most change, however high levels of solar access are still achieved. Clementson Park, the new Oxford Street Mall public space and Fingleton Reserve are mostly in sun throughout the day.

Legend

Bondi Junction study area boundary

Existing shadows

Additional shadows created by potential future development

Key open spaces



December 21 10am



December 21 9am



December 21 11am

Reference scheme summary



December 21 12pm



December 21 2pm



December 21 1pm



December 21 3pm

Reference scheme summary

Shadow diagrams (autumn equinox March 21)

The following shadow diagrams describe the overshadowing impacts across the precinct during the autumn equinox (March 21) between 9am to 3pm. Existing shadows are shown in grey and the additional overshadowing that could be created by potential future development is shown in dark grey.

Most east-west streets receive good solar access along the southern side of the street. The two villages, West Oxford Street and Bronte Road achieve good solar results with minimal additional overshadowing impact over existing buildings. There is some additional impact along Oxford Street Mall where there is the greatest change in built form, however the new public space is in sun during the lunch time hours. Clementson Park is predominantly in sun throughout the day.

Legend

Bondi Junction study area boundary

Existing shadows

Additional shadows created by potential future development

Key open spaces



March 21 10am



March 21 9am



March 21 11am

Reference scheme summary



March 21 12pm



March 21 2pm



March 21 1pm



March 21 3pm

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