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New plan for Bondi Junction to boost jobs and investment

Bondi Junction's status as a key centre for job creation and business activity in Sydney has been given a major boost with the introduction of a new planning regime for the area.

Department Deputy Director-General Tom Gellibrand has approved a new local environmental plan (LEP), prepared by Waverley Council for the Bondi Junction centre, which will provide an extra 100,000 square metres of commercial floor space.

Bondi Junction has been identified as the Major Centre of the East subregion under the Government's Metropolitan Strategy and that this LEP would reinforce its important commercial role.

"Bondi Junction is a major retail and commercial precinct, currently providing 9,800 jobs in Sydney's east," Mr Gellibrand said.

"Indeed it is an important and iconic commercial centre for Sydney as a whole.

"This new LEP aims to address the need, as identified in the Metropolitan Strategy, to create an additional 4,400 jobs at Bondi Junction.

"The reality is that over the last decade, there has been no major new commercial development in Bondi Junction and, in that same period, residential developments have proliferated at the expense of increased commercial space.

"The new LEP will rezone land within the 72-hectare Bondi Junction Centre and provide new development standards, promoting a significant increase in employment and commercial development capacity."

The LEP also establishes a commercial core within the heart of Bondi Junction, which will be protected for commercial use only, to ensure valuable job-creating sites are not further taken up by residential development.

The purpose of the draft LEP is to:

- Replace the existing planning controls for the Bondi Junction Centre;
- Support the employment target of 4,400 jobs, set out in both the Metropolitan Strategy and the Subregional Strategy for Sydney's east;
- Rezone land and establish new development standards;
- Accommodate growth and promote an expansion of the retail and commercial core, which is centred on the Westfield Shopping Centre and both sides of the Oxford Street mall.

Six land use zones will be established, namely Commercial Core, Mixed Use, Medium Density Residential, High Density Residential, Infrastructure and Public Recreation.

Mr Gellibrand said that in approving Waverley Council's LEP a number of changes had been necessary to ensure consistency with Government policy.

The key changes included:

- Adopting interim floor space ratio (FSR) controls as recommended in an independent report commissioned by Council;
- Deleting a minimum non-residential development component clause which had insufficient planning justification to support it.

The new LEP represents the first stage in a two-step process of delivering a comprehensive council-wide LEP for the Waverley local government area.

Mr Gellibrand said the Department of Planning would now work with Council to ensure appropriate heights, FSRs and affordable housing measures are finalised and adopted in the upcoming comprehensive LEP.

A number of local provisions have also been included in the LEP to specifically address matters of relevance to the local area such as the inclusion of minimum and active street frontages as well as the requirement for design excellence.

"This new LEP ensures that Metropolitan Strategy employment targets will be met in this part of the city while also meeting local needs and entrenching high standards of design," Mr Gellibrand said.

"It also delivers on the Government's goal of creating more jobs closer to home for people in Sydney's east.

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