

Bondi Junction Vision and Master Plan 2026

July 2026



BONDI BEYOND



Acknowledgement of Country

Waverley Council acknowledges the Bidiagal, Birrabirragal and Gadigal people, who traditionally occupied the Sydney Coast. We pay our respects to Elders past and present.



Opening foreword

The Bondi Junction Vision and Master Plan sets out a bold, future-focused plan to reimagine the centre for the next generation. It recognises the area's unique character, its rich cultural heritage, and its role as a gateway between the harbour and the coast. This Plan is about more than buildings and streetscapes: it is about creating a vibrant, accessible, and welcoming place that supports people, business, and community life.



As Mayor, I am dedicated to ensuring that Waverley Council continues to thrive as a community defined by excellence in the quality of our places, Infrastructure and the opportunities we create for all. Bondi Junction sits at the heart of this Vision. As one of Sydney's most significant metropolitan centres, it is a dynamic hub for transport, business, retail, and culture. A place that shapes the daily life of our residents and welcomes visitors from across the city and beyond.

Council has worked closely with residents, businesses, and partners to develop this Plan. Their insights and aspirations have guided every step of the process and will continue to do so as we move forward. Together, we can strengthen Bondi Junction and realise an Iconic Skyline that reflects a vibrant civic, commercial, and cultural destination where people choose to live, work, shop, visit, and connect.

I am proud to present this Vision and Master Plan to our community. It represents a once-in-a-generation opportunity to shape the future of Bondi Junction — to build a centre of vitality and opportunity that reflects Waverley's values and meets the needs of generations to come.

Will Nemesh

Mayor of Waverley Council

Executive Summary

Vision

Bondi Junction is the Civic Precinct and cultural centre of Sydney’s East. From first light to late night, it hums with the energy of the city and the spirit of the coast. Bondi Junction is where the east comes together – Bondi, Beyond.

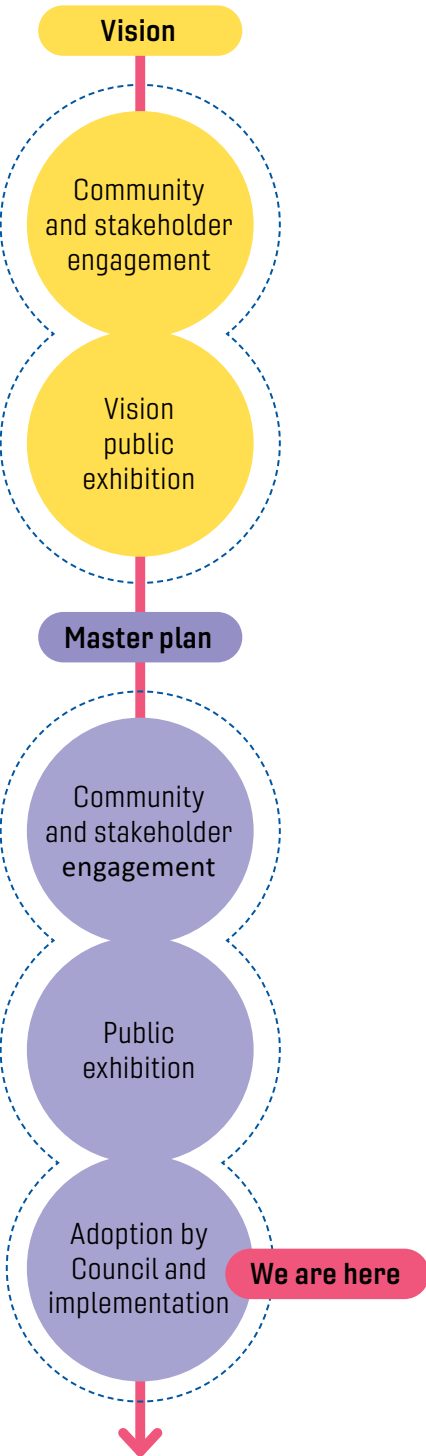


Vision report



Master plan report

Process



From Vision to Master Plan

The Bondi Beyond Vision and Master Plan represents a major step forward for Bondi Junction, evolving the project's strategic ambitions into a deliverable blueprint for growth and investment.

From Vision to Reality

This plan was built on community feedback. We started by listening to what the community value most about the centre today, which helped us create a long-term vision for a greener, more connected, and vibrant Bondi Junction. Now, we are moving from "what if" to "how," focusing on four key ambitions:

- A premier destination for dining, shopping and culture.
- A world-class interchange that makes travel seamless.
- An urban oasis filled with green space, parks, plazas and recreation areas that support a growing community.
- The heart of the East, a thriving hub for everyone.

The Vision and Master Plan address the Centre's holistic needs through integrated strategies and "Catalyst Projects" designed to unlock long-term change:

- **Integrated Precinct Strategies**
Coordinated actions for housing, greening, and connectivity to ensure growth is well-located and functional.
- **Catalyst Projects**
At the core of the Master Plan is a series of Catalyst Projects designed to anchor transformation. These projects serve as strategic levers to unlock broader change across the Precinct.
- **Delivery Framework**
Clear mechanisms for Waverley Council, landowners, and the community to collaborate on public benefits and planning implementation.

This framework ensures that as Bondi Junction evolves, it remains a high-performing, resilient centre supported by essential infrastructure and vibrant public spaces.

A transformed Bondi Junction

The Bondi Beyond Vision and Master Plan is the first comprehensive blueprint for Bondi Junction in over 20 years. This visionary document outlines a strategy to deliver high-quality housing, a revitalised Oxford Street Mall, Civic Precinct, and a resilient commercial core that supports local jobs and services.

Key Strategic Transformations

The plan focuses on creating a "heart" for the Eastern Suburbs through targeted urban design and infrastructure:

- Revitalised Oxford Street Mall. A redefined Station arrival anchored by a major new civic square.
- The Civic Precinct. Providing essential social infrastructure through expanded spaces for culture, active recreation, and everyday civic life.
- Public Domain Upgrades. Greener, safer streets with prioritised pedestrian and bike connections throughout the centre.
- Open Space Infrastructure. Delivery of new and upgraded open space and recreation infrastructure proportional to population growth, supported by acquisition of strategic land and delivery partnerships.
- Strategic Growth. Concentrating new homes around major transport hubs

while using "stepped" building heights to protect the character of surrounding neighbourhoods.

- The Parkline. A signature "green link" connecting Waverley Park to Centennial Park.

Leveraging Growth for Public Benefit

The Master Plan ensures that private development directly funds tangible community benefits through value capture mechanisms. Through a coordinated effort between Waverley Council the private sector and partnerships with NSW Government and other authorities, growth will deliver:

- Diverse and Affordable Housing: Providing essential living options within the centre.
- New Community Facilities.
- Expanding spaces for culture, recreation, and everyday civic life.
- Infrastructure Improvements: Upgraded transport access and modernised public spaces.

As our suburbs evolve, this Master Plan represents a unique opportunity to use placemaking and infrastructure investment to shape a more liveable, future-focused Bondi Junction.



A transformed Oxford Street Mall



Ebbley Street Civic Precinct

Executive Summary



Green Square

Queens Park

Centennial Park

Moore Park

Waverley Park

Central Station

Bondi Junction

Sydney CBD

Edgecliff

Sydney Harbour

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Introduction



Introduction

Bondi Junction is ready to go Beyond.

The renewal of Bondi Junction is a commitment to a more liveable and vibrant town centre now and into the future.

As the primary commercial and retail hub of the Eastern Suburbs, Bondi Junction is already one of Sydney's most significant urban centres. While it boasts the essential ingredients of a high-performing Precinct—including a major transport interchange, a premier retail offering, and proximity to both the coast and regional parklands—its full potential remains untapped.

The Opportunity: From Transit Hub to True Destination

Currently, Bondi Junction is often defined by transit. While it attracts massive daily volumes, much of this activity is transitory—commuters passing through the interchange or tourists en route to Bondi Beach. This creates a compelling opportunity to reposition the centre as a "destination in its own right"—a place where people choose to linger, socialise, and stay.

Strategic Context

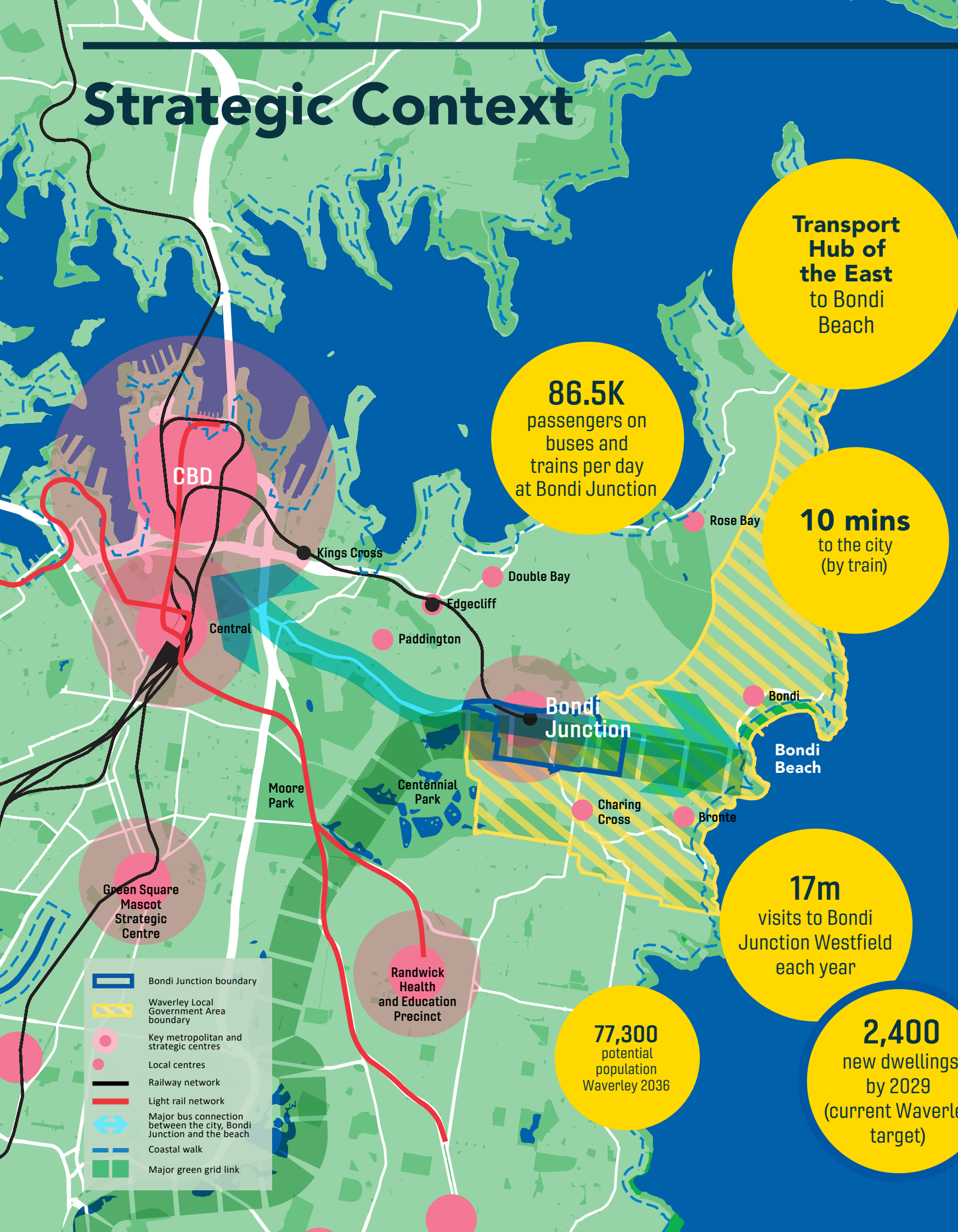
The centre has lacked a comprehensive Master Plan for over 20 years. During this period, the landscape has shifted significantly:

- Rising Demand. Increasing pressure for high-quality housing and local employment.
- Evolving Expectations. A clear community shift toward more liveable, diverse, and mixed-use urban environments.
- Strategic Capacity. Its status as a highly accessible, well-serviced location makes it the ideal site to accommodate sustainable growth while strengthening its role as a world-class transport gateway.

Bondi Junction: Beyond the Interchange

The moment has arrived to look "beyond" the current definition of the Junction as merely a retail and transit hub. By considering its strategic location, we can transform it into a vibrant, connected, and liveable urban centre. This Master Plan is the vehicle to realise that ambition—reimagining Bondi Junction as the authentic civic, commercial, and cultural heart of the East.

Strategic Context



Bondi Junction occupies a unique point in Sydney's urban landscape. Midway between the CBD and Bondi Beach, it is both a gateway for millions of visitors and a vital hub for the local community.

Bondi Junction is more than a commercial and residential hub; it is a landscape of profound cultural significance to First Nations people. Long before the urban grid, this elevated ground was a vital link in a network connecting communities across the harbour peninsula. To recognise this connection is to see the future of the Junction as more than just built form—it is to see it as part of Country: grounded, connected, and generative.

Perched high above Sydney's eastern beaches, the Junction's topography gives it a commanding presence. This elevation defines its character, offering iconic vistas of the CBD, harbour, and ocean, and providing a unique foundation for world-class public spaces that celebrate its natural and cultural prominence.

The time to transform is now

A centre evolving

Today, Bondi Junction is one of Sydney's largest and busiest urban centres. It combines a major retail and commercial core with strong transport connections and a growing mix of housing, health and community services. It has already delivered much of Waverley's recent housing supply and remains the logical choice for future growth due to its proximity to transport, services and other community infrastructure. Similarly, 2,140 new jobs are projected to be provided in Bondi Junction by 2046.

Its future will be driven by steady demand for diverse housing and health services, alongside shifts in office use and growing expectations for a stronger night-time economy. Rising construction costs underline the need for planning settings that balance feasibility with ambition, ensuring Bondi Junction continues to attract investment and deliver a vibrant, mixed-use destination.

Delivering on State priorities

The NSW Government has placed housing delivery at the centre of its agenda. Waverley Council carries a 5-year target of 2,400 new dwellings by 2029. Significant progress is already being made, with much of this target tied to projects already in the pipeline. The master plan proposes 3,000 new dwellings beyond 2029. Unlocking the remaining uplift will require a balanced approach, one that delivers housing while also investing in streets, open space, civic and cultural assets, transport connections, and social infrastructure.

Other relevant State drivers include:

- The Low- to Mid-Rise Housing Policy, creating opportunities across the residential surrounds of Bondi Junction.
- The Housing Delivery Authority (HDA), establishing alternative pathways for major housing projects.
- The NSW Housing Accord, a NSW State Government agreement with councils, industry and the Commonwealth to boost housing supply, aiming for 314,000 new homes by 2029 in well-located, sustainable communities.

Building on Council's ambition

Waverley Council already carries an ambitious suite of strategies, many of which closely aligned with this Vision. Key examples include:

- Local Housing Strategy 2020–2036 & Affordable Housing Contributions Scheme 2023 – setting the policy framework for new housing and capturing uplift to support affordability.
- Bondi Junction Evening Culture & Entertainment Strategy 2018–2028 and Creative Lighting Strategy 2018–2028 – driving safer, more vibrant night-time activity.
- Our Liveable Places Centres Strategy 2020–2036, Urban Greening and Cooling Strategy and Community Strategic Plan 2025–2035 – placing people, equity, and future resilience at the heart of place-making.
- Car Share Policy 2020, Electric Vehicle Infrastructure Strategy 2023, and People, Movement and Places – building a shift toward active, shared, and low-carbon mobility.
- Arts and Culture Plan 2021–2026, Cultural Diversity Strategy 2021–2031, Disability Inclusion Action Plan 2022–2026, and Public Art Masterplan – ensuring Bondi Junction grows not only bigger, but also more inclusive, creative, and accessible.
- Open Space Recreation Strategy, Play Strategy, Street Design Manual, and Public Domain Technical Manual – lifting the quality of public spaces to support social life, accessibility, and ease of movement.

An opportunity framed by responsibility

Bondi Junction's unique physical qualities – its elevation, mix of building types, transport links, and central role in Sydney's East – position it as one of the city's most promising centres for growth. Waverley Council continues to ensure new development enhances streets, parks, cultural infrastructure, mobility, and social inclusion.

Much of the renewal will be delivered by private investment. With expedited NSW State Government pathways such as the Housing Delivery Authority, a clear Vision and a timely Master Plan are essential to guide growth toward public benefit. This means better streets and spaces, cultural vibrancy, housing diversity, and sustainability – achieved through strong partnerships between Council, community and the private sector.

To go Beyond, growth must be paired with investment in the spaces, connections and amenities that make density liveable.

Today's Experience



Current challenges

Despite Bondi Junction's strengths, current conditions highlight clear challenges. While Bondi Junction performs strongly as a retail and transport hub, its public realm remains fragmented and often dominated by traffic and physical infrastructure. Connections between the Station, Oxford Street Mall, Westfield and surrounding streets can feel confusing or uncomfortable, while wind, overshadowing and limited greenery affect the quality of everyday experience. Despite its scale, the centre often loses energy after business hours, with few places designed for people to linger, gather or participate in cultural life.

To go Beyond, Bondi Junction must shift from an infrastructure-led centre to a people-focused one.

Day-to-night activity

Limited vibrancy after hours.

Much of Bondi Junction's activity is concentrated in the interchange or shopping centres, which close early. After dark, few licensed venues, or entertainment options draw people back.

Activating more vibrant street frontages, enhancing public lighting, and introducing a stronger night-time economy would encourage residents and visitors to linger, explore, and experience Bondi Junction as a destination in its own right.

Movement & connectivity

Disconnected links between the interchange, Oxford Street Mall, and surrounding neighbourhoods.

Bondi Junction Station is one of Sydney's busiest gateways, yet the arrival and movement experience feels disjointed. Connections between the interchange and Oxford Street Mall lack clarity, major roads form hard edges, and Syd Einfeld Drive is a barrier to the north. Many laneways remain service-focused, and east-west pedestrian and bike links between Centennial and Waverley Parks are incomplete.

Recent bike infrastructure upgrades have improved access but also created conflicts between pedestrians and cyclists. More intuitive connections, supported by clear wayfinding and visible cultural expression – including First Nations storytelling – would strengthen Bondi Junction's role as both a local hub and metropolitan gateway.

Green space & public realm

Sparse greenery and heat-prone public realm.

Although flanked by major parks, Bondi Junction has a clear deficit of accessible public open space relative to its population, making it critical to improve equitable access to recreation and support long-term liveability. The provision of open space and recreation is guided by Council's Open Space and Recreation Strategy, with updated demand modeling needed to respond to future growth.

Within the centre, greenery is limited: plazas and pocket parks are constrained by traffic, tree canopy is sparse, and hard surfaces overheat and lack shade, seating and comfort. Redevelopment and underused sites offer key opportunities to expand public open space, add trees and landscaping, and create a cooler, more welcoming environment with year-round comfort.

Today's Experience



Economic Heart

A narrow economic base dominated by retail.

Bondi Junction is the economic heart of Sydney’s East, anchored in retail, health, and professional services. Yet its narrow economic base limits the Precinct’s ability to adapt to changing retail and office trends.

By diversifying industries, supporting flexible workspaces, and enhancing cultural and civic facilities – including performance spaces, galleries, and community hubs – Bondi Junction can strengthen its role as a metropolitan hub for work, culture, and leisure. Support for small business growth and local employment will underpin a more resilient and adaptive economy.

Housing choice & affordability

Housing affordability and diversity pressures.

Housing in Bondi Junction continues to grow, but affordability and diversity remain significant challenges. Older stock often fails to meet the needs of students, families, or young professionals, while heritage buildings and valued character housing require a more sensitive approach to renewal.

The challenge is to deliver new, well-located housing that balances increased supply with protection of valued character and amenity. New development can also elevate the visual identity and design quality of buildings that contribute to Bondi Junction’s iconic skyline.

A mix of diverse, and high quality housing options is essential to sustain Bondi Junction as an inclusive and thriving community.

Who lives here?

Bondi Junction is defined by its density, diversity, and connectivity. A relatively young population, a high proportion of overseas-born residents, and many smaller households highlight the need for inclusive, flexible public spaces that support cultural expression and everyday social life. With most residents living in medium- to high-density housing and owning fewer cars, walkability, cycling, and access to green space are critical.

The strong service-sector economy and the daily flow of more than 86,000 transport users underscore the importance of designing a centre that links seamlessly with the interchange while drawing people beyond Westfield into streets, plazas, and civic spaces that foster identity, activity and community life.



11,179
ABS estimated resident population 2024*

35
Median age

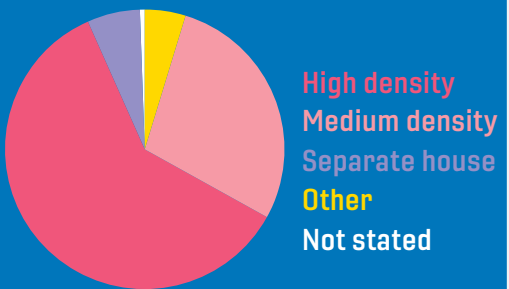
89%
Medium and high density housing

50.6%
Overseas born residents

Household type

31.4%	Lone person
27.8%	Couples without children
17.2%	Couples with children
8.7%	Group household
6.4%	One parent families
1.1%	Other families
1.1%	Visitor only households

Dwelling structure



Key employment sectors

Professional, scientific and technical services, financial and insurance services, health care and social assistance

Australian Bureau of Statistics, 2021 (ABS)

Community Insights

Community engagement

Community feedback has consistently reinforced these same challenges. Earlier consultation highlighted the desire for greener streets, safer connections, stronger cultural and civic spaces, and a more welcoming town centre that supports everyday social life. Feedback following the exhibition of the Vision confirmed these priorities, emphasising clearer links between transport and destinations, stronger activation of Oxford Street Mall and nearby civic areas, support for local businesses and creative industries, and a balanced approach to housing that manages wind, heritage and design impacts while enabling growth.

To go Beyond, the Master Plan translates these aspirations into place-based actions.

Through community engagement and analysis, we can clearly see what works well in Bondi Junction and where the centre is falling short. These insights frame the case for change.

Community perceptions paint a clear picture:

CONVENIENT HUB VALUED FOR TRANSPORT, RETAIL, AND LOCAL SERVICES – A “30-MINUTE NEIGHBOURHOOD.”

WELL CONNECTED: STRONG LINKS TO CBD, BEACHES, AND GREEN SPACES.

? What do you think Bondi Junction is most recognised for today?

Bondi Junction is strongly identified as a retail hub and transport interchange with very few seeing it as a tourist destination or cultural hub.

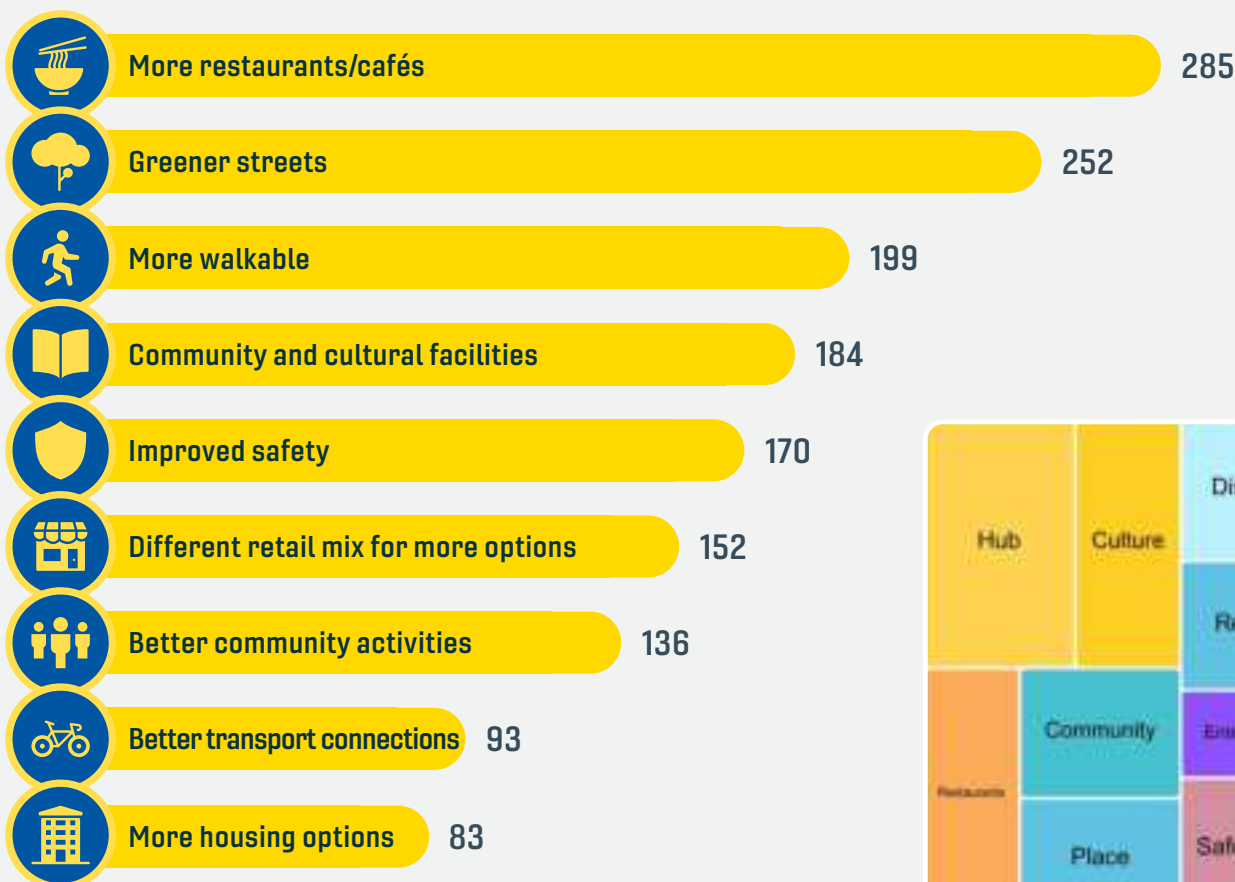
83.6% Retail hub

69.1% Transport interchange

3.5% Tourist destination

1.2% Cultural hub

Community aspirations for the future are clear:



Survey results in response to what's most important to you for Bondi Junction's future?



- More restaurants and cafés (the top priority), supporting a vibrant evening economy
- Greener streets and expanded public spaces, delivering shade, comfort, and vibrancy
- Improved walkability and pedestrian-friendly design
- Expanded community and cultural spaces to foster creativity and connection
- A shift from a retail and transport hub to a cultural and social destination
- Celebration of First Nations culture through stories, art, and public space

To go beyond, the Master Plan translates these aspirations into targeted, place-based actions—shaping Bondi Junction as a place people choose to live, work, and spend time, not just pass through.

‘The proposal transforms Bondi Junction from a place traditionally used for daily errands and shopping into an 18-hour destination – bringing dining, cultural, and entertainment experiences to life with rooftop bars, live music, curated events, and vibrant laneways filled with food, art, and community activities.

Response to public exhibition - vision

First Nations engagement

Bondi Junction and the broader Waverley Local Government Area forms part of the La Perouse Local Aboriginal Land Council (LALC) and the Gujaga Foundation. Ongoing consultation with these key groups and Traditional Knowledge Holders are essential in the development and realisation of the Vision and Master Plan for Bondi Junction.

The area where Bondi Junction is located forms part of the land of the Bidiagal, Birrabirragal and Gadigal people, who traditionally occupied the Sydney Coast.

The following is derived from consultation with Gujaga Foundation, La Perouse LALC and IndigiGrow.

Family groups freely moved through the area now known as the Eastern Suburbs including Bondi Junction, between the coast and camp sites as well as important meeting places further inland and stretching south along the coast. Aboriginal people camped in places such as Bondi Beach, Rose Bay, Double Bay and in and around Bondi Junction at Centennial Park and Moore Park until the 1880s when they were displaced and forced onto the La Perouse Mission. Today, La Perouse continues to be an important Aboriginal community with unbroken cultural and spiritual links to Country.

Stories of cultural connection, relationship to the land and waters, displacement and loss, and repair and resilience are of continued significance to the Aboriginal community. It is through listening, learning and understanding that meaningful action can take place and these stories can be embedded within the built and natural environment as Bondi Junction continues to evolve.

Community Insights

The following key themes guide the development of the Master Plan and expression of Country through the planning and design of Bondi Junction.

A place of movement

Bondi Junction continues to be a place for movement and connection through the area for Aboriginal people and the broader community, connecting the city and the coast, land and water, and surrounding key places.

Oxford Street is located along a key Aboriginal walking track on the ridgeline between the coast and the present-day Centennial Park and continues to be an important connection between key built and natural places.

The Master Plan can strengthen this link and make visible the cultural narratives of Country through gateway placemaking and artwork, creating places for meeting and sharing knowledge, wayfinding and signage, and use of traditional language.

Landscape and environment

Caring for Country refers to the intrinsic and reciprocal relationships between First Nations people and cultural and environmental landscapes to ensure balance and continuity. As the area has evolved and built up over time, the landscape has drastically changed, however the connection to the land remains.

Bond Junction is connected to a network of important places and landscape including Centennial Park, along with local parks, reserves and plazas. Connecting with Country principles can be expressed through the public domain and parks through the creation of meeting places and shelter, and regeneration of the landscape through the selection of locally appropriate trees and planting such as the critically endangered Eastern Suburbs Banksia Scrub (ESBS), which was once prevalent across the area. The use of diverse and native flora supports local biodiversity and contributes to strengthening place.



Bondi Junction located on the ridgeline between Centennial Park and the coast



Eastern Suburbs Banksia Scrub

The Opportunity

Bondi Junction already functions as the Eastern Suburbs' centre of gravity, but its connections, public life and civic identity have not yet fully caught up with its strategic role. There is clear community support for positive change and a shared sense of untapped potential — in a dynamic, vibrant community, the town centre and urban environment must improve to meet the people it serves. Moving Bondi Beyond means closing these gaps — transforming streets into civic spaces, strengthening links between transport and destinations, and shaping a centre that is active, inclusive and resilient from day into evening.

Recognising these priority areas creates an opportunity to rethink how growth works in Bondi Junction. The Master Plan establishes a reciprocal model for change, using growth not simply to accommodate more people, but to deliver the public life, connections and civic spaces the centre currently lacks. In this way, growth becomes the mechanism through which greener streets, new public spaces, safer links and a more vibrant day–night economy can emerge.

To go Beyond, growth must deliver more than buildings — it must contribute to the public life of Bondi Junction.

A clear and compelling identity

Bondi Junction is recognised as the civic, cultural and commercial heart of Sydney's East, expressing its coastal-urban character and First Nations heritage through design, art and public life.

An inclusive and inviting public realm

Streets, laneways and plazas are people-focused, tree-lined and vibrant, supporting walking, gathering and everyday enjoyment while reflecting Bondi Junction's distinctive character.

Activities and events that bring the centre to life

Festivals, cultural programs and temporary activations animate the streets and spaces, ensuring Bondi Junction feels lively, creative and welcoming throughout the day and evening.

Housing choice for a growing population

A diverse mix of well-located and affordable homes supports a growing community, balancing heritage and character with new housing close to transport, services and jobs.

A balanced mix of uses

Retail, employment, entertainment, civic services and community facilities combine to sustain activity throughout the day and evening, ensuring the centre remains lively and resilient.

Connected and intuitive movement

Walking, cycling, public transport and wayfinding are seamlessly integrated to make Bondi Junction safe, accessible and effortless to arrive at and navigate.

Environmental and cultural stewardship

Climate-responsive design, sustainable systems and the protection of heritage and cultural assets ensure Bondi Junction's environment, history and identity are sustained into the future.

First Nations stories

The public domain embeds Connecting with Country, with cultural narratives visible in gateways, art, language and wayfinding, and streets and parks regenerated with locally appropriate native planting.

2

Vision and Master Plan



Introduction

The Master Plan translates Bondi Junction's vision into coordinated action on the ground.

The Master Plan translates Bondi Junction's vision into coordinated action on the ground. A set of place-based strategies aligned to the four ambitions — a destination, a world-class interchange, an urban oasis, and the Civic Precinct of the east — establish how movement, green infrastructure, activation and new homes will evolve together across the centre.

These are supported by a series of Catalyst Projects that unlock true transformation within Bondi Junction and focus change where it can deliver the greatest impact.

Together, they guide how streets, parks, public spaces and development transform over time, ensuring growth delivers shared benefits and strengthens Bondi Junction as a connected, liveable and welcoming heart for the Eastern Suburbs.

Vision

B●NDI

Bondi Junction is the Civic Precinct and cultural centre of Sydney's East. From first light to late night, it hums with the energy of the city and the spirit of the coast. Bondi Junction is where the east comes together –
Bondi, Beyond.

BEY●ND

Vision

Here, you go beyond the everyday.

Bondi Junction has an urban rhythm and feel – a place where cafés, culture, and community life spill into the streets, and diverse homes and workplaces bring people together.

Here, you go beyond 9-5.

Once a place for errands and shopping, it is reimagined as an 18-hour destination: dining, cultural, and entertainment spaces alive with rooftop bars, live music, and curated events. Green plazas and laneways fill with food, art, and music – transforming everyday routines into extraordinary experiences.

Here, you go beyond the stop.

Long known as a transport interchange, Bondi Junction becomes an arrival point. A renewed Oxford Street Mall and seamless station link invite people to linger, explore, and connect - not just transfer.

Here, you live beyond expectations.

Diverse housing choices, from affordable apartments to homes with sweeping views, welcome more people into Bondi Junction. This mix fuels inclusivity, energy, and everyday life in the Civic Precinct of the east.

Here, you go beyond green.

Tree-lined links connect Bondi Junction to the iconic parks that frame it, while plazas and pocket parks weave nature into daily life, inviting people to pause, and enjoy a sustainable urban experience beyond the sand.

Bondi Junction is going beyond, becoming the civic and cultural heart of Sydney's East.

Bondi Junction is going beyond.

Ambitions

The ambitions describe how this transformation will be experienced in daily life. They are aspirational, designed to spark imagination now, and are outlined in the detailed Master Plan.



A destination

Alive from daylight to late night.



A world-class interchange

A seamless, people-focused gateway.



An urban oasis

Open spaces and greenery woven into daily life.



The heart of the east

A better place to live and work.

Vision and Master Plan Framework

The Vision and Master Plan framework translates the ambitions and transformative project ideas from the Vision into a coordinated, actionable blueprint to guide the transformation of Bondi Junction.

Vision

Ambitions

Ambitions were established during the Vision stage in collaboration with Council and the community. They define the long-term aspirations for Bondi Junction — what the centre should become over time.

Ideas

Ideas were developed during the Vision stage as potential projects and concepts to help realise the ambitions. They represent early thinking about how change could be delivered and have informed the development of the Master Plan.

A destination

- Oxford Street Mall - Day-to-night spine
- Daylight wellbeing destination
- A late-night destination
- Experiences at every turn
- Outdoor dining and street life
- High quality public spaces
- A dynamic program of events

A world-class interchange

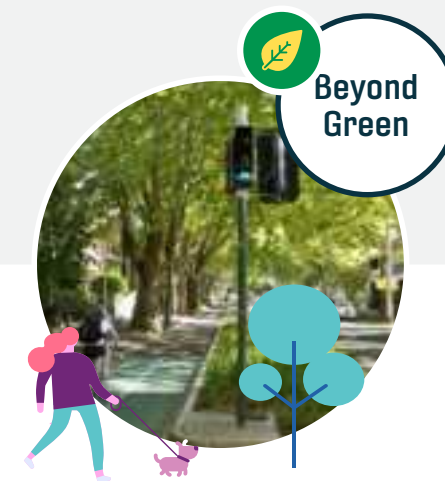
- Oxford Street Mall– Station link
- Seamless multimodal connections
- Cultural gateway
- Active east
- Safe pedestrian connections
- Access for all

An urban oasis

- A hierarchy of spaces
- Enhanced spaces
- Lost spaces...reclaimed
- Elevated opportunities
- The 'Parkline'
- Sustainability & culture
- The 'High Line'

The Heart of the east

- Where people want to live and work
- Housing choice in the east
- Modern amenities
- Growth that gives back
- A thriving economic hub
- A beautiful centre with a design identity
- Sustainable by design



Master Plan

Strategies

Strategies respond directly to the ambitions and ideas, organising them into key spatial and thematic directions for the Master Plan, such as connectivity, public space, housing and sustainability. They set out how these aspirations will be realised across the centre.

Activation strategy

Connectivity strategy

Greening and open space strategy

Growth strategy

Catalyst projects

The catalyst projects are essential, transformational moves that unlock real change in the Precinct and provide the critical upgrades needed for the broader vision to be fully realised.



A shared approach to delivery

Delivery Framework

Bondi Junction will continue to evolve over time. The Bondi Beyond Master Plan provides a coordinated delivery framework to manage this growth so it remains adaptable while prioritising liveability, access and quality of place. It recognises that uplift in land value from redevelopment can help fund the infrastructure, public spaces and community outcomes needed for a larger, more active centre.

Governance and Delivery (The Who)

Council leads the long-term vision but cannot deliver outcomes alone. Implementation depends on coordinated action between Council, State agencies, landowners, institutions and the private sector. Council sets clear expectations and creates the conditions for positive change, while development enabled by the Master Plan is expected to contribute to public benefits.

Delivery Mechanisms (The How)

A range of mechanisms will link growth with delivery of infrastructure, public spaces and community facilities. These include infrastructure contributions, Planning Agreements, land dedication and works delivered as part of development. Together, they coordinate investment and align new projects with the Master Plan. More detail is provided in the Implementation chapter.

Public Benefits (What This Delivers)

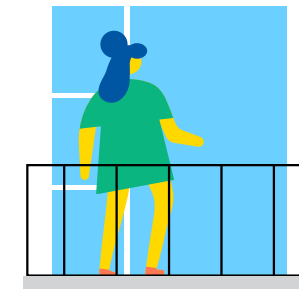
This shared framework ensures individual projects contribute to wider improvements across the Centre, so growth and investment deliver lasting community benefit.

From Framework to Action

The delivery framework provides the foundation for implementing change across Bondi Junction. Public benefits are realised through the Master Plan strategies, Catalyst Projects and prioritised actions, which translate the framework into tangible on-the-ground interventions. A more detailed framework for infrastructure delivery, funding mechanisms and affordable housing is set out in the Implementation section of the Master Plan.

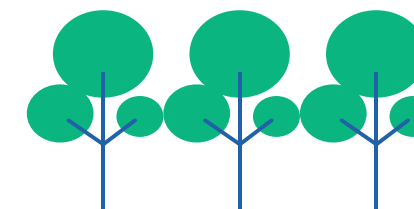
Public benefits (What this delivers)

Through this shared approach, individual projects can help deliver broader improvements across the Centre — ensuring that growth is aligned with investment, and that change delivers lasting benefit for the community:



Affordable and diverse housing

More homes for different needs



A cooler, greener and more resilient centre

Designed for a changing climate



New and improved public spaces, streets and connections

Better places to meet, move and spend time



Transport and access improvements

Easier to move through



Community and cultural facilities

More connected to its community



Ambition 1

Beyond 9-5 A destination

From a shopping stop to the east's ultimate day-to-night destination, Bondi Junction becomes a place for dining, nightlife, culture, and discovery. No longer just a stop on the way, it becomes the place to be.

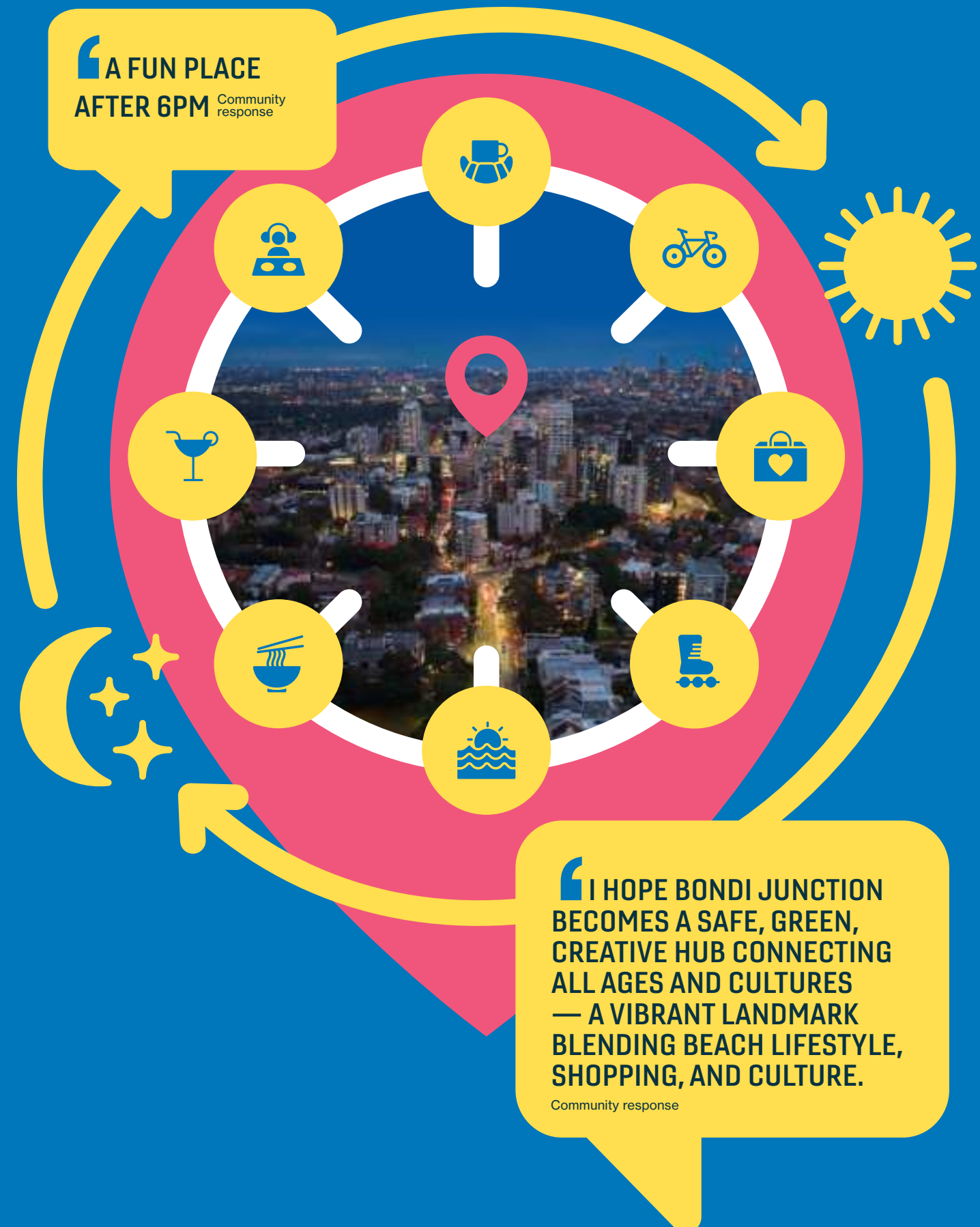


A Destination

It's mid-morning and Oxford Street Mall is buzzing. People sip coffee at sunlit tables while others browse boutique stores and visit wellness studios with the sound of water play and children's laughter drifting through the Precinct. Shaded seating under new trees invites you to pause or meet a friend.

By afternoon, lanes and plazas come alive – murals, pop-up fashion, and grab-and-go eateries create discovery at every turn. Independent shops blend with health and lifestyle clinics, adding depth and variety beyond convenience retail.

As the sun sets, rooftops open to live music and sweeping views, while lantern-lit streets fill with diners sharing plates beneath the stars. Bondi Junction is no longer a place to pass through – it is a destination in its own right, alive from daylight to late night.





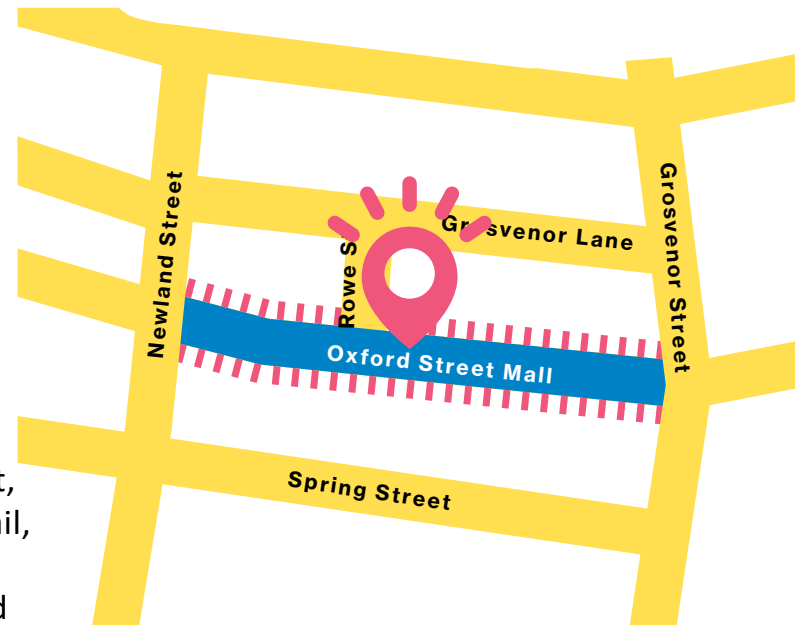
A Destination

Ideas



Oxford Street Mall – day-to-night spine

Re-imagined as the heart of the Precinct, Oxford Street Mall weaves together retail, dining, civic, and cultural uses. By day it hums with cafés, boutique shopping and wellness studios; by night it transforms into a lively promenade for dining, music, and events.



Daylight wellbeing destination

Building on Bondi Junction's strength in health and lifestyle, new cafés, wellness studios, and clinics create a wellbeing Precinct with a coastal identity. Early-morning coffee, fitness, and wellness services anchor a thriving morning economy, reflecting the rhythms of the east where the day begins with first light. Water play features, greenery, and shaded seating encourage people to linger and connect.

Brisbane's Queen Street Mall (right) demonstrates how fine-grain retail can extend the shopping experience outdoors, creating a sunlit, pedestrian-friendly environment that complements the larger mall while offering unique, street-level shops and social spaces.



A late-night destination

After dark, Bondi Junction becomes the entertainment hub the east has long needed. Extended trading hours, rooftop bars, live music, and licensed venues energise the precinct. Carefully planned Special Entertainment Precincts and noise management ensure a thriving nightlife that coexists harmoniously with residents.

The Ivy Precinct in Sydney (below) shows how elevated rooftop bars, entertainment venues, and vibrant ground-floor retail/hospitality can transform a street into a destination, creating an anchor that draws locals and visitors alike from first light to late night.



Enmore Road (above), NSW's first Special Entertainment Precinct, shows how extended hours, curated live entertainment, and sound management can transform a Precinct into a vibrant destination from day into night.



Extended restaurant and café hours emerged as the dominant priority to enhance evening activation

I WANT PEOPLE TO SAY 'WHAT A GREAT NIGHT OUT IN BONDI JUNCTION - SAME AGAIN NEXT WEEK!' Community response



A Destination



A Civic Precinct

Council's consolidated landholdings create a connected hub for community life. State-of-the-art facilities provide flexible spaces for learning, creativity, and performance, supported by digital technology. Ebley Street evolves into a cultural spine, animated with public art, lighting, and curated events. First Nations culture and stories are embedded into art, programming, and design, ensuring history and identity are visible in the Civic Precinct.



The Surry Hills Library and Community Centre (above) shows how a civic facility can create unexpected opportunities for community engagement. A sunlit rooftop children's sandpit provides families with an all-weather place for play and imagination, complementing flexible learning and cultural spaces.



Social inclusion & wellbeing

Bondi Junction thrives when its public places and programs welcome everyone. Inclusive and accessible design, cultural partnerships, and intergenerational spaces support people of all ages, abilities, and backgrounds. From youth-friendly hangouts to spaces for older residents, the Precinct fosters resilience, creativity, and belonging.

The shift has already begun. Projects like the Boot Factory (below) have set a precedent for what can be achieved in Bondi Junction, with beautiful, engaging facilities, showing how community spaces can be vibrant, welcoming, and multifunctional.

ARTS, MUSIC, MARKETS,
COMMUNITY REPAIR
CENTRES, ACTIVITIES
FOR YOUNG PEOPLE E.G.
SKATE PARKS Community responses





A Destination



LANEWAY VIBES

The community wants more evening vitality with outdoor dining and laneway vibes.



Experiences at every turn

Bronte Road and West Oxford Street build on their distinct village character, buzzing with cafés, artisan shops, and niche cuisines. Rear lanes and intimate plazas come to life with murals, grab-and-go windows, and youth-friendly hangouts. Independent operators create a layered, vibrant centre full of chance discoveries.

Collins Lane in Rose Bay (left) shows what's possible – a once-quiet laneway, now alive with colour, greenery, and local dining energy, proving how targeted interventions can unlock hidden urban potential.



Outdoor dining & street life

Local streets transform into dining precincts, with cafés and restaurants spilling outdoors under lights and trees. Generous seating, greenery, and people-focused design amplify vibrancy, making street life a daily and nightly attraction.

Stanley Street Darlinghurst (above) shows how streets can come alive when restaurants and cafés spill outdoors, turning streets into vibrant, social corridors full of colour, light, and energy.

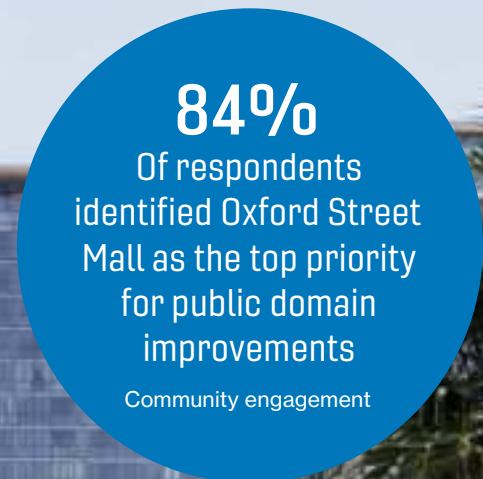
A Destination



High quality public spaces

A beautiful, functional public realm underpins everything. Consistent paving, lighting, shade and active frontages make streets and plazas safe, welcoming and enjoyable.

Parramatta Square shows how a major civic space can anchor a city centre – its generous public domain, integrated transport connections, and active edges demonstrate how high-quality design and programming can create a true urban heart that balances work, leisure, and community life.



The Burwood Night Markets, which is held from Thursdays to Sundays, shows how the centre can come alive through regular nightly programming that attracts locals and visitors.



A dynamic program of events

A curated program of events ensures Bondi Junction always feels alive. Farmers' markets expand into evening markets, complemented by live music, outdoor cinema, and cultural celebrations. First Nations stories and art are embedded in performances and installations, ensuring cultural identity is visible and celebrated.

The Marrickville Music Festival (right) shows how streets and public spaces can be transformed with live music, performances, and community energy, turning everyday urban areas into vibrant, inclusive destinations.





A Destination

Activation Strategy

Bondi Junction will become a destination in its own right and be a place that people will want to spend time in, not just move through. Oxford Street Mall will be unlocked and revitalised to provide a new retail, dining and late night attractor at the heart of Bondi Junction, supported by smaller scaled local villages at the Precinct edges and a new Civic Precinct to support the growing community.

5
destinational
precincts
with different
offerings

52,000
sqm
Retail, commercial
and community
floorspace

18
hour
Economy

Key outcomes

1 Oxford Street Mall Day-to-night spine

Oxford Street Mall is transformed as a high-performance pedestrian spine weaving together retail, wellness, and culture. By day, it serves as a daylight hub for boutique shopping and cafés; by night, it transforms into a lively promenade with extended trading hours for dining, live music, and major community events

2 Late night hub

Through engaging with the NSW State Government and local businesses, Bondi Junction will be designated as a Special Entertainment Precinct. This will enable the management and regulatory support needed for extended trading hours and live music, creating a thriving night-time destination that coexists with residents.

3 Civic Precinct

Leveraging Council-owned assets and engagement with NSW State Government partners, the Civic Precinct will build on the success of the Boot Factory and Mill Hill Centre and create an expanded and consolidated civic and cultural Precinct with a new Council Civic building including a new Council Chambers. New and enhanced social infrastructure and public spaces will support existing and future residents, young people, families, workers and visitors to Bondi Junction.

4 Al fresco street life

Bronte Road and West Oxford Street remain as local character anchors and enhanced by adaptive reuse shop top housing. Local streets are reclaimed for people through the delivery of permanent outdoor dining zones and green planted blisters. By prioritising generous seating and tree canopy over through-traffic, street life is a permanent attraction that sustains local business day and night.

5 Diverse frontages and uses

Fine grain shopfronts will provide a variety of activation and visual interest across the Centre, creating a pedestrian scale to the street. Arcades, pedestrian lanes and intimate plazas contribute to a layered experience of the city centre.

6 Dynamic program of events

A curated program of events will ensure that Bondi Junction will always feel vibrant and alive all year round. Oxford Street Mall and Clementson Park are flexible public spaces catering to outdoor events from farmers markets, food festivals, artisan pop-ups, art and sculpture festivals, to cultural celebrations.

A Destination

Local village

West Oxford Street Village

- Local shops
- Restaurants
- Cafés

Dining and entertainment

Oxford Street Mall

- Shops
- Restaurants
- Cafés
- Nightlife
- Entertainment
- Festivals and community events

- Other
- Medical facilities
 - Retail
 - Shops
 - Restaurants
 - Cafés
 - Commercial office

Civic Precinct

Ebley Street Civic Precinct

- Council Chambers and services
- Community facilities
- Library
- Medical facilities
- Child care
- Commercial office
- Cafés
- Festivals and community events

Shopping hub

Shopping centres

- Supermarkets
- Retail
- Entertainment
- Restaurants
- Cafés
- Fast food
- Commercial office

Local village

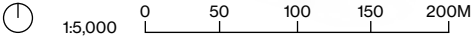
Bronte Road Village

- Local shops
- Restaurants
- Cafés

Legend

- Bondi Junction study area
- Interchange
- Oxford Street Mall
- Shopping centres
- Mixed use development
- Local villages
- Civic and community Precinct
- Active frontages
- To be read with Key Outcomes on previous page

Activation strategy map



Activation Action Plan

Actions / Deliverables		Key stakeholders	Stage of implementation	Timeframe
Activation				
A.1	Nominate Oxford Street Mall as a catalyst project that can provide significant destinational activation opportunities	DPHI, TfNSW, L, B, C, EC	Planning	Short-term
A.2	Secure approvals to designate Bondi Junction as a Special Entertainment Precinct to enable extended trading hours and additional uses	DPHI, EC	Planning	Short-term
A.3	Nominate the Civic Precinct as a catalyst project that can provide significant community activation	DPHI, DEdu, L, B, C	Planning	Short to medium-term
A.4	Consolidate Council landholdings and investigate potential acquisitions and/or partnerships with adjoining landowners to deliver the Civic Precinct	DPHI, L, B, C	Planning	Short to medium-term
A.5	Secure approvals to deliver permanent outdoor dining zones along Bronte Road	DPHI, TfNSW, L, B, C	Planning	Short-term
A.6	Upgrades to public domain including footpath quality and greening	TfNSW, L, B, C	Delivery	Ongoing
A.7	Upgrade lighting and safety network	TfNSW, L, B, C	Delivery	Ongoing
A.8	Place Activation and Events Strategy with accompanying resourcing and funding	L, B, C	Planning	Ongoing
A.9	Review planning controls and develop design guidelines for each of the 5 destination precincts that support preferred land uses, precinct identity / character and design objectives	L, B, C	Planning	Short to medium-term

DPHI

Department of Planning, Housing and Infrastructure

TfNSW

Transport for NSW

DEdu

Department of Education

L

Landowners

B

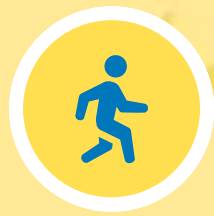
Businesses

C

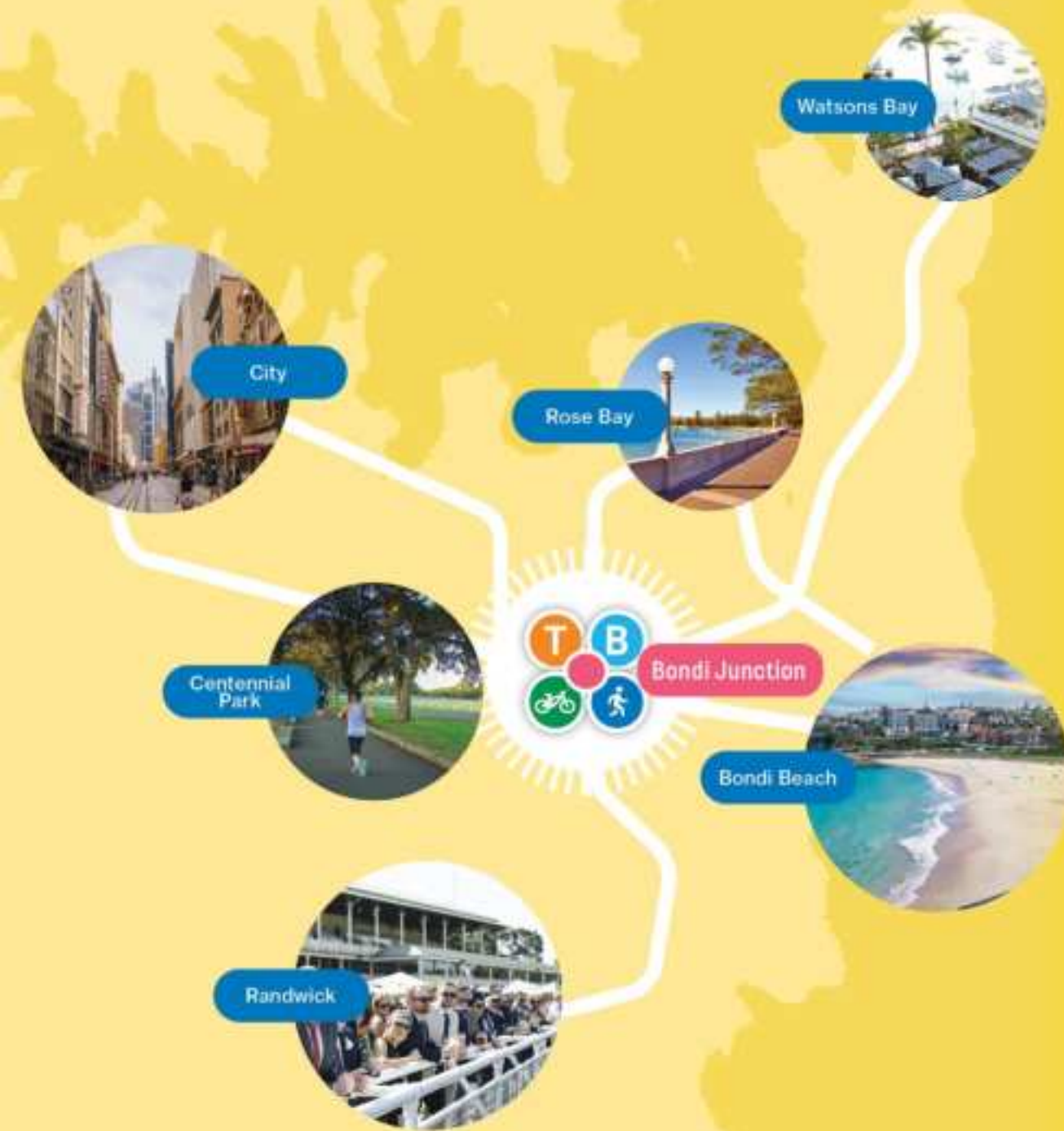
Community

EC

NSW 24 Hour Economy Commissioner



Ambition 2



Beyond the stop A world-class interchange

Bondi Junction transforms from a busy and fragmented interchange into a seamless people-focused gateway. Every journey – by train, bus, bike, or on foot – becomes safe, connected, and intuitive.

Passengers step off their train and move effortlessly through the new connection into Oxford Street Mall. Oxford and Spring Streets become shaded, safe routes for walking and cycling, connecting shops, offices, and parks. Animated laneways offer shortcuts filled with art, lighting, and seating, making evening strolls inviting. Embedded First Nations stories enrich the journey, deepening the experience of place.



Ambition 2

Ideas



The train station entrance and exit areas emerged as the overwhelming priority for improvement

Community engagement



Oxford Street Mall-Station link

A new direct link from Rowe Street creates a clear sense of arrival, intuitively drawing people into a revitalised Oxford Street Mall. Clear sightlines and wayfinding encourage exploration, extend dwell time, and shifts perceptions of Bondi Junction from transit stop to destination.

The Victoria Cross Metro Station laneway (right) in North Sydney demonstrates how a well-designed pedestrian link can connect transport infrastructure with surrounding retail and dining, creating a vibrant, accessible public space that encourages movement and activity throughout the day.



Seamless multimodal connections

Trains, buses, cycling, and walking networks are fully integrated through intuitive pathways and visible links. Thoughtful signage, unobstructed routes, and well-placed crossings knit the Precinct together, enabling easy journeys between Bondi Beach, Randwick, and the CBD.

Chatswood Interchange (above inset) highlights the power of seamless multimodal connections – integrating rail, metro, and bus with retail and dining to create a lively, accessible hub where transport and everyday life meet.



Cultural gateway

As the gateway to Bondi Beach, the interchange becomes more than a transit hub – it is also a cultural entry point. Public art, design, and interpretation embed First Nations stories, making Bondi Junction a place to connect, learn and experience.

The Time Travellers artwork at Central Station (above) demonstrates how Indigenous cultural art can create a striking gateway experience, connecting transport with storytelling and place, and enriching the everyday journey for commuters and visitors alike.



Safe pedestrian connections

Generous footpaths, safer crossings, and through-site links connect the Station, shops, and plazas. Careful design reduces conflicts between cyclist and pedestrians, ensuring movement is safe and enjoyable for all.

The shift is already underway with the Greenlinks pedestrian network, which sets the foundation for a connected, people-focused centre – now ready to expand across Bondi Junction to make every journey safe, legible, and enjoyable.



Access for all

Every journey works smoothly for all ages and abilities – from parents with prams to seniors and people using mobility aids. Weather-protected connections, lifts, ramps, and upgraded entries ensure access is smooth, safe, and organised.

Street and threshold treatments (below), including clear and raised pedestrian crossings, along with landscape and street trees, can create pedestrian-friendly environments.



Active east

Continuous, separated bike paths link Centennial Park to Waverley Park, Bondi Beach, and Randwick. New north–south connections under Syd Einfeld Drive complete the network. Secure bike hubs and safe cycling routes make active transport the natural choice for commuting and leisure.

The shift has already begun. The Bondi Junction Bike Path (right), completed in December 2022 and officially opened in March 2023, provides a continuous, safe route for cyclists through the area.





Ambition 2

Connectivity Strategy

The Master Plan creates a network of new and enhanced connections that put people first – from a renewed station gateway that effortlessly brings people into the heart of Oxford Street Mall, to a completed Centennial to Waverley Park bike path – making Bondi Junction easier, greener, and more enjoyable to move through everyday.

10mins
to the city
by train

2.5km
new active
transport
connections

5mins
bike ride to
Centennial and
Waverley Park



Key outcomes

Public transport and road network

1 A new Rowe Street arrival to the interchange

The primary entrance to the Station will shift to Rowe Street, creating a direct and legible link between public transport and Oxford Street Mall. Movement between train, bus and the city centre will be safe and intuitive, supporting fast transfers while also creating a stronger sense of arrival.

2 Supporting bus infrastructure

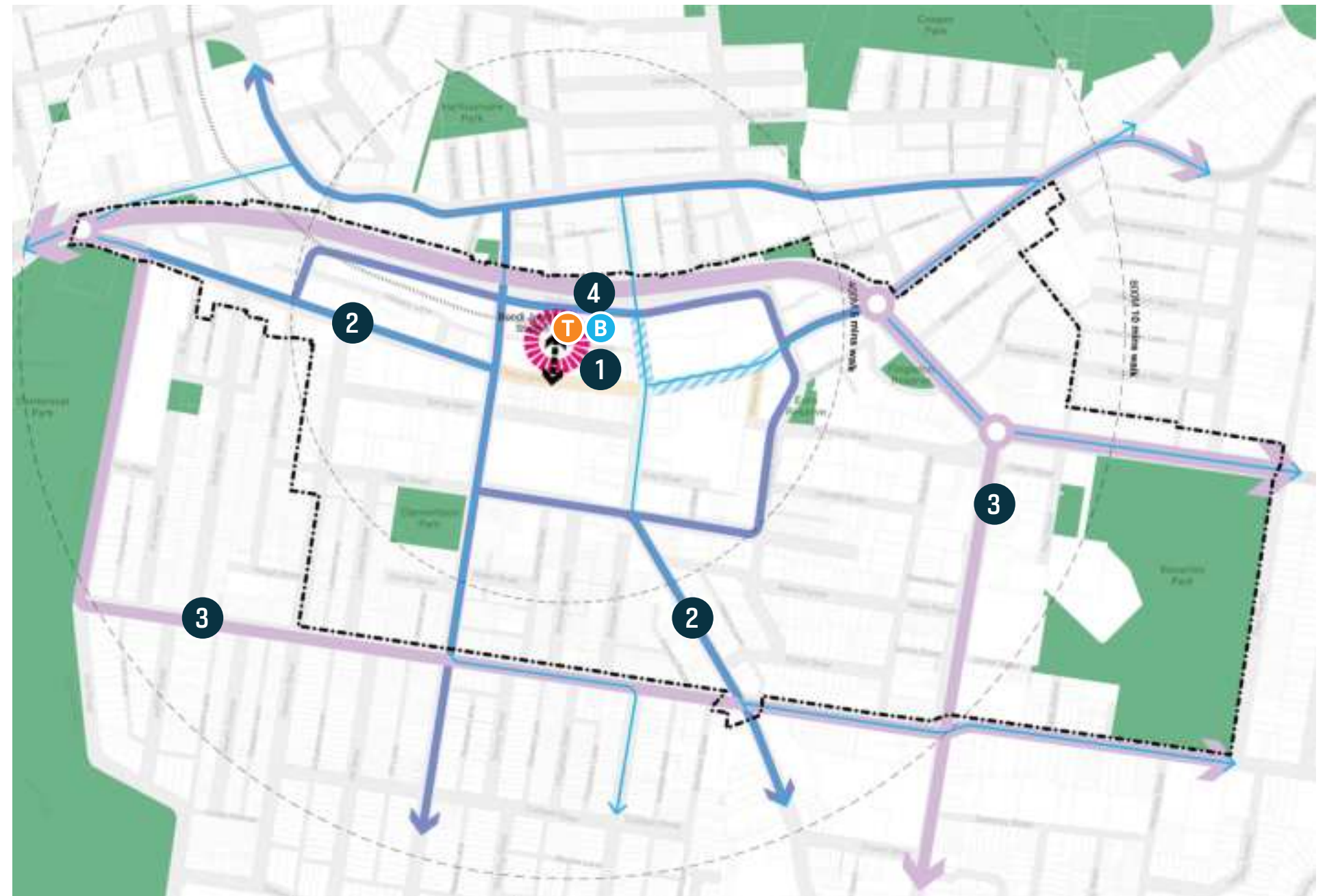
Support existing bus corridors and street/kerbside bus stops on Oxford Street and Bronte Road with upgraded public domain.

3 A pedestrian-priority city centre with a ring road

Traffic will be directed to the centre's edges, allowing streets within the core to prioritise walking, public life and local access.

4 Shift to sustainable transport

Sustainable forms of transport such as trains, buses walking and cycling will be prioritised through improved access, infrastructure and services. Parking in future development should be limited to support this people-focused centre and encourage sustainable movement.



Public transport and road network map

1:7,500 0 75 150 225 300M

Legend

- Bondi Junction study area
- Enhanced arrival and connection to interchange
- Rowe Street interchange

- Bus routes
- Bus only street
- Ring road
- Local streets

Ambition 2

Pedestrian connectivity

1 Calmed and greener city streets

Bondi Junction will be a walkable centre with a high level of public domain amenity and active and green streets. Key intersections along Oxford Street, Spring Street and Ebley Street will be upgraded with elements such as raised thresholds and tree planting to support safer and more comfortable walking.

2 A shared zone on Ebley Street

Ebley Street will become a more pedestrian friendly and amenable environment through transforming the portion between Denison Street and Newland Street into a shared zone. This will enable improved pedestrian links through the Civic Precinct and access to Clementson Park.

3 New pedestrian links through large blocks

Through-site connections will open up movement between the interchange, Oxford Street Mall and Eastgate, and between Oxford Street, the Civic Precinct and Clementson Park.

4 Revitalised arcades and lanes along Oxford Street Mall

Site through links and laneways will be strengthened to support pedestrianisation, fine-grain retail and walkability.



Pedestrian connectivity map

Legend

- Bondi Junction study area
- Intersection upgrades
- Recent intersection upgrades
- Shared zone

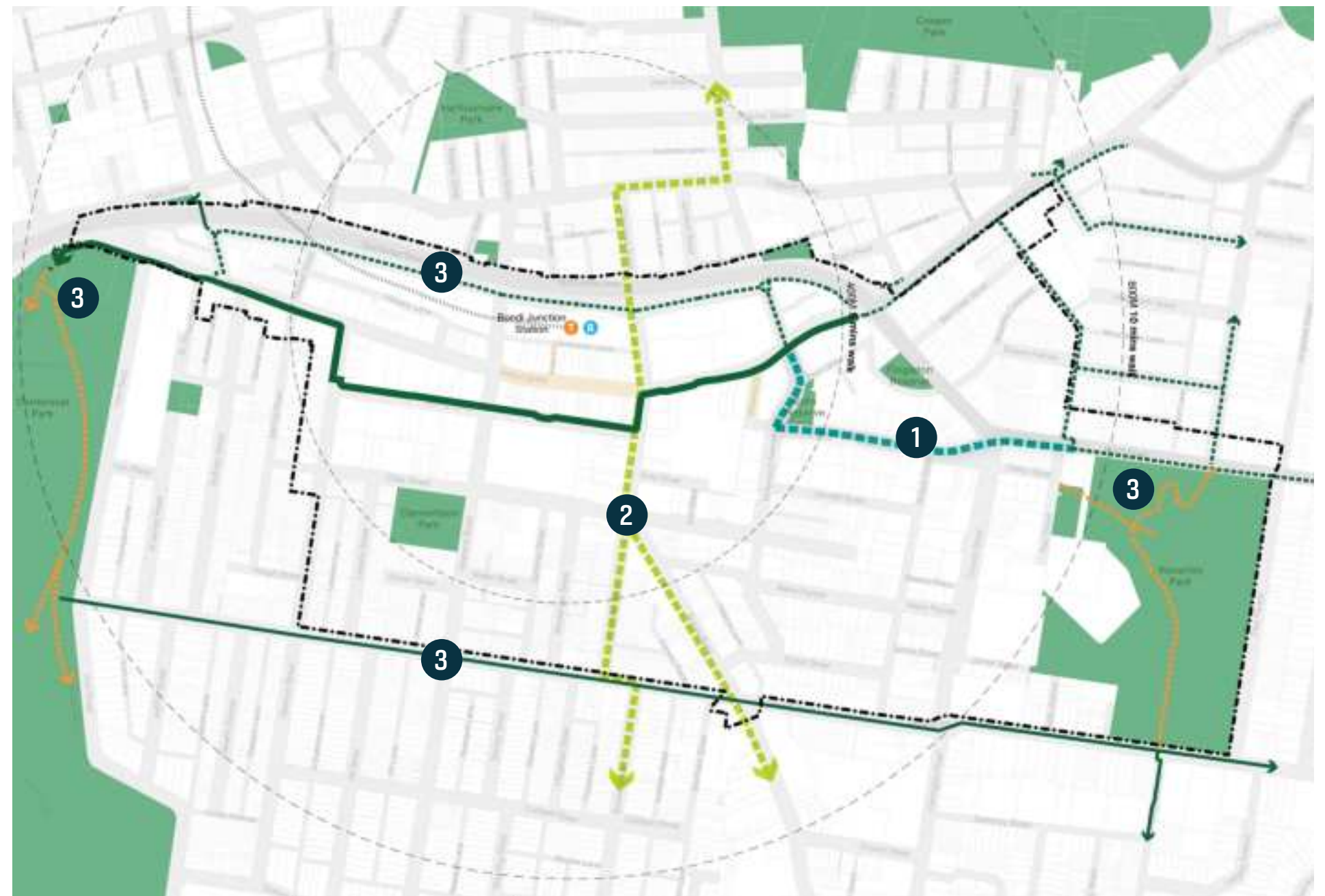
- Pedestrianised street (Oxford Street Mall)
- Pedestrian through site links and mid block links
- Arcades and pedestrian lanes
- Ring road

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Ambition 2

Bike network

- 1 A completed Spring Street bike connection to Waverley Park**
The eastern section of the Spring Street bike path will extend along Waverley Street and Bondi Road, creating a continuous link from Centennial Park to Waverley Park and beyond to Bondi Beach.
- 2 A north-south green active transport spine**
A new bike path along Grosvenor Street and Bronte Road will connect Cooper Park, Double Bay and Queens Park, Randwick, forming a continuous green route through the eastern suburbs.
- 3 A connected active transport network**
Local active transport links will complete the network, supporting recreational bike connections to open spaces and amenities.



Bike network map

Legend

- Bondi Junction study area
- Existing Spring Street separated bike path - east-west
- Proposed Waverley Street east-west bike path



Proposed north-south bike path



Other existing bike infrastructure



Existing bicycle paths through park



Other proposed supporting bike connections - separated or shared

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Ambition 2

Legend

Bondi Junction study area

Enhanced arrival and connection to interchange

Intersection upgrades

Recent intersection upgrades

Shared street

Pedestrianised street (Oxford Street Mall)

Pedestrian through site links and mid block links

Arcades and pedestrian lanes

Existing separated bike path - eastwest

Completed east-west bike path

New north-south bike path

Existing bicycle paths through park

Other existing or proposed supporting active transport connections - separated or shared

Bus routes

Bus only street

Ring road

Local streets

Connectivity Action Plan

Actions / Deliverables		Key stakeholders	Stage of implementation	Timeframe
Connectivity				
C.1	Deliver a new interchange entrance and arrival to the Station via Rowe Street improving multimodal connections and creating a stronger sense of arrival	DPHI, TfNSW, L, B, C	Investigation	Medium-term
C.2	Upgrade key intersections with raised thresholds and tree planting along Oxford Street, Spring Street and Ebley Street	TfNSW, L, B, C	Delivery	Short to medium-term
C.3	Deliver a new pedestrian civic link providing a through site link through the Civic Precinct	L, B, C	Investigation	Medium-term
C.4	Strengthen site through links and laneways to support pedestrianisation and walkability	L, B, C	Planning	Short to medium-term
C.5	Construct a bike path along Waverley Street to complete the connection to Waverley Park	TfNSW, L, B, C	Planning	Medium-term
C.6	Improved pedestrian connection from Bondi Junction to Waverley Park and Bondi Road	C	Planning	Short-term
C.7	Deliver a new bike path along Grosvenor Street and Bronte Road connecting Queens Park to Cooper Park	TfNSW, L, B, C, local Councils	Investigation	Medium-term
C.8	Redirect through-traffic to the edges of the centre to a ring road	TfNSW, L, B, C	Planning	Short to medium-term
C.9	Advocate to Transport for NSW to improve public transport services including trains and buses	TfNSW, L, C	Planning	Short to medium-term
C.10	Undertake a detailed traffic and transport study including liaising with Transport for NSW	TfNSW, L, C	Investigation	Short to medium-term

DPHI

Department of Planning, Housing and Infrastructure

TfNSW

Transport for NSW

DEdu

Department of Education

L

Landowners

B

Businesses

C

Community



Ambition 3

Beyond green An urban oasis

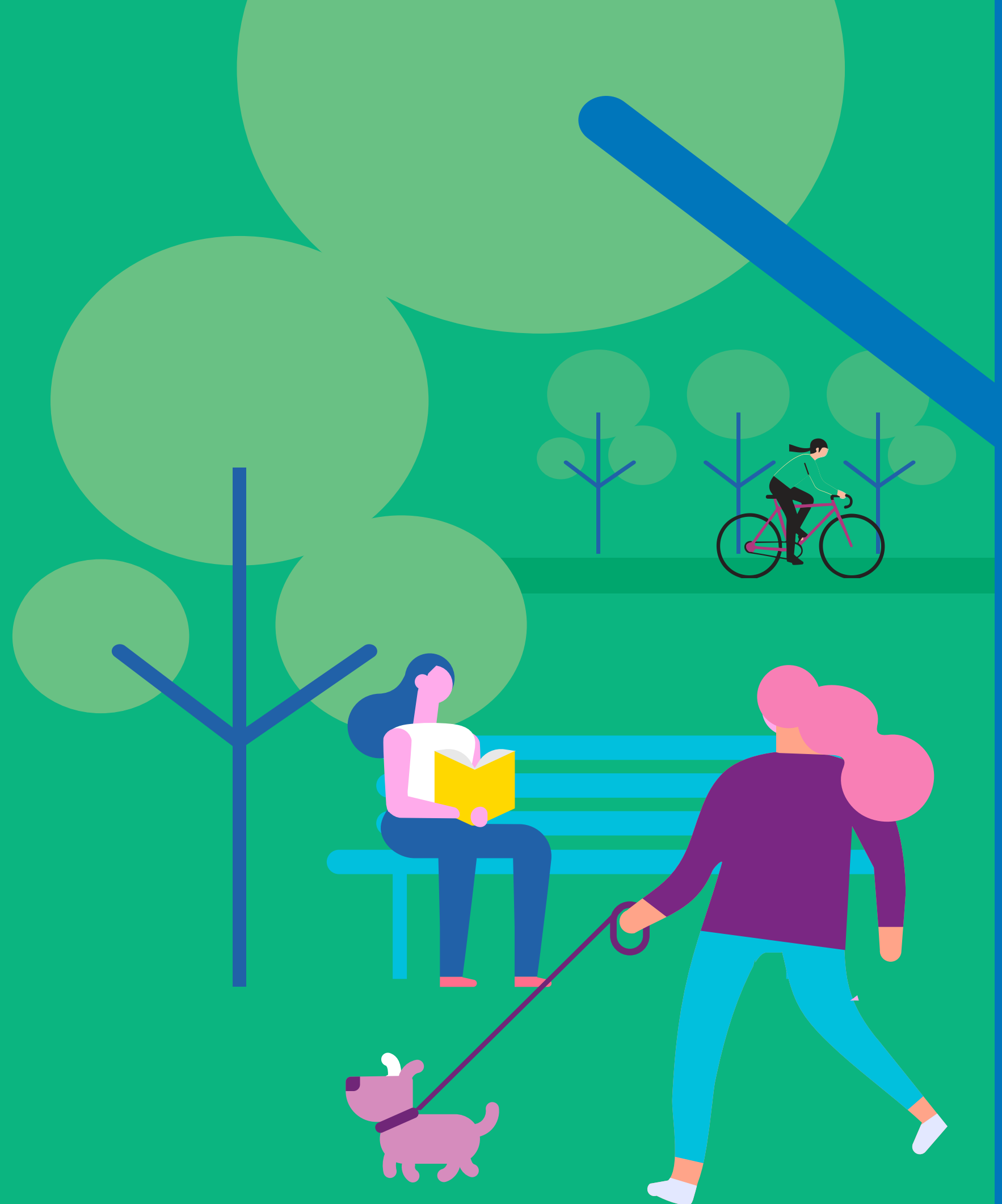
Bondi Junction becomes the 'Parkline' of Sydney's East – where greenery, open space, and active connections create a cooler, healthier, and more enjoyable environment.



An Urban Oasis

Leafy boulevards lined with trees and plants make walking and cycling a pleasure for everyone. A continuous green corridor links Centennial Park and Waverley Park, with pocket parks, plazas, and Clementson Park providing places to play, relax, and gather. Rooftop gardens and landscaped podiums bring nature into vertical living, while visible sustainability measures and First Nations stories woven into planting and design ensure culture and ecology come together.

A network of urban parks and plazas complements the iconic Centennial and Waverley Parks. Enhanced pocket parks, forecourts, reclaimed edges, and elevated green spaces, sports and recreational facilities create diverse opportunities for recreation, relaxation, and social connection, bringing public life into every corner of Bondi Junction. This network will deliver a diversity of recreation opportunities including passive, active and youth-oriented spaces, ensuring equitable access to open space within a high-density urban environment.





An Urban Oasis



Ideas

A hierarchy of spaces

A network of urban parks and plazas complements the iconic Centennial and Waverley Parks. Enhanced pocket parks, forecourts, reclaimed edges, and elevated green spaces create diverse opportunities for recreation, relaxation, and social connection, bringing public life into every corner of Bondi Junction.



Enhanced spaces

Open spaces are upgraded with new landscaping, seating, and recreation facilities. Stronger connections to community centres, libraries, and civic facilities strengthen their role as active, central places for all ages.

Shannon Reserve in Surry Hills (above) shows how an urban park near the library and community facilities can become a vibrant civic hub, with flexible lawns, shaded seating, and activity zones for all ages.



Lost spaces...reclaimed

Underpasses, service lanes, and forgotten corners are transformed into courts, art walks, and water play. These reclaimed places inject vibrancy and activity into areas where little exists today.

The courts beneath Moreland Train Station, Victoria (below) show how overlooked spaces can be transformed into active, welcoming places for sport, play, and community life — creating opportunities for recreation in areas where space is otherwise limited.



Elevated opportunities

A high line adjacent to Syd Einfeld Drive creates a linear park connection while also providing greenery and amenity. Additionally, above ground spaces such as rooftop gardens and podium terraces provide essential green space for vertical living. These spaces become places to relax, socialise, and enjoy sweeping views, ensuring access to nature even in the heart of a dense centre.

The community wants spaces that accommodate different user needs

Community engagement



An Urban Oasis

Centennial



GREENER STREETS

emerged as the second most important priority for Bondi Junction



Waverley



The 'Parkline'

East–west streets are reshaped into a continuous green corridor linking Centennial and Waverley Parks. Wide, tree-lined streets weave nature into daily life, creating an active landscape that connects school groups, commuters and residents with Sydney's wider green network.

The Bourke Street Bike path (right) shows how protected cycling routes can run through dense urban streets, creating safe, connected corridors that encourage active travel — and what a fully realised mature tree canopy can look like, bringing shade, greenery, and everyday life into the heart of the city.



Sustainability & culture

An integrated network of trees, rooftops, and water-sensitive design cools the centre, manages stormwater, and improves biodiversity. Public EV chargers, circular economy, and carbon positive buildings make sustainability part of everyday life.

First Nations planting, materials, and interpretation are embedded into the green network, ensuring environment and culture are interwoven — strengthening both identity and resilience.

35%
GREEN
COVER
by 2032



Greening and open space strategy

The Master Plan unlocks a vibrant network of urban oases — new and renewed parks, plazas and civic spaces, sports and recreational facilities, linked by leafy pedestrian and bike connections — creating a cooler, greener and more walkable heart in Bondi Junction.

9,000sqm
new open space

35%
Tree canopy

**New
Civic
Square**

Key outcomes

- 1 The Parkline**
New and enhanced walking and cycling connections will connect park to park - Centennial Park to Waverley Park and Queens Park to Cooper Park.
- 2 A new public square at Oxford Street Mall**
The Mall will be reconfigured to create a central gathering space for the community, with new dining, diverse active frontages, upgraded paving and seating, and stronger pedestrian links to the interchange.
- 3 An expanded and upgraded Clementson Park**
The park will be enlarged and enhanced with flexible green space, new community facilities, and a redesigned Ebley Street that prioritises pedestrians and civic use.
- 4 Connected green network through Bondi Junction**
Major parks at the edges of the centre are linked through shaded streets, new and enhanced plazas and smaller green spaces, creating a continuous network that makes walking across Bondi Junction greener and more comfortable.
- 5 New public space beneath Syd Einfeld Drive**
Underutilised land will be converted into recreation and community space, with lighting, play elements and active uses.
- 6 An upgraded public domain for Oxford Street West and Bronte Road**
Footpaths will be upgraded with new trees and planting introduced, and kerb space rationalised to support local businesses and improve walkability.
- 7 A cooler, leafier centre**
A 35% tree canopy precinct target through implementing new street trees, planting zones, soil systems and water sensitive urban design within streets and parks, as well as development sites reduces heat, improves comfort and gives Bondi Junction a greener urban character.
- 8 Landscape that reflect place and culture**
Planting, materials and public spaces respond to local ecology and First Nations knowledge, ensuring Bondi Junction's public realm reflects both its environment and its cultural context.



An Urban Oasis

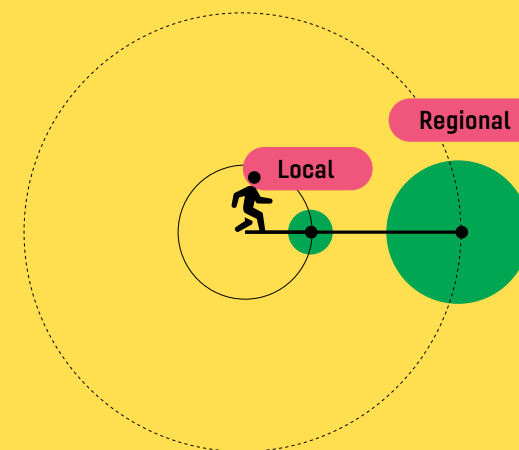
- Legend
- Bondi Junction study area
 - Park to park walking and cycling connections
 - Green connections
 - Heritage landscape
 - Oxford Street Mall - pedestrian mall
 - High pedestrian activity and amenity
 - Key pedestrian through site links
 - Bike network
 - New town plaza
 - Expanded Clementson Park
 - Potential new parks and recreation underneath Syd Einfield Drive
 - Enhanced existing and new plazas and open space
 - Major parks and recreation
 - To be read with Key Outcomes on previous page



Open space network

A network of 110,000sqm enhanced existing open spaces and new parks and plazas across the centre are woven together by green streets and active transport links, creating a more connected, accessible and comfortable landscape throughout the Centre. Together, these spaces offer more chances to be outside, move easily between key destinations and enjoy pockets of greenery within an urban environment.

Open spaces should be:



Well-connected

A well-connected network within a 2-3 minute walk of most residents and workers, with regional parks within a 10-minute walk and bike

Inclusive for everyone

Spaces that provide a range of activities and facilities for individuals, families, young people, and people living with disabilities

Cool and green

Tree canopy, shade, planted areas and permeable surfaces help reduce urban heat and manage stormwater

Safe and welcoming

Safe and inclusive spaces that are well-lit, active, visible and accessible

Sunlit

Sunlit spaces all year round

Enhanced existing open space

Existing open spaces are enhanced to work harder for the community. Across the centre, parks and plazas are upgraded with more trees and planting, improved seating and gathering areas, better lighting and wayfinding, accessible paths, drinking fountains and shade structures. These changes increase comfort and safety, support a greater variety of uses throughout the day and year, and strengthen the role of existing spaces within the wider green network.

New open space

The Master Plan delivers more than 9,000sqm of new publicly accessible open space, distributed across a network of streets, plazas and open space/public domain. This includes a major new Civic Square at the heart of the Centre, expanded green open space at Clementson Park, and a series of smaller pocket parks and widened footpaths that improve everyday amenity. Together, these spaces create more room for respite, recreation, and informal gathering, while strengthening walking and cycling connections with more greenery between key destinations.

An Urban Oasis



Open space network map

9,000
sqm
new open
space

- 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

Open space features
- First Nations stories
 - Green spaces
 - Picnic areas
 - Play spaces
 - Spaces for families
 - Sports facilities
 - Café/eateries
 - Civic/community uses
 - Retail
 - Public art
 - Sustainability initiatives

Enhanced existing open spaces and plazas

		Additional open space
1 Oxford Street Mall		
2 Clementson Park		approx 2,500sqm
3 Norman Lee Place		
4 Waverley Place		
5 Brisbane Street Plaza		200sqm
6 Eora Reserve		
7 Fingleton Reserve		
8 Convent Lane Reserve		

New open spaces and plazas

		New open space
9 Oxford Street Plaza		1,500sqm
10 Civic link		500sqm
11 New reserve (Waverley Street)		600sqm
12 New reserve (Hollywood Avenue)		250sqm
13 New reserve (Gowrie Avenue)		400sqm
14 New recreation facility under Syd Einfeld Drive		approx 3,000sqm
15 Existing decommissioned water reservoir zoned SP2 (for investigation)		
16 General investigation of rooftop open spaces		



The 'Parkline'

A completed east-west green connection and dedicated bike path between Centennial and Waverley Parks, building on the existing spine along the Oxford and Spring Street Corridor, completing it with new links on Hollywood Avenue and Waverley Street. New bike infrastructure along Bondi Road supports broader connections east to Bondi Beach.

Moving along tree-lined streets, pedestrians and cyclists connect into a sequence of new and enhanced green and urban open spaces, with the new town square at Oxford Street Mall forming the central green heart that ties the two major parks together.

A new and enhanced north-south spine along Grosvenor Street and Bronte Road connects Queens to Cooper Parks.

This connected network makes it easier and safer to walk, ride and linger, with separated routes that support local and longer journeys, and shaded places to sit, play and gather – turning everyday trips into opportunities to enjoy a green respite through an urban environment.

2km
East-west
bike path when
completed

1.5km
North-south
bike path when
completed

The Parkline weaves together a hierarchy of green and urban open spaces, creating a continuous, walking and cycling network through the centre.

-  1 Spring Street bike path - recently delivered
-  2 Waverley Street separated bike path - to complete the east-west connection
-  3 Grosvenor Street and Bronte Road north-south separated bike path - to be completed
-  4 Bike connection - to be completed by others
-  5 Bondi Road bike path to Bondi beach - broader Council plan



Greening and Open Space Action Plan

Actions / Deliverables		Key stakeholders	Stage of implementation	Timeframe
Greening and open space				
O.1	Achieve 35% tree canopy target and increased vegetation across Bondi Junction through implementation in planning policy	L, B, C	Delivery	Ongoing
O.2	Investigate delivery mechanism for new public plaza along Oxford Street Mall	DPHI, L, B, C	Investigation	Short-term
O.3	Work with NSW State Government to consolidate assets within Clementson Park to expand existing open space	DPHI, DEdu, L, B, C	Investigation	Short to medium-term
O.4	Upgrades to existing parks and plazas including Waverley Street Plaza, Brisbane Street Plaza, Eora Reserve and Fingleton Reserve	L, B, C	Planning	Medium-term
O.5	Investigate opportunity for new pocket parks at Hollywood Avenue, Waverley Street and Gowrie Avenue	L, B, C	Investigation	Medium-term
O.6	Investigate new recreational facility underneath Syd Einfeld Drive	TFNSW, L, B, C	Investigation	Medium to long-term
O.7	Protect solar access to key public spaces - new Oxford Street Mall public space, Clementson Park and Fingleton Reserve to receive minimum 2 hours of solar access to 70% of the open space area between 9am-3pm during midwinter (June winter solstice)	DPHI, L, D	Delivery	Ongoing
O.8	Streetscape upgrades at key intersections and streets, including improved crossings, traffic calming measures, raised thresholds, planted blisters and increased tree canopy	TFNSW, L, B, C	Delivery	Ongoing
O.9	Implement water sensitive urban design within the public domain integrating green infrastructure and stormwater management	TFNSW, C	Planning	Ongoing
O.10	General investigation of rooftop open spaces	L, B, C	Investigation	Medium to long-term



Ambition 4

Beyond growth The heart of the east



The Heart of the East

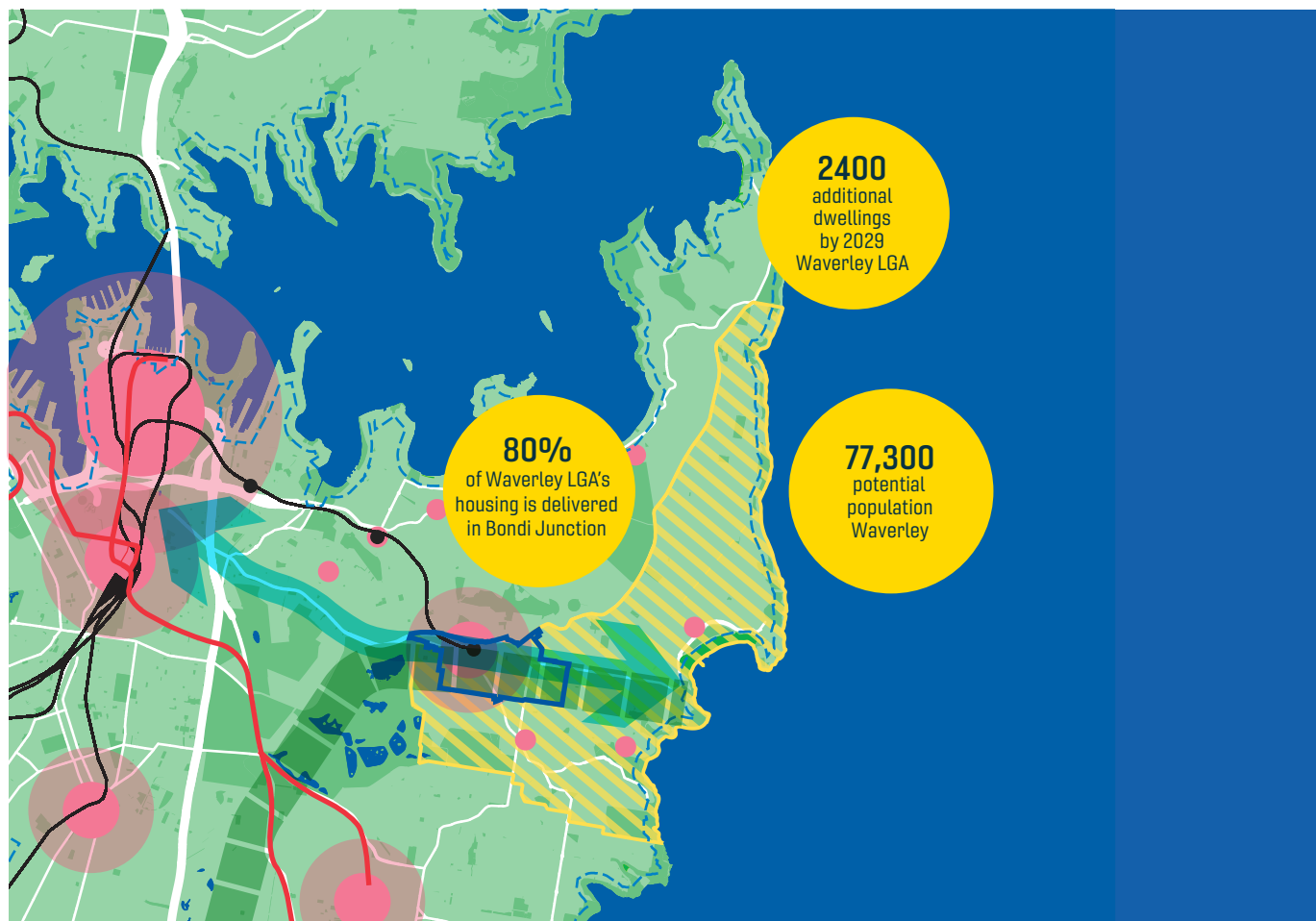
Bondi Junction is the unmistakable heart of the eastern suburbs – offering a broader choice of homes and lifestyles, where people live and work in close proximity, with new homes contributing to a vibrant, evolving local atmosphere that benefits the wider community.





Ideas

As the established centre of the eastern suburbs, Bondi Junction is the natural place to accommodate new homes and jobs. With strong transport connections, a concentration of services and proximity to the coast, it offers a unique opportunity to bring more people and activity into the heart of the Centre.



Where people want to live and work

Bondi Junction is the established heart of Sydney's east — a place people already choose to live because of its unmatched transport access, services, lifestyle, jobs and proximity to the coast. As the area best equipped with infrastructure and connections, it already accommodates much of Waverley's housing growth and will play an important role in meeting the need for around 2,400 additional homes across the LGA in the coming years. Focusing new homes here responds to strong demand while reinforcing the Centre's role, helping protect the character of surrounding neighbourhoods and enabling more people to live close to opportunity in a well-connected, sustainable location.



Housing choice in the east

Bondi Junction offers diverse housing for students, professionals, and families. New homes balance affordability, choice, and design quality, with density focused close to transport and services.



Modern amenities

Podium gardens, rooftop terraces, and shared green spaces foster community life while providing access to harbour and ocean views, recreation and nature.

The recent [Origami residential development in Bondi Junction](#) (below) capitalises on the location of the centre on the ridgeline with opportunities to appreciate the expansive city, harbour and ocean views from balconies and rooftop terraces.



The Heart of the East

Growth that gives back

New development can contribute to delivering a range of community outcomes in addition to new housing and employment opportunities, including new open spaces, through site links, public domain upgrades and community facilities. Partnerships between the public and private sector are critical in achieving this.

The Flour Mill Summer Hill development (right) is an example of a recent transformational mixed use and residential precinct that included development contributions and public/private partnerships to help deliver community infrastructure including a central plaza and park, pedestrian and active transport infrastructure, and heritage renewal and community activation.



A thriving economic hub

Bondi Junction is the economic engine of Sydney's East, anchored in retail, health, and professional services. Strategic upgrades to workspaces, transport and digital infrastructure attract high-skilled jobs in technology, health innovation, design, and the creative industries, all while enriching retail and dining for locals and visitors.

Darling Square (left) is a thriving economic hub, anchored by tenants like the Commonwealth Bank, with retail that draws residents, visitors, and locals. New development brings a critical mass of residents, activating streets and sustaining jobs, services, and amenities nearby.

A beautiful centre with a design identity

New development also offers the opportunity to elevate the visual identity of Bondi Junction with beautiful, high-quality buildings, creating an iconic skyline along the ridgeline. Podium gardens, rooftop terraces, and shared green spaces foster community life while providing access to harbour and ocean views, recreation and nature.

Sustainable by design

Sustainable buildings and environments are essential in achieving a healthy and successful place in the face of housing and economic growth. Future development sets a benchmark for sustainability by pairing visible low carbon design with adaptable high-performance buildings that support long-term resilience.

Elephant Park in London (below) is an example of an inner-city urban regeneration project with an ambitious sustainability vision that encompasses parks and community spaces, healthy and energy efficient homes, low carbon energy, green transport, and increased local biodiversity.





Growth strategy

A network of distinct mixed-use growth areas supports a diverse range of living and working environments. The commercial core, as a major employment centre, anchors jobs across health, professional services and emerging industries while introducing new homes into the heart of the centre. Surrounding areas further expand housing choices, placing more people within walking distance of jobs, services and transport. Together, this close integration of homes and workplaces strengthens daily life, supports local productivity and fosters a connected, resilient community that is active, balanced and well-suited to contemporary urban living.

2,600
additional
dwellings

10%
affordable
housing

Key outcomes

1 Transformational development within steps of transport

Opportunity for transformational marker mixed use development along Oxford Street Mall integrated with the delivery of public benefit such as activation, public spaces and improved access and connections. Potential tower forms on the eastern portion of Oxford Street Mall have less amenity impacts such as overshadowing of open public spaces than the potential tower forms on the western portion of Oxford Street Mall.

2 City centre character

Strengthen the Bondi Junction city centre character with high-rise mixed-use development with increased heights and density in targeted locations within the city centre core.

3 Built form transitions

Provide transitional mixed-use and residential mid-rise development to address interfaces with adjacent lower scale and heritage conservation areas, including at West Oxford Street Village, Bronte Road Village and Ebley Street.

4 Mid-rise local villages

Retain the fine grain facades (where appropriate) within West Oxford Street and Bronte Road while supporting adaptive reuse shop top housing.

5 Eastern gateway

Enable increased housing opportunities along Bondi Road, enhancing the eastern gateway into Bondi Junction.

6 Mid-rise housing

Support mid-rise apartments at the edges of the centre and in targeted locations currently subject to the Low and Mid-rise Housing Policy.

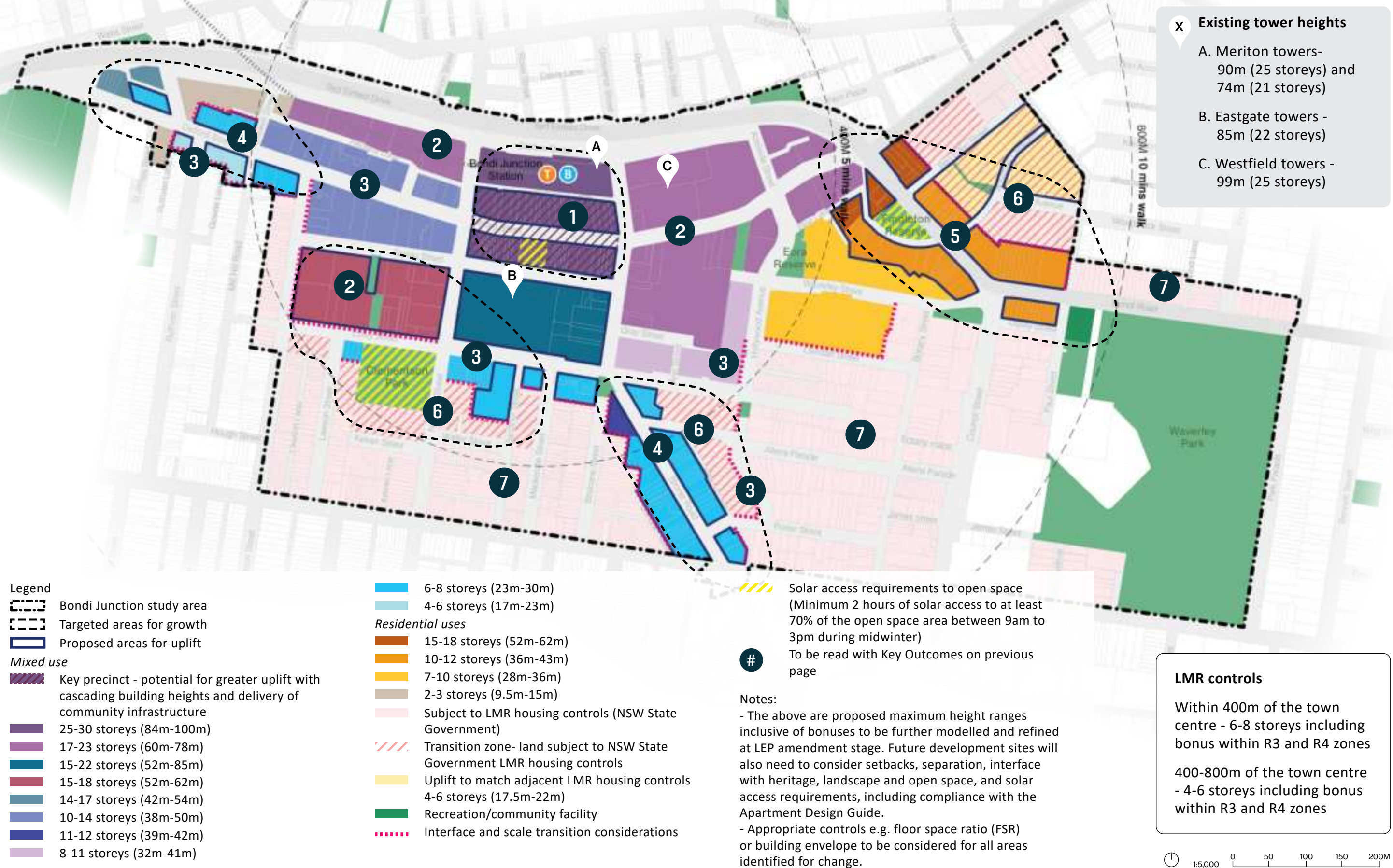
7 Local heritage character

Retain existing heritage conservation areas celebrating its built form heritage character and attractive streetscapes.

8 Diverse housing

Support a diverse range of building types and housing across the centres, including high-rise mixed-use development, adaptive reuse shop top housing within local villages, mid to high-rise apartments, walk up apartments, terraces and townhouses, duplexes and detached dwellings.

The Heart of the East



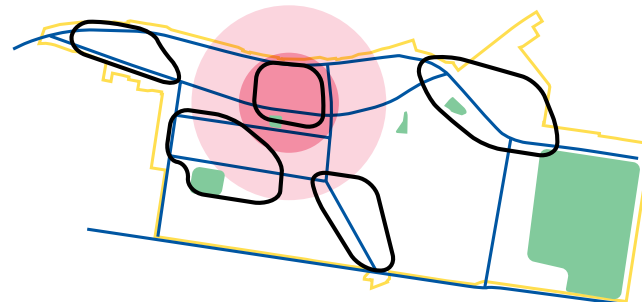
Growth strategy map - land use and built form height



Approach to growth

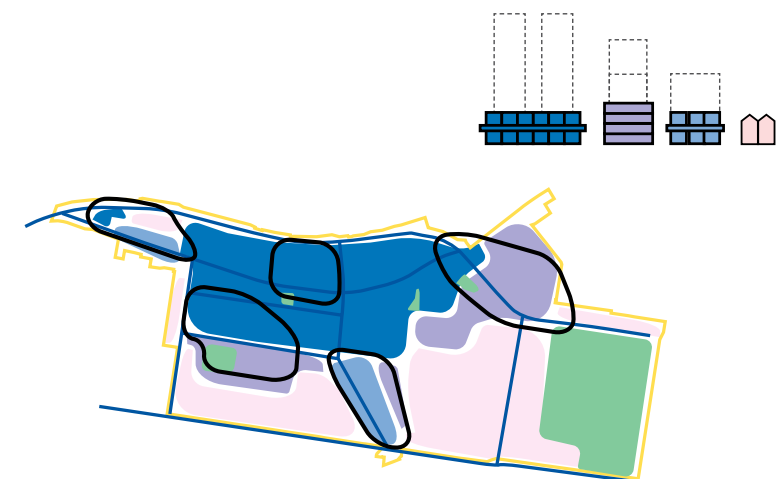
As Bondi Junction continues to grow, a clear built form approach helps to ensure change happens in a considered way. These principles guide how building height, scale and massing should be organised so that increased density reinforces the centre, responds to existing context and improves the quality of streets and public spaces.

Key moves



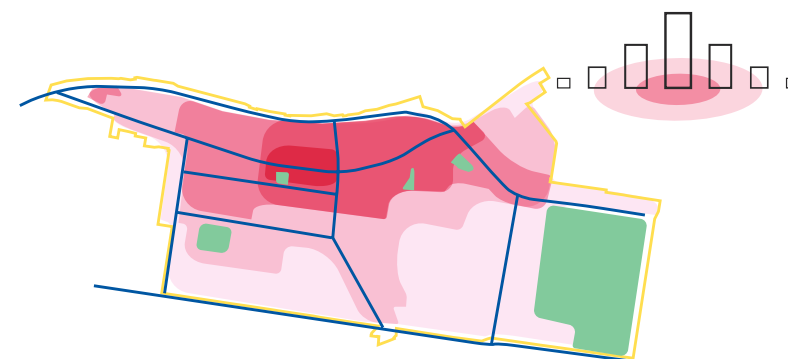
Focus most significant density where access is strongest - targeted areas of growth

Concentrate higher intensity and new housing close to transport, services, jobs and civic activity.



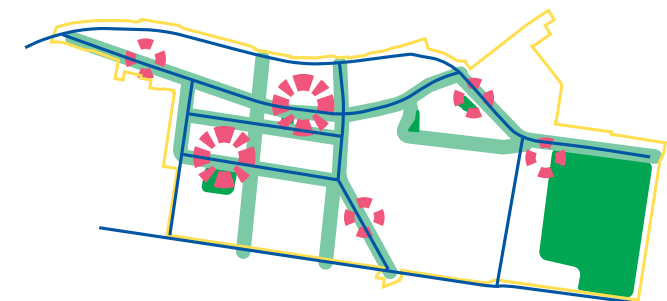
Match scale to place

Ensure scale of development responds to the role, character and heritage value of each precinct, retaining the fine-grain qualities of established streets while enabling targeted renewal where it improves frontage, access, vibrancy and housing choice.



Step height to manage transitions and amenity

Gradually reduce building scale from the centre toward surrounding neighbourhoods to balance growth with amenity and liveability.



Deliver public benefit through development

Use increased development capacity to support the delivery of better streets, parks, connections and community infrastructure.

Approach to built form

Built form typologies are carefully considered to manage how height and density are introduced, ensuring new development fits its context, protects amenity and responds sensitively to lower-scale areas. Clear parameters for street walls, setbacks, tower separation and active frontages shape buildings that support sunlight, outlook, privacy and comfortable streets and open spaces.

Key principles

Mixed use development

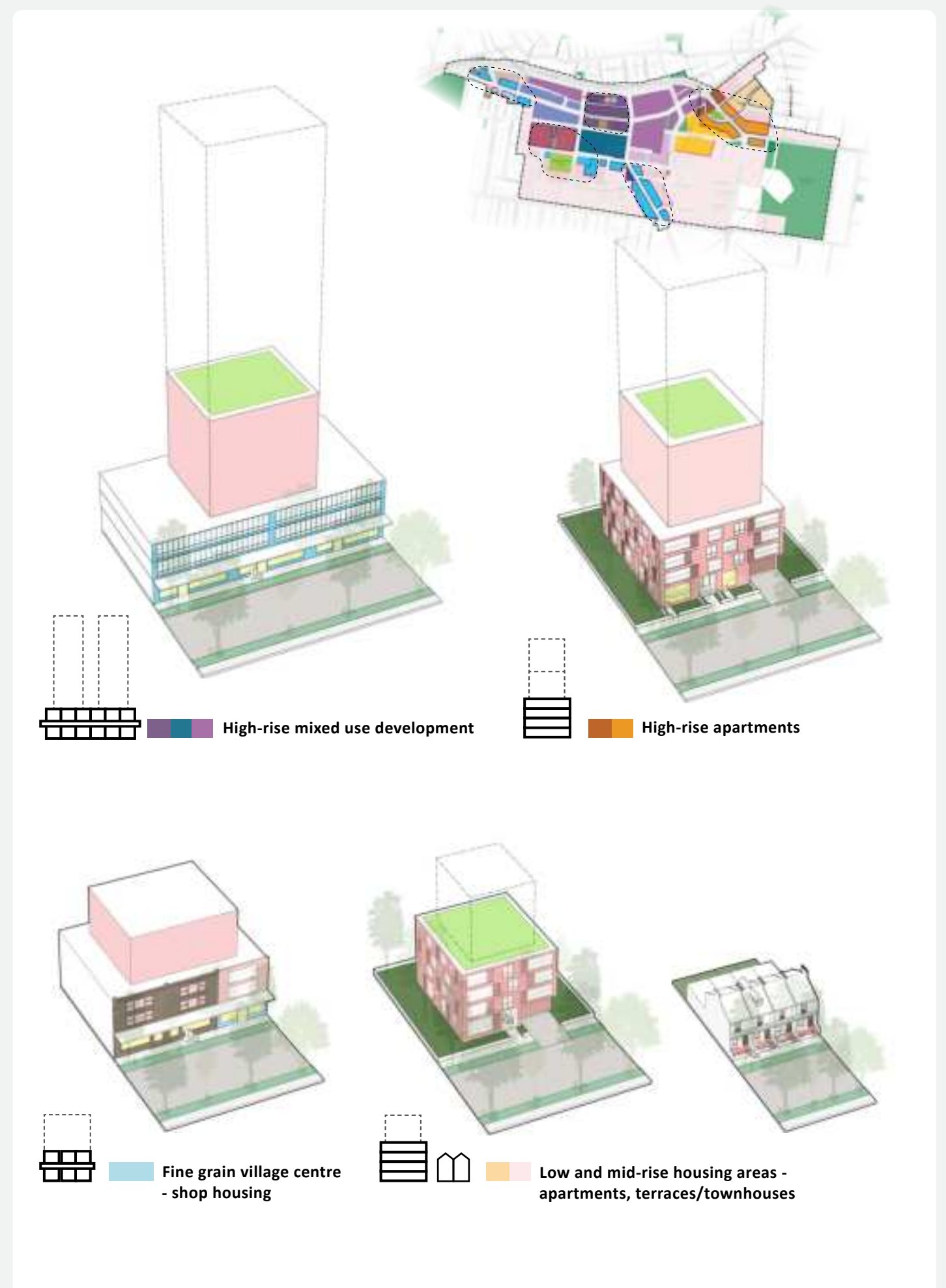
- 1 Zero frontage with active and commercial uses at ground level, and in the podium levels in some areas. This may include retail, food and beverage, community uses, commercial office, health/wellbeing facilities etc.
- 2 A human scale 3-4 storey street wall with articulation and architectural detailing that creates diverse active frontages and adds visual interest.
- 3 Integration within existing character frontages and retention of heritage facades where appropriate.

Residential development

- 4 Minimum 3m front setbacks to provide landscaped frontages and garden apartments, and minimum 6m side and rear setbacks to maximise deep soil, planting and communal open space.
- 5 4-storey street wall with articulation, architectural detailing and materiality that complements the local character and ensures appropriate scale transitions with adjacent lower scale neighbourhoods and heritage areas.

General

- 6 Slim and well-separated tower forms above the street wall help to reduce building scale and bulk, create fast moving shadows and support solar amenity and view sharing.
- 7 Site-specific considerations that further informs building heights and configurations include solar access and overshadowing requirements to open spaces and residential uses, tree canopy and deep soil, interfaces with heritage items and heritage conservation areas, and visual impacts.

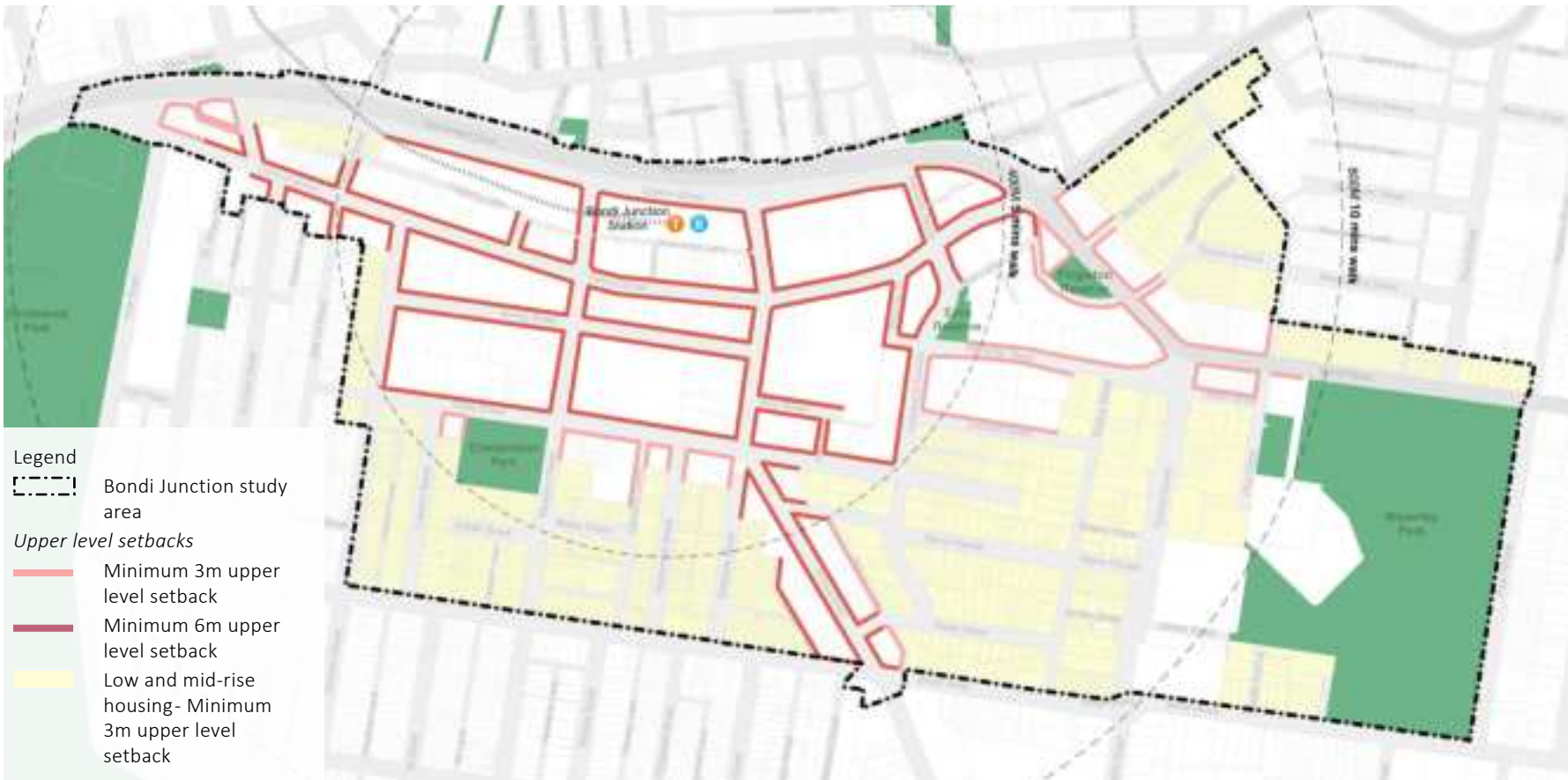


The Heart of the East

Building setbacks and street wall heights are important elements that guide built form outcomes including character and scale, visual impacts and overshadowing. Setback and street wall guidance is illustrated adjacent, however further consideration is required on a site-specific basis.



Street setbacks and street wall height map



Upper level setbacks map



Approach to heritage

Heritage is an important feature of centres and cities that contributes to creating local character and identity.

The following guiding principles help to ensure heritage character is retained and enhanced, while balancing the benefits of change in strategic locations.

Key principles

- 1 Celebrate heritage buildings as character markers within the Precinct including the Boot Factory and the Nelson Hotel.
- 2 Retain heritage-listed facades where feasible and ensure new development sensitively integrates and complements heritage elements.
- 3 Retain the fine grain character of historical main streets (where appropriate), particularly in the West Oxford Street and Bronte Road village centres while supporting moderate renewal opportunities.
- 4 Provide appropriate scale transitions between heritage conservation areas through building setbacks and separation, a 2-4 storey podium, and materiality and detailing that complements the heritage character.

Heritage conservation areas

The NSW Government's Low and Mid-Rise Housing Policy currently applies to residential-zoned areas within an 800m walk of the Station, 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 that balances the need for more housing with consideration of existing local character.

- Legend
- Bondi Junction study area
 - Local heritage item
 - Local heritage item-landscape
 - Heritage conservation area (HCA)
 - Indicative low and mid-rise housing area (NSW Government)
 - Remove local heritage items within Oxford Street Mall precinct



Heritage map

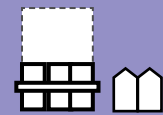
5 targeted areas

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 are the only locations where additional height and density are proposed.

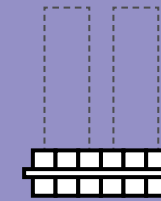
Redevelopment in these areas will help to fund and deliver broader public benefits such as open space, streetscape and community infrastructure upgrades.

West Oxford Street Village, Bronte Road Village and Bondi Road East Gateway reimagines these key places at the edges of the centre, while the Oxford Street Mall and Civic Precinct are identified as catalyst projects that will enable transformational change that delivers significant benefit to Bondi Junction. These are further described in the Catalyst Projects section (p.69).



West Oxford Street Village

- approximately 120 additional dwellings
- fine grain local shops with potential for adaptive reuse as part of the Western Gateway entrance to Bondi Junction
- leafy streetscape, bike path and great pedestrian linkages



Oxford Street Mall

- approximately 1,250 additional dwellings
- 1,500sqm new plaza
- improved interchange access and arrival
- diverse retail, food and beverage and entertainment

3000

Approximate additional dwellings

52,000sqm

Non-residential GFA



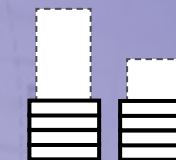
Civic Precinct

- approximately 520 additional dwellings
- new integrated community facility
- consolidated Council Chambers, offices and services
- revitalised Clementson Park
- shared street along Ebley Street



Bronte Road Village

- approximately 340 additional dwellings
- fine grain local shops and food and beverage
- increased street trees, widened footpaths



Bondi Road East Gateway

- approximately 770 additional dwellings
- new street trees
- public domain upgrades and improved pedestrian crossings and bike connections to Waverley Park
- new recreational facilities

Note: Potential dwellings are stated as approximate additional or new dwellings within the 5 targeted areas.



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.

- 1 Capitalise on the strategic and locational benefits of the Precinct at the doorstep of the interchange through enabling increased height and density along Oxford Street Mall, through mixed use development. This contributes to creating a built form marker at the Station and interchange.
- 2 Integrate increased development potential in this location with the provision of public infrastructure and benefits including enhanced public domain on Oxford Street Mall, a new public space, increased tree canopy and greening, and a range of activation opportunities.
- 3 Locate the new public space to align with the existing Rowe Street entrance and where solar access can be maximised. Ensure that new development maintains solar access during lunchtime hours between 9am-3pm to at least 70% of the new open space area.

- 4 Maintain a 2-storey street wall along Oxford Street with development set back above. Maintain the intricate grain of building frontages through articulation and detailing to create a pedestrian scale at ground.
- 5 Support a mix of retail and commercial uses at the ground floor and within building podiums, supporting the economic core of Bondi Junction and providing new jobs.
- 6 Vary building heights within the block and ensure well-designed slender and well-separated tower forms above the street wall to maximise solar amenity, provide view sharing and address building scale, bulk and visual impacts.

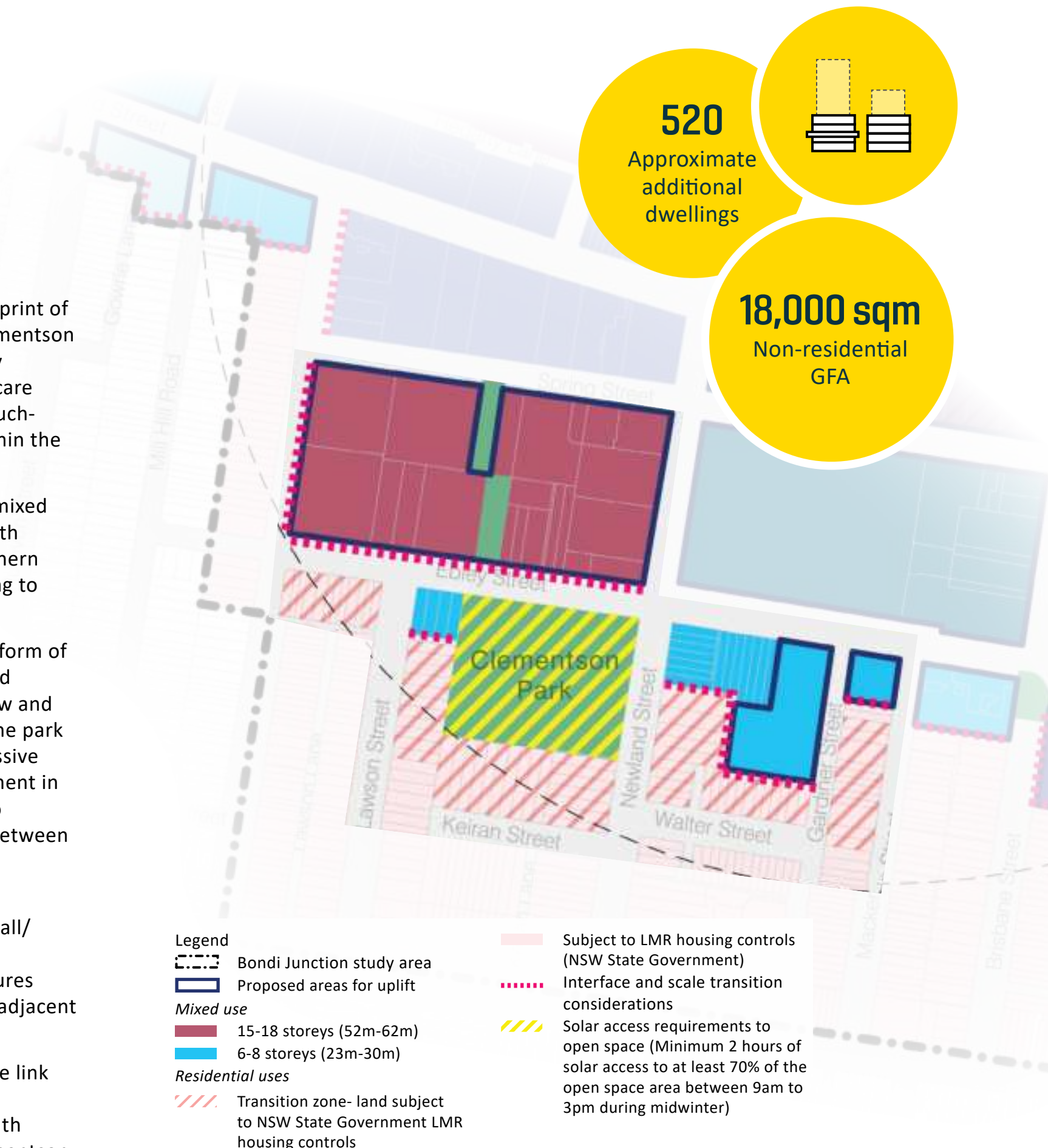


Civic Precinct

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 expanded Clementson Park at its heart, and integrated with new housing opportunities close to services and amenities.

- 1 Create a clear and defined civic and community precinct, leveraging on existing Council-owned assets and building on the character and identity created by the recent revitalisation of the Boot Factory and Mill Hill Centre.
- 2 Investigate a location within the Precinct to be redeveloped into a consolidated community and cultural facility including the potential for a theatre, gallery and studios.
- 3 Provide consolidated Council offices, civic uses and public services (including childcare and library facilities), as well as other commercial office spaces within the Precinct including consideration of the current Officeworks site.
- 4 Support increased height and mixed use opportunities within the block bounded by Ebley, Denison, Spring and Newland Streets, however ensuring sufficient solar access is maintained to Clementson Park.

- 5 Engage with the NSW State Government to reduce the footprint of existing community uses in Clementson Park into a smaller 2 to 3 storey community pavilion with child care facilities, in order to provide much-needed usable green space within the city centre.
- 6 Support mid-rise 6 to 8 storey mixed use residential development with active frontages along the southern side of Ebley Street, contributing to enlivening the street.
- 7 Support moderate uplift in the form of 4 to 6-storey apartments around Clementson Park in line with low and mid-rise controls, to enhance the park edges and enable increased passive surveillance. Mid-rise development in this location also contributes to managing the scale transition between city scale development and adjacent HCAs.
- 7 Provide a 3 to 4-storey street wall/ podium with articulation and architectural detailing that ensures appropriate scale interfaces to adjacent lower scale areas and HCAs.
- 8 Create an east-west through site link (between the Library site and Officeworks site) and north-south through site link (between Clementson Park and Spring Street).

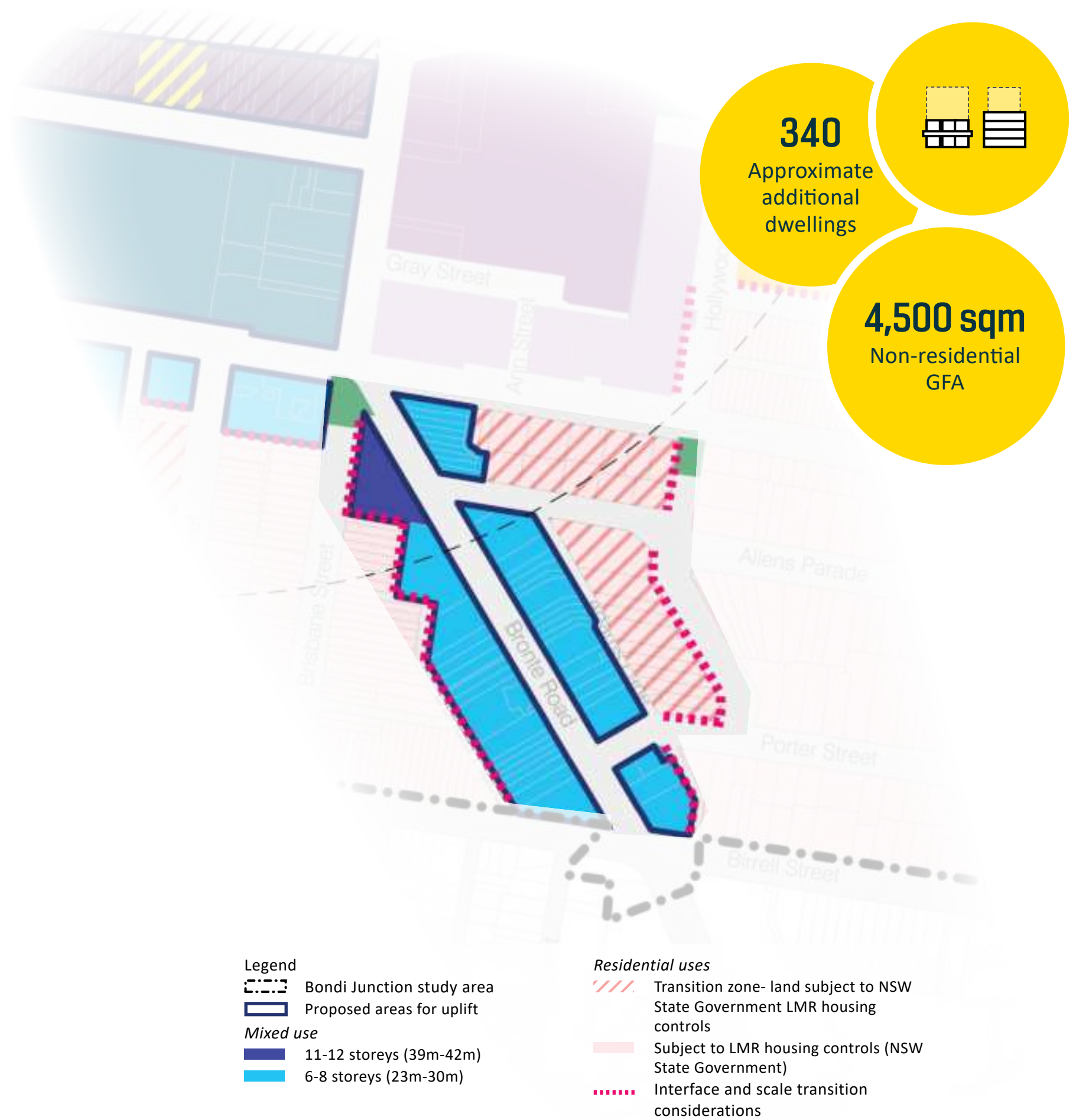


The Heart of the East

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.

- 1 Support the changing character of Bronte Road into a mid-rise high street, with mixed use development ranging 6 to 8 storeys, with opportunity for marker development at the northern entry point, co-located with an enhanced Brisbane Street Plaza.
- 2 Provide a 3-storey street wall to align with existing heritage facades and parapets and ensure a scale interface with adjoining HCAs.
- 4 Enable 6 to 8 storey mid-rise development in the adjoining blocks bounded by Hollywood Avenue and Ebley Street in line with Low and Mid-Rise Housing controls, where it interfaces with the Bronte Road main street and the city centre.
- 5 Implement streetscape improvements along Bronte Road including street trees and planted blisters to create an improved pedestrian environment.
- 6 Expand the existing Brisbane Street Plaza with opportunity for activation at the edges.





West Oxford Street Village

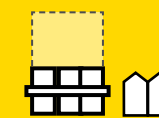
West Oxford Street is an important western gateway into Bondi Junction. The character of West Oxford Street Village will be retained (where appropriate) and be revitalised through appropriate adaptive reuse strategies. The northern side of West Oxford Street on the corner of York Road and Sydney Einfeld Drive is marked by a recent 14 to 17 storey development.

- 1 Retain the fine grain shop-top character of the village centre where appropriate while enabling adaptive reuse shop top housing.
- 2 Provide a 2 to 3 storey street wall to align with existing historical facades and parapets and ensure a scale interface with adjoining HCAs.
- 3 Support varied built form heights along Oxford Street creating distinct places and retaining local character.
- 4 Support mid-rise development ranging 4 to 8 storeys along West Oxford Street with lower heights on the southern side to enable appropriate transition to the adjacent residential neighbourhood and HCA.
- 5 Consider uplift (between York Road and Nelson Street on the northern side of Oxford Street) commensurate with the approved height on the corner of Oxford Street and York Road.

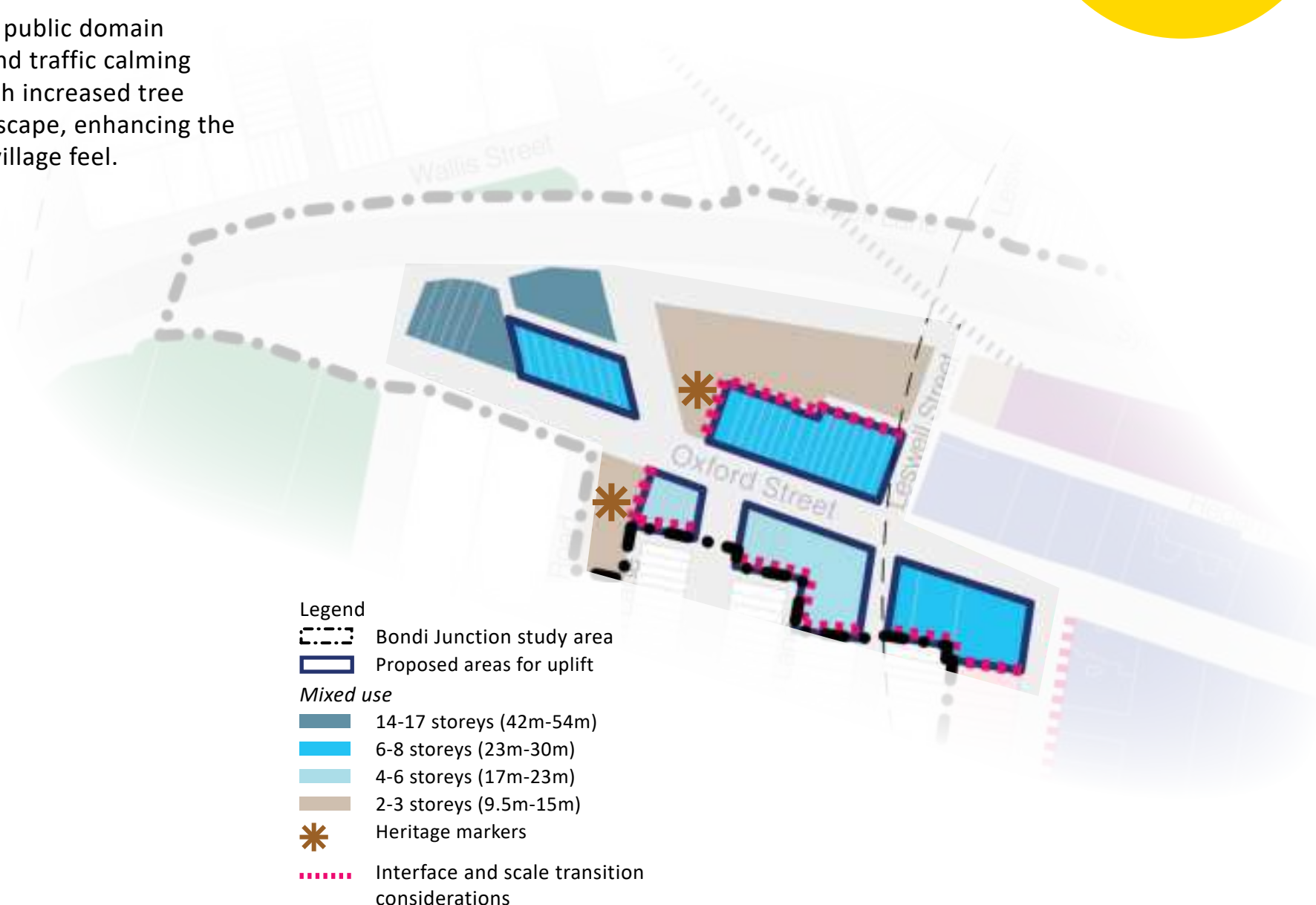
- 6 Celebrate heritage markers within the Precinct, including the Nelson Hotel and Westgate House, and ensure appropriate setbacks, street wall heights and datums adjoining heritage buildings.
- 7 Build on existing public domain improvements and traffic calming measures through increased tree canopy and landscape, enhancing the green and local village feel.

120

Approximate additional dwellings



4,000 sqm
Non-residential GFA





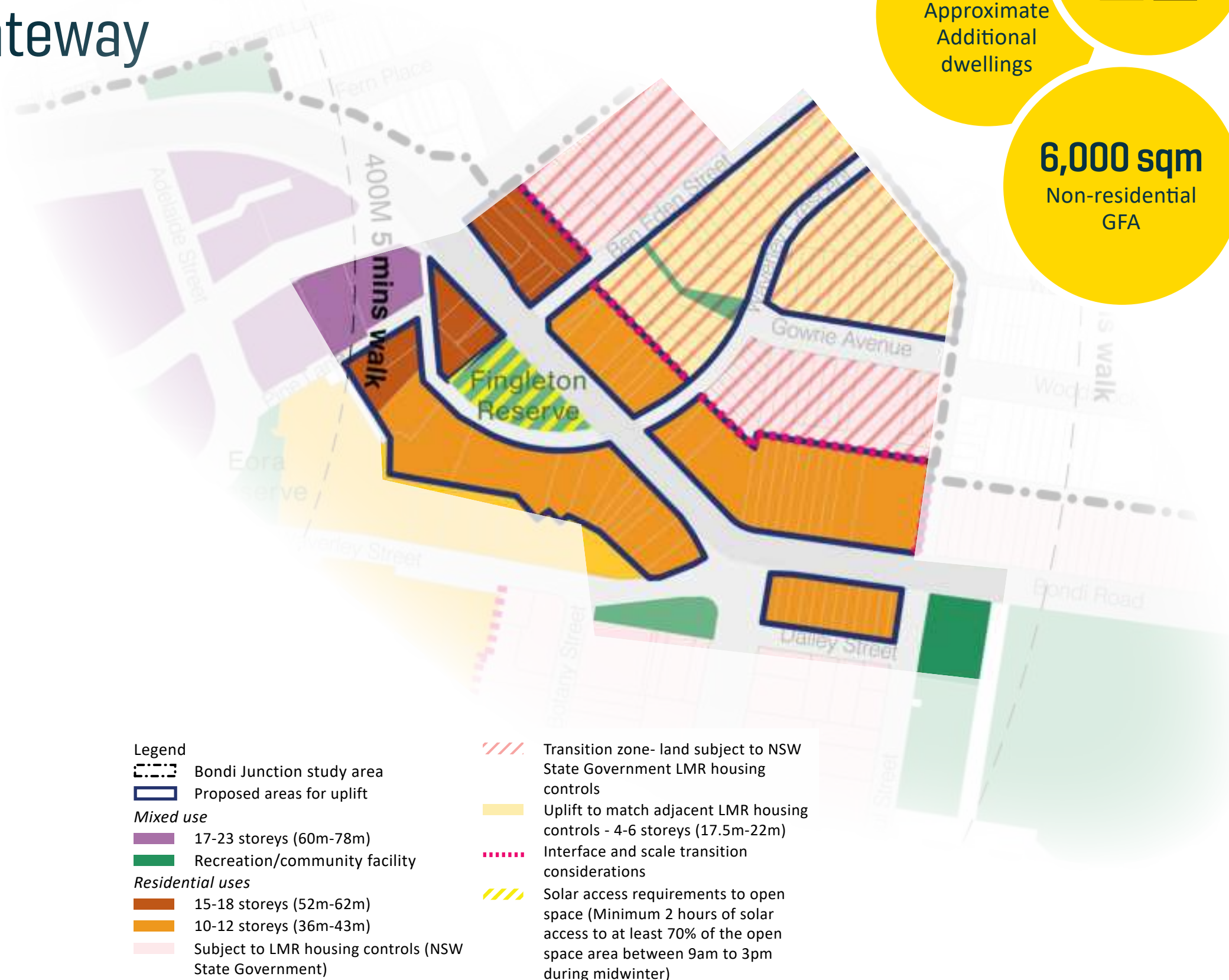
Visualisation of West Oxford Street Village



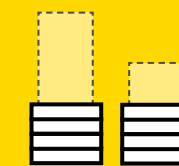
Bondi Road East Gateway

Bondi Road East Gateway marks the eastern arrival point into Bondi Junction, 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.

- 1 Focus gateway mixed use development ranging 15 to 18 storeys height at the intersection of Bondi Road and Oxford Street Mall, where there is an existing height cluster marking the eastern edge of the city centre.
- 2 Define a new built form character to Bondi Road with residential development ranging 10 to 12 storeys in height.
- 3 Provide mid-rise 4 to 6 storey apartments east of Bondi Road, to align with the LMR objectives, supporting more housing within an 800m walk of the Station and town centre.
- 4 Opportunity to utilise Council-owned assets to integrate a new mixed-use development, which may include recreational facilities and enhancement to Fingleton Reserve.
- 5 Redevelop the former Council Chambers building into a standalone community and recreational facility.
- 6 Provide a green landscape setback along Bondi Road with increased canopy to improve pedestrian connections to Waverley Park.



770
Approximate
Additional
dwellings



6,000 sqm
Non-residential
GFA



Visualisation of Bondi Road East Gateway

The Heart of the East

Building heights

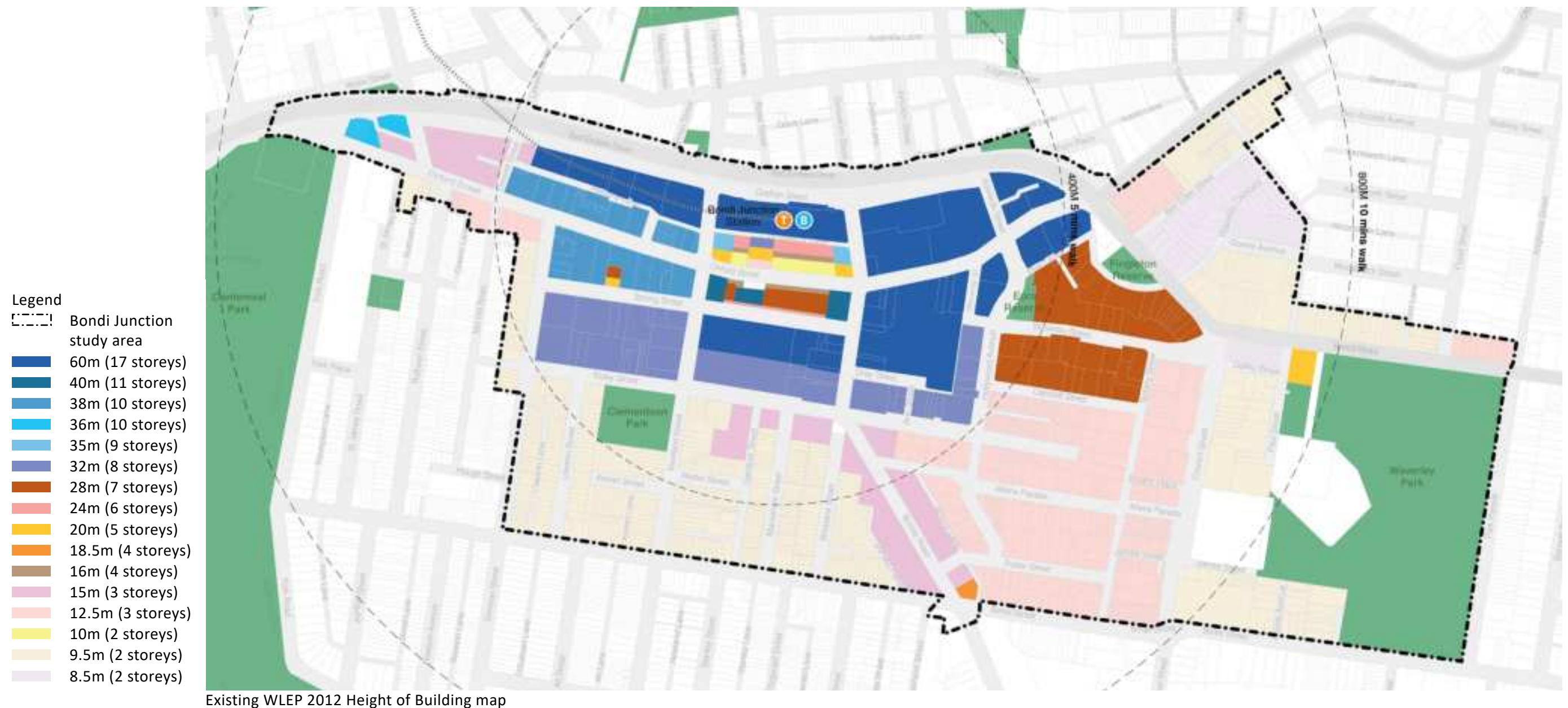
The existing controls that currently apply to the Precinct and proposed maximum building heights are identified on the following pages.

Existing LEP controls

The below map describes the existing height of building map under the Waverley Local Environmental Plan 2012. This does not include potential infill affordable housing bonuses under the State

Environmental Planning Policy Housing 2021 (SEPP Housing).

Note that some existing development within the city centre, such as the towers within the Westfield, Eastgate and Meriton developments already exceed the current controls.



The Heart of the East

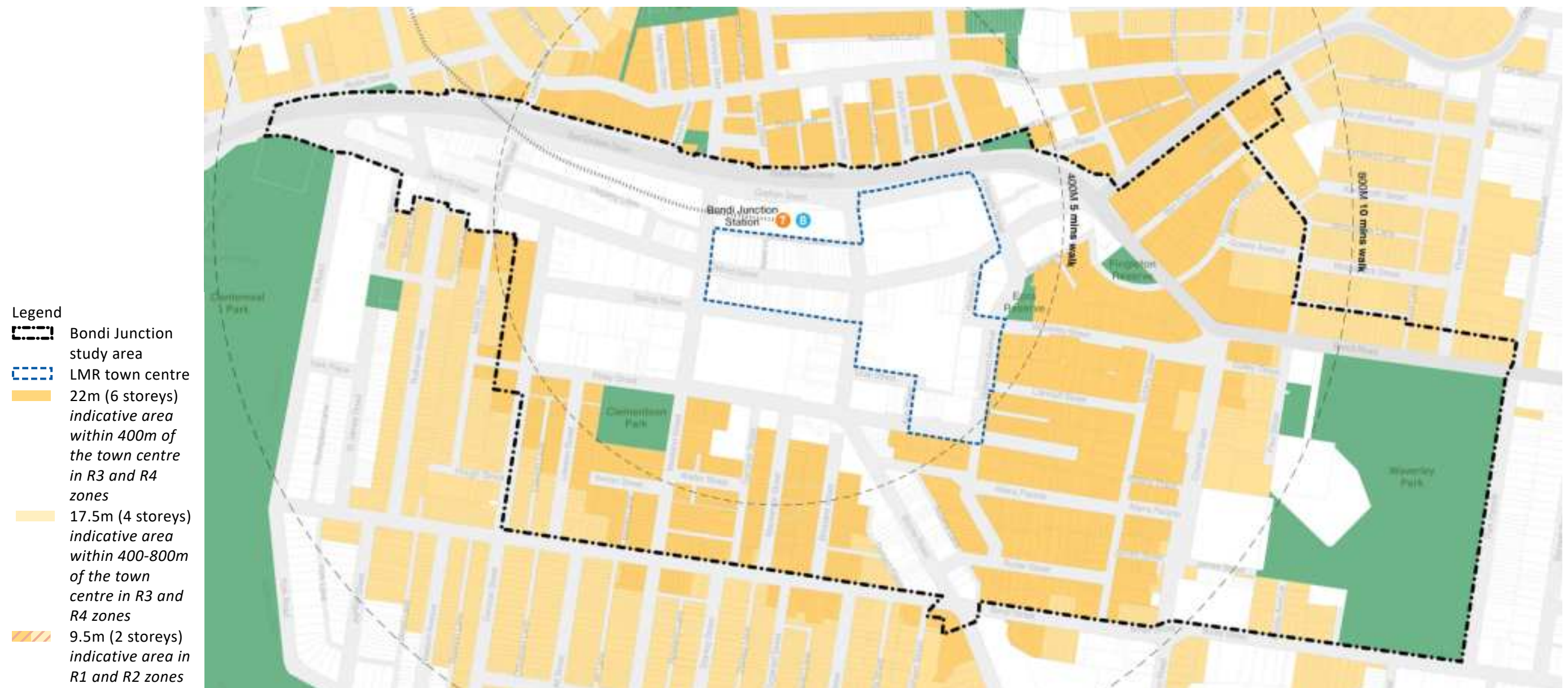
Low and mid-rise housing

The below map identifies the indicative areas that are currently subject to the NSW State Government's Low and Mid Rise Housing Policy. Under the State Environmental Planning Policy Housing 2021

(SEPP Housing), low and mid-rise housing in residential-zoned areas are permitted within 400m and 800m walking distance to the 'town centre' or E2 Commercial Centre zone. The following height controls for residential flat buildings currently apply under LMR, and may be subject to affordable housing uplift:

- For R3 and R4 zones within 400m - 22m
- For R3 and R4 zones within 400-800m - 17.5m
- For R1 and R2 zones within 800m - 9.5m

While the LMR applies to a broad area, the Master Plan identifies transition areas for mid-rise housing close to retail, community facilities and parks. This, along with uplift within the city centre itself, places less development pressure on surrounding lower scale neighbourhoods and heritage areas.



Indicative Low and Mid Rise Housing areas - building height map (NSW State Government)

The Heart of the East

Proposed maximum building heights

The below map highlights areas for uplift, where building heights are proposed beyond the current LEP controls and LMR policy. The Master Plan consolidates the commercial and mixed use core by focusing height and

density close to public transport, services and community uses, while also supporting uplift at key gateways and villages at the precinct edges.

The greatest building height is proposed closest to the Station and interchange

within Oxford Street Mall, and steps down to Spring and Ebley Streets. While within the two villages, West Oxford Street and Bronte Road, low to mid-rise built form supports moderate development while maintaining the fine grain character of the village centres, and provides transitional

built form to adjacent lower scale heritage areas. At the eastern portion of the Precinct, an existing clustering of tall development at the intersection of Oxford Street and Bondi Road is strengthened, marking the eastern gateway into Bondi Junction.



Growth Action Plan

Actions / Deliverables		Key stakeholders	Stage of implementation	Timeframe
Growth strategy				
G.1	Deliver new homes to address NSW State Government Housing targets	DPHI, L, B, C	Planning	Short to medium-term
G.2	Investigate the application of the Waverley Affordable Housing Contributions Scheme to areas subject to uplift	DPHI, L, B, C, D	Planning	Short to medium-term
G.3	Council to investigate implementation of the built form recommendations under the growth strategy in relevant planning instruments	DPHI, L, C	Planning	Short-term
G.4	Develop Planning Controls and provisions including amendments to the Waverley Local Environmental Plan 2012 to deliver on the objectives of the Master Plan	L, B, C	Planning	Short-term
G.5	Prepare a design guide or Development Control Plan that implements built form, landscape, sustainability and climate outcomes	L, B, C	Planning	Short-term
G.6	Update Waverley Development Contributions Plan to capture funding opportunities to support necessary public infrastructure	L, B, C	Planning	Short-term
G.7	Investigate and develop a methodology to ensure Council can value capture from any proposed uplift	C	Planning	Short-term
G.8	Establish minimum lot sizes and provide incentives for lot amalgamation	C	Planning	Short-term
G.9	Maintains Waverley’s existing design excellence process	L, B, C	Implementation	Ongoing

DPHI

Department of Planning, Housing and Infrastructure

TfNSW

Transport for NSW

DEdu

Department of Education

L

Landowners

B

Businesses

C

Community



Catalyst projects



The catalyst projects will kick-start transformational change in the area. Importantly, they provide visible progress that builds community confidence and supports longer-term renewal across the Precinct.



1

18 hour Oxford Street Mall

Reimagined as the heart of the Centre, Oxford Street Mall becomes a place to gather from morning to night. By day, cafés, wellness uses and boutique retail create a lively, people-focused promenade shaped by Bondi's health and lifestyle culture. After dark, dining, music and events bring new energy to the Precinct, supported by carefully managed entertainment and extended trading — transforming the Mall into the vibrant social spine Bondi Junction has long been missing.



2

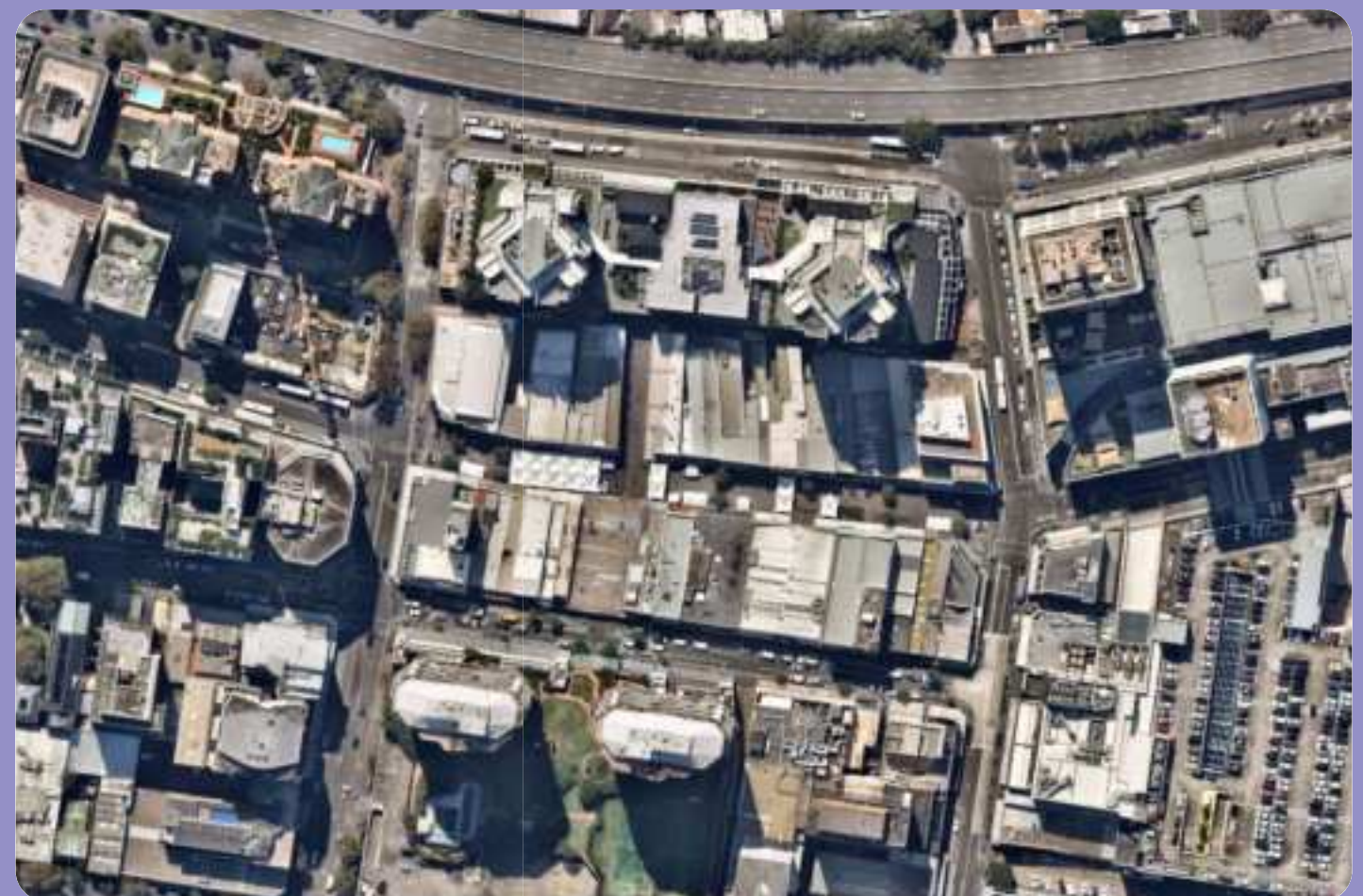
Ebley Street Civic Precinct

Ebley Street will become Bondi Junction's revitalised Civic Precinct—an active, walkable corridor of community destinations anchored by a new Council civic building on the Officeworks site, adjacent to an expanded Clementson Park. Building on the existing cluster of Council-owned sites, new and renewed community facilities, together with strategic consolidation and reorganisation of assets, will strengthen the relationship between buildings, streets and the park, creating a clearer and more unified Civic Precinct for the Centre.

1 Catalyst Project

18 hour Oxford Street Mall

Community feedback consistently identified Oxford Street Mall as the centre's priority location for renewal. Many described it as unattractive, poorly maintained and lacking activity, reflecting broader concerns that Bondi Junction feels “dead after dark” and functions more as a place to pass through than stay. Residents strongly supported improvements to safety, lighting and public space, alongside better connections to the Station and more restaurants and outdoor dining — positioning the Mall as the natural focus



18 hour Oxford Street Mall

Principles

To address these issues and unlock its full potential, a set of guiding principles has been developed to shape its future as a lively, inclusive, and people-focused place.

Urban Design principles



Create a grand arrival

Deliver an enhanced and direct connection between Bondi Junction Interchange and Oxford Street Mall.



Align a new public square with Station entrance

Provide a new plaza at the southern side of Oxford Street Mall that aligns with the Rowe Street Station entrance.



Strengthen north south spine

Strengthen the north–south connection linking the interchange with Oxford Street Mall and through to Spring Street via the new square, supported by a network of arcades and through-block links.



Introduce new homes in the heart

Locate new housing where access to transport, services and public spaces is greatest.



Activate the Mall

Provide enhanced retail and dining frontages that open to and activate the Mall.

Built form principles

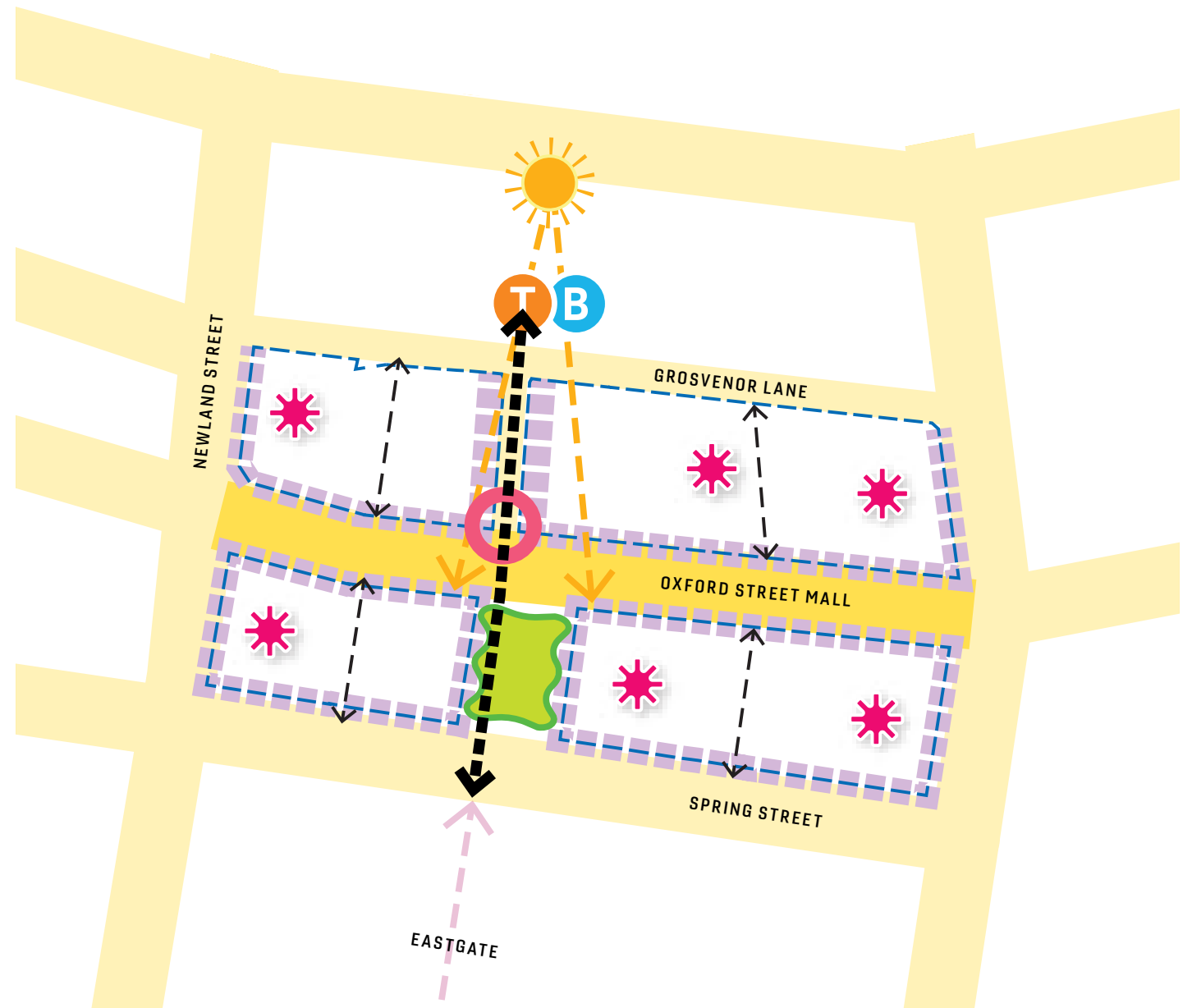


Strategically locate height

Locate tall, slim and well-separated towers of Oxford Street Mall so that additional height maintains solar access to the civic square and other key public spaces.

Maintain a pedestrian-scale street wall

Align new street walls with the existing two-storey height to maintain a comfortable, human-scale experience at street level.





18 hour Oxford Street Mall

A transformed Oxford Street Mall

Oxford Street Mall becomes a grand civic spine — where a landmark Station Arcade with First Nations storytelling announces arrival, a new civic square and flexible plaza host gathering and events, new podium dining and offices bring jobs and night-time life, new homes embed residents in the core, and generous tree canopy, retail and outdoor seating create a cool, welcoming place from morning to late.

1,250

Approximate
additional
dwellings

20,000 sqm

Non-residential
GFA

**New
1500sqm**

Civic Square

- 1 A landmark Station Arcade with First Nations storytelling creates a grand and culturally grounded arrival gateway
- 2 A new civic square becomes one of the centre's largest civic green spaces
- 3 New podium dining and bars with harbour views becomes Bondi Junction's elevated destination
- 4 New podium level commercial office floorspace brings more jobs into the core
- 5 New open to sky connection from Spring Street
- 6 New retail, dining, and outdoor seating
- 7 A renewed and flexible plaza elevates the public realm for gathering and events
- 8 New homes bring a resident community into the very heart of the centre
- 9 An expansive tree canopy and planting suited to the place and climate cools and greens the Mall
- 10 Integrated underground basement parking
- 11 Increased setbacks at ground level to facilitate a wider Oxford Street Mall
- 12 Investigate integration between the train concourse and the existing Westfield shopping centre

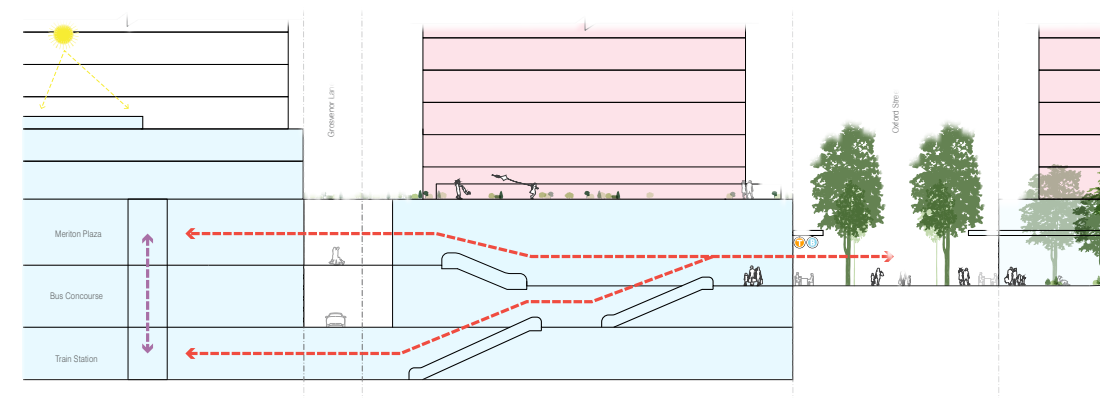
A seamless arrival

A new Station arrival and arcade establishes a clear and welcoming arrival into Bondi Junction, creating a sense of arrival befitting one of the city's busiest and most connected centres. Its entry aligns seamlessly with surrounding shopfronts to form an integrated and legible gateway. Direct vertical connections via new escalators provide clear and intuitive access to the Station concourse.

End-of-trip facilities for cyclists are integrated with the arrival sequence, supporting convenient, everyday access to and from the centre.

A new civic square at the Station entrance acts as both a generous forecourt and a true public gathering space — a place to meet, wait, sit in the sun or enjoy events rather than simply move through. Framed by active ground-floor uses and improved lighting, planting and seating, it brings new life to the Precinct throughout the day and evening, creating a gateway that feels worthy of the centre it serves.

Towers to the north of the new civic square are strategically located to ensure the square receives a minimum of 2 hours of direct sunlight to at least 70% of the open space between 9am and 3pm at midwinter.





To be read with key features on previous page



18 hour Oxford Street Mall

Reimagined as the heart of the centre, Oxford Street Mall becomes a place to gather from morning to night. By day, cafés, wellness uses and boutique retail create a lively, people-focused promenade; after dark, dining, music and events bring new energy through carefully managed entertainment and extended trading, establishing the vibrant social spine Bondi Junction has long been missing.

A transformed Oxford Street Mall is anchored by a new direct Station link on Rowe Street and a welcoming public square, creating a true front door to one of Sydney's busiest urban centres. A clear portal and new arcade lined with active retail and dining formalise the station arrival, drawing people toward the interchange and opening onto a generous civic forecourt opposite the Station. A major First Nations artwork or interpretive element marks this threshold, establishing the space as a true gateway into Bondi Junction.

Lively new retail and dining bring fresh energy, with boutique shops, fine grain restaurants and podium-level hospitality opening directly into the public realm and offering views over the ocean and centre.

Upgraded lighting, seating, planting and paving make the Mall a more inviting place to stay, with flexible space for markets, events and everyday use that reinforces its role as the social heart of Bondi Junction.

New homes are introduced at the heart of the centre, positioned close to transport, services, public spaces and outlooks to the coast and skyline. Located where amenity is strongest, these homes – including

opportunities for build to rent and more affordable options – bring more people into Oxford Street Mall and surrounding streets, supporting local shops, dining and activity from morning into the evening.

As a newly designated Special Entertainment Precinct, the centre stays open and feels alive in the hours it never has before – a true 18 hour economy. New entertainment offers – from live music venues and podium bars to outdoor DJs and evening events – turn Oxford Street Mall into a genuine night time destination, welcoming tourists, professionals and students to stay longer and experience Bondi Junction after dark.

New start up and creative workspaces above street level support emerging industries and a growing community of young professionals, evolving the centre from a traditionally health and retail led offering toward a more diverse innovation hub where new ideas, businesses and communities can thrive side by side.







18 hour Oxford Street Mall

An 18 hour destination

Oxford Street Mall supports the everyday rhythms of Bondi Junction throughout the week — from morning routines to evening activity. A typical Friday offers a snapshot of this energy, showing how the Mall shifts through the day as people move, meet and spend time in the Centre.



From first light...

6:00am

Runners pass through the new public square opposite the Station, grabbing a smoothie before heading toward Waverley or Centennial Park. The plaza is calm and open — the city just waking.

8:00am

The interchange comes alive. Commuters grab coffee beneath new mixed-use buildings before catching the train to the city. Residents head downstairs from homes above. The square becomes a meeting point — a clear and welcoming front door to Bondi Junction.



10:00am

Locals and visitors browse boutique shops and small studios, while start-ups and creative workspaces upstairs open for the day. Informal meetings spill into the plaza.



12:30pm

Lunch fills the public realm. Office workers, students and visitors spill into the plaza.



To late night

3:30pm

Afternoon errands bring people through — a quick walk to Westfield for groceries, a school pick-up, or a meeting in the square. The through-site link keeps movement flowing between streets and the Station.



5:30pm

Returning commuters meet friends. Dining terraces extend into the public realm as the atmosphere shifts toward evening.



8:00pm

Podium terraces host sunset drinks with views toward the harbour, adding a new elevated layer of activity.



10:00pm

Live music and new entertainment venues energise the Mall. Restaurants and small bars are active, trains continue to arrive, and homes above provide passive surveillance — sustaining a vibrant, safe Civic Precinct late into the night.



18 hour Oxford Street Mall Action Plan

Action		Key stakeholders	Stage of implementation	Implementation timeframe
Oxford Street Mall				
M.1	Engage with landowners and business to co-develop plan for the staged transformation of Oxford Street Mall	DPHI, L, B, C	Planning	Short-term
M.2	Engage with TfNSW and adjoining landowners to co-develop plan for interchange access and connectivity upgrades	DPHI, L, B, C	Planning	Short-term
M.3	Development partners undertake detailed master planning and architectural design	DPHI, L, C	Planning	Short-term
M.4	Staged construction and delivery of the Precinct with interchange upgrade, Oxford Street Mall upgrade and new public square delivered at an early stage	L, B, C	Planning	Short to medium-term
M.5	New entrance and direct connection to the Station concourse and interchange along Rowe Street	L, B, C	Delivery	Short to medium-term
M.6	1,500sqm public square adjoining Oxford Street Mall	L, B, C	Delivery	Short to medium-term
M.7	Oxford Street Mall upgrades	L, B, C	Delivery	Short to medium-term
M.8	Designation of Bondi Junction as a Special Entertainment Precinct	L, B, C	Delivery	Short to medium-term
M.9	Implement increased tree canopy and vegetation along Oxford Street Mall and the new plaza, and incorporate waster sensitive urban design	L, B,C	Delivery	Short to medium-term

DPHI

Department of Planning, Housing and Infrastructure

TfNSW

Transport for NSW

DEdu

Department of Education

L

Landowners

B

Businesses

C

Community

The Civic Heart

Community feedback highlighted the importance of Bondi Junction's civic and cultural assets — particularly the Library, Boot Factory and local events — while also calling for more theatres, galleries, civic spaces and greener places to gather. Residents emphasised the need for a centre known not just for retail and transport, but for outdoor dining, thriving streetscapes and everyday social life. These themes reinforce the opportunity for Ebley Street, as an area of concentrated Council and community uses, to help strengthen Bondi Junction's Civic Precinct and create a more welcoming place to spend time.



Principles

To address these issues and unlock its full potential, a set of guiding principles has been developed to shape its future as a lively, inclusive, and people-focused place.

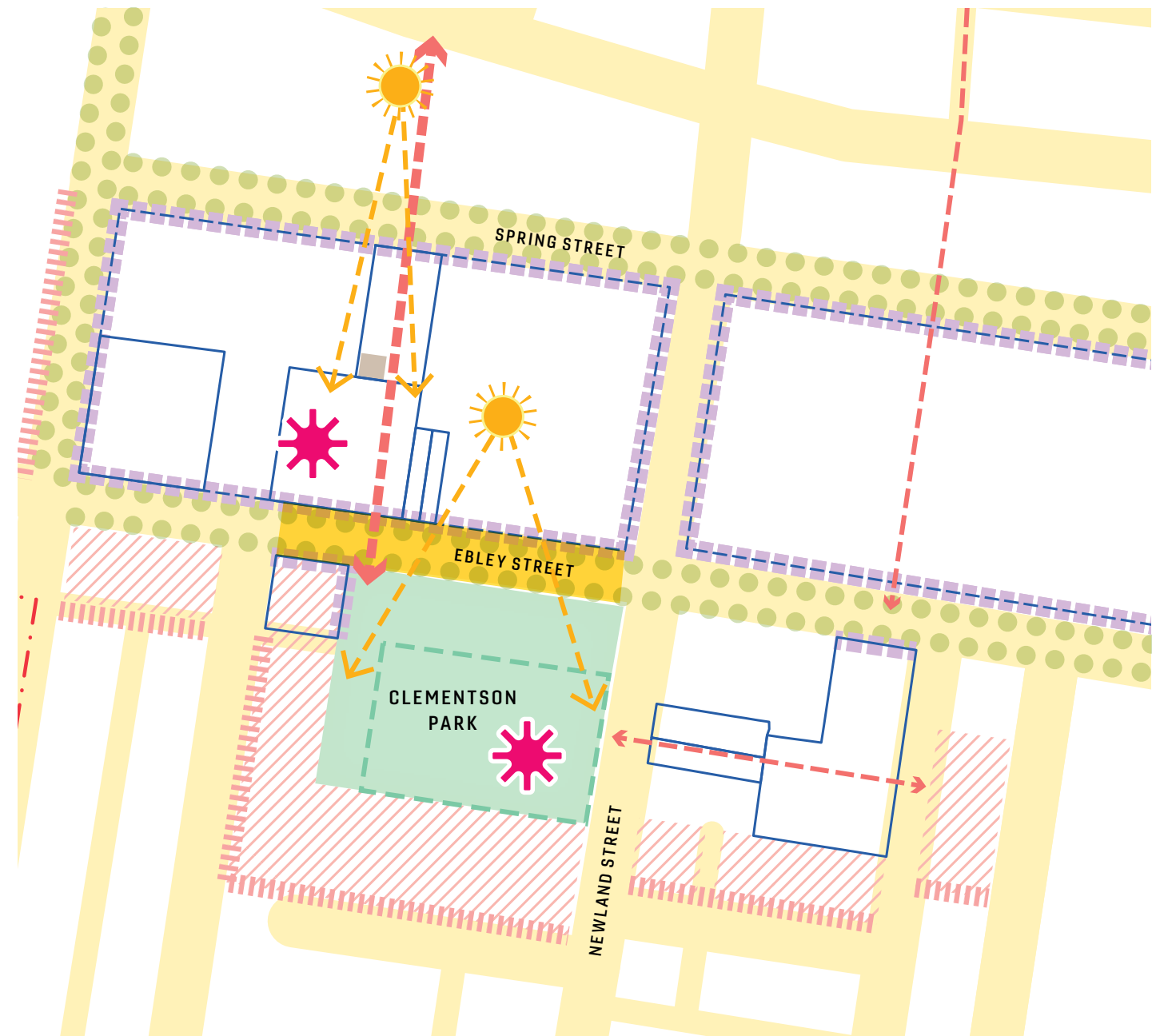
Urban Design principles

-  **Create space for a significant new civic facility**
 Consolidate Council landholdings to provide a larger modern civic and community facility within the Civic Precinct. Location to be further investigated.
-  **Create a new north-south pedestrian link**
Create a new pedestrian connection between Spring and Ebley Streets, linking the Boot Factory and community spaces to Clementson Park.
-  **Reinforce civic role of Ebley Street**
Create a safer, more people-focused street environment that strengthens its connections to adjacent civic facilities.
-  **Expand green open space at Clementson Park**
Unlock more accessible, usable green open space within the park and create a new civic pavilion.

-  **Active edges**
Support active uses that interface with the park and civic spaces that bring energy and activity to the Civic Precinct throughout the day.

Built form principles

-  **Manage built form transitions to HCA**
Provide a sensitive built form interface with the adjoining heritage conservation area through appropriate height, scale and setbacks.
-  **Protect solar access**
Ensure new development maintains solar access to Norman Lee Place and Clementson Park.



Key outcomes

Ebley Street will become Bondi Junction's revitalised Civic Precinct—an active, walkable corridor of community destinations anchored by a new Council civic building on the Officeworks site, adjacent to an expanded Clementson Park. Building on the existing cluster of Council-owned sites, new and renewed community facilities, together with strategic consolidation and reorganisation of assets, will strengthen the relationship between buildings, streets and the park, creating a clearer and more unified Civic Precinct for the centre.

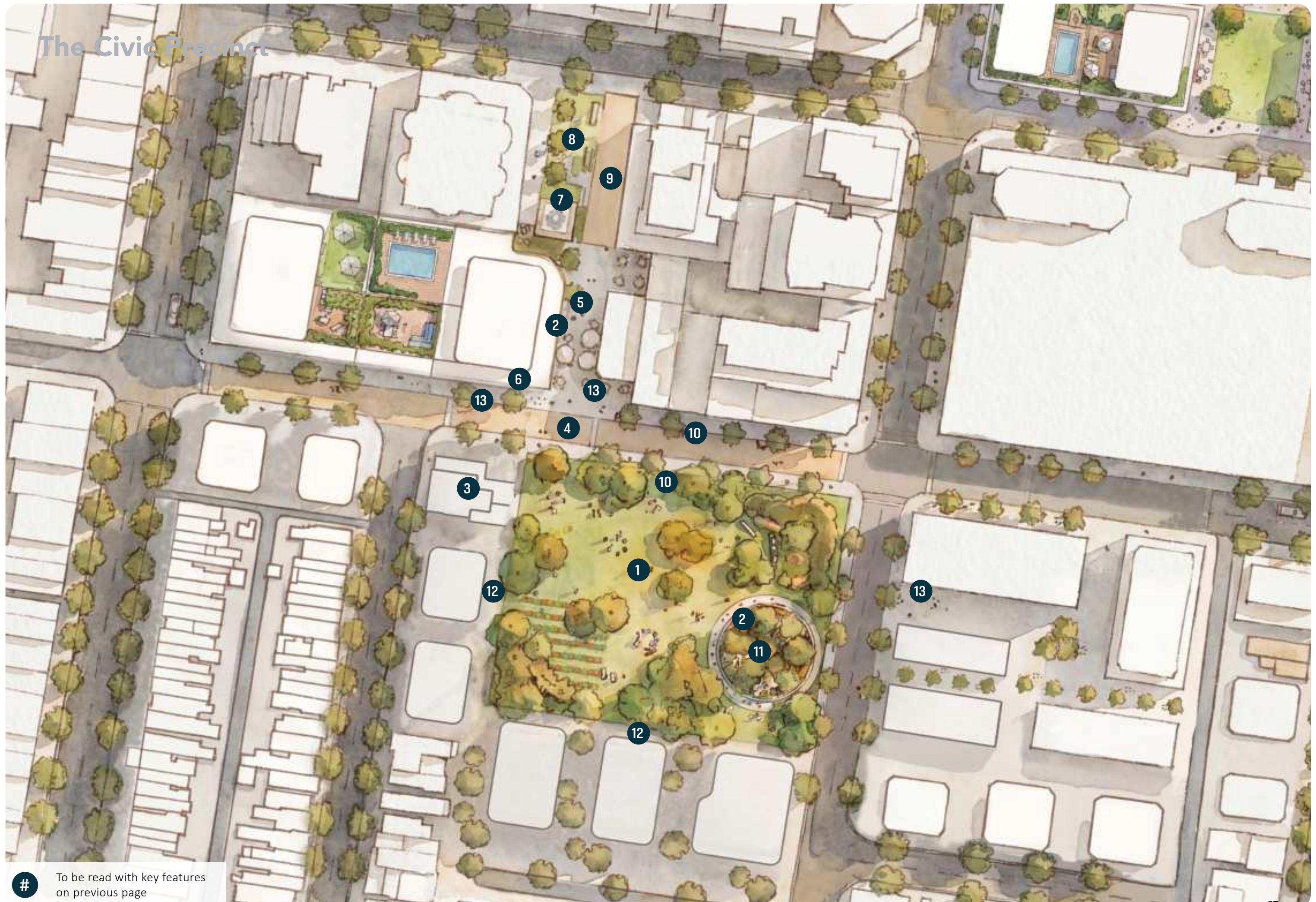
500
new homes
(approximate)

6,500sqm
expanded
Clementson Park

New
Community and
cultural facilities

- 1 Clementson Park becomes greener with expanded open space and a new community pavilion including child care facilities, reinforcing its role as the Civic Precinct
- 2 A new state-of-the-art community and civic hub brings diverse services together in one convenient location. Location to be further investigated
- 3 Mill Hill Early Education Centre retained, co-located with an enhanced Clementson Park
- 4 Ebley Street transforms into a people-friendly shared zone
- 5 A new through-site link stitches Spring Street to Ebley Street
- 6 Potential for a new and relocated library closer to park. Location to be further investigated
- 7 Boot Factory heritage heart
- 8 Norman Lee Place community plaza (recently upgraded)
- 9 Mill Centre (Council offices and community spaces)
- 10 New/enhanced street tree canopy
- 11 Rooftop terrace
- 12 Park-edge homes bring life to the green heart
- 13 Active ground-floor cafés and shops animate the Precinct

The Civic Precinct



To be read with key features
on previous page

2

The Civic Precinct

10,000sqm
community
facilities

In a typical day, the Ebley Street civic and cultural heart would come alive early with fitness classes and quiet study in the lounge spaces. By midday, families, students, and remote workers would use the café, meeting rooms, and creative studios. Afternoons might bring youth programs, rehearsals in the theatre, and community workshops, while evenings would see performances, events, and social gatherings, making the space active and welcoming from morning to night.

2500+
more green
open space



The Civic Precinct

A state-of-the art civic and community facility

A new civic, cultural and community facility will become a lively hub for the community. The exact community uses, spaces and location will be further investigated however it might provide the following types of facilities:

- Investigate a consolidated Council Chambers, Council offices and civic facilities.
- New Library with integrated flexible community spaces.
- Flexible theatre for performances and events, along with multipurpose rooms for classes, workshops, and meetings.
- Creative spaces for art and music, a youth area, and quiet reading lounges.
- Child care and learning spaces.
- Café and exhibition areas would make it a welcoming place for people to gather and connect.

A people-friendly Ebley Street

Ebley Street will be transformed into a pedestrian-priority civic street, with slower traffic, safer crossings and upgraded paving that clearly signal its significant role within the Precinct. These changes will improve access between Clementson Park, the Library and surrounding community facilities, helping the area function as a single connected civic place while supporting everyday movement and lingering rather than through-traffic.

Streets for people

Create welcoming public domain - park edges with wide footpaths, shade trees and places to sit, inviting the community to walk, gather and spend time here. Buildings should open onto the street and park with active community uses, helping the Civic Precinct feel lively, safe and connected.

More green open space and new community pavilion at Clementson park

The existing daycare, which currently occupies a large portion of the park will be consolidated and provided as part of an integrated community facility. This will free up valuable land to expand Clementson Park, creating more new, much needed green open space for the community to enjoy - growing one of Bondi Junction's largest parks by approximately 2,500sqm.

This creates a more open and generous landscape where children can play, families can gather, and people can enjoy everyday time outdoors, framed by new homes that provide a safe, overlooked and well-used shared backyard.

A more intimate community pavilion on the park's edge complements the adjacent new community facility and opens directly to the landscape, allowing classes, workshops and everyday activities to spill outdoors - keeping the park active, welcoming and well-used throughout the day. New development north of Clementson Park is to be carefully designed to ensure good solar access to the park through mid-winter.

Civic Precinct Action Plan

Actions/deliverables		Key stakeholders	Implementation	Timeframe
Civic Precinct				
CP.1	Undertake study of Council-owned assets and develop consolidation plan	DPHI, L, B, C	Planning	Short-term
CP.2	Engage with NSW State Government and co-develop plan for Clementson Park	DPHI, L, B, C, D	Planning	Short-term
CP.3	Undertake detailed master planning and design for the Civic Precinct	DPHI, L, C	Planning	Short-term
CP.4	Construct and deliver the Civic Precinct and facilities with project partners	L, B, C	Planning	Short to medium-term
CP.5	Investigate consolidation of Council assets to deliver a Civic and Community Precinct including a Library, community uses, cultural and event spaces and child cares	L, B, C	Delivery	Short to medium-term
CP.6	Investigate consolidation of Council functions including Council Chambers, office and services	L, B, C, D	Delivery	Short to medium-term
CP.7	Civic link connecting Norman Lee Place and Clementson Park	L, B, C, D	Delivery	Short to medium-term
CP.8	Revitalisation and expansion of Clementson Park including a new community pavilion with child care facilities	L, B, C, D	Delivery	Short to medium-term
CP.9	Shared zone along Ebley Street between Denison and Newland Street	L, B, C, D	Delivery	Short to medium-term

DPHI

Department of Planning, Housing and Infrastructure

TfNSW

Transport for NSW

DEdu

Department of Education

L

Landowners

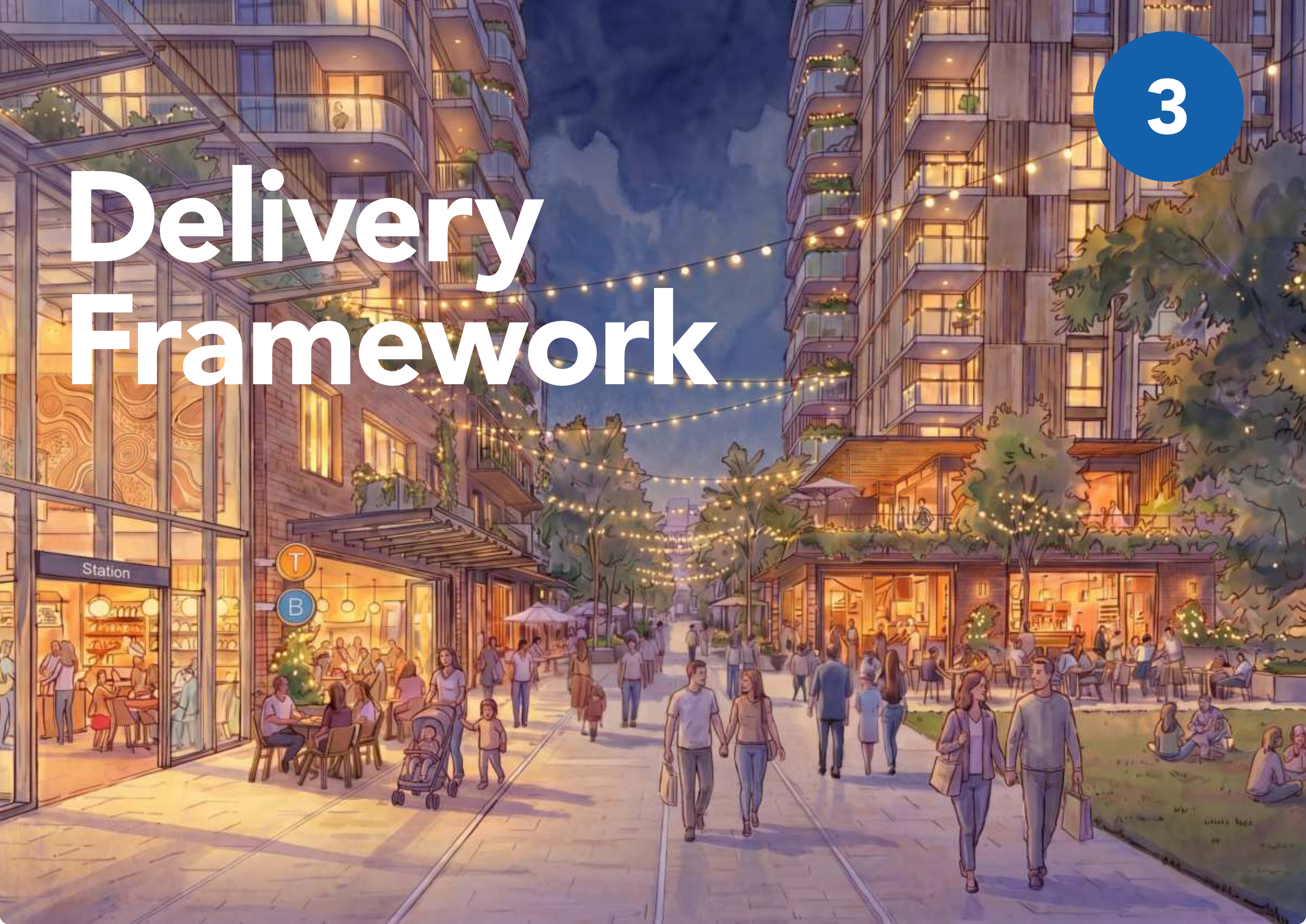
B

Businesses

C

Community

Delivery Framework



Key outcomes

The Master Plan integrates and embeds the delivery of public and community outcomes within future development potential. As Bondi Junction continues to grow and change into the future, it is essential that new and enhanced public spaces, community facilities, great streets and sustainable movement go hand in hand with new development to support existing and future residents, workers and visitors.

Despite the targeted approach to development uplift within catalyst areas, benefits are shared across the centre.

The Master Plan will deliver:

A new square and arrival

9,000sqm

New open space

35%

Tree canopy target

A town park & Civic Precinct

3,000

Approximate additional dwellings

10%

Affordable Housing

Completed east west bike path

18 hour

Local economy

2,140

New jobs

Walkable and vibrant streets

Delivery framework

A shared approach to delivery

Delivery Framework

Bondi Junction is a dynamic centre that will continue to evolve over time. Growth is not a fixed outcome, but part of an ongoing process of change. As the centre evolves, it must remain adaptable and flexible — able to respond to new opportunities, changing needs and future demands — while continuing to prioritise liveability, access and quality of place.

In response, the Bondi Junction Master Plan establishes a clear approach to growth — a coordinated delivery framework that sets out the mechanisms and responsibilities required to implement change, providing a practical pathway to realise the vision.

As Bondi Junction grows, this Master Plan recognises that change will generate significant uplift in land value. This uplift creates an opportunity to ensure that growth contributes to the delivery of the infrastructure, public spaces and community outcomes needed to support a larger and more active centre.

Governance and Delivery (The who)

Council will guide the long-term vision for Bondi Junction, but it cannot deliver every outcome on its own. Delivery will rely on coordinated action between Council, State agencies, landowners, institutions and the private sector.

Council’s role is to set clear expectations and create the conditions for positive change — through Planning Controls, public investment, incentives and collaboration. In turn, development enabled by this Master Plan will be expected to contribute to public benefits, secured through the mechanisms outlined adjacent.



Delivery Mechanisms (The how)

A range of tools will be used to ensure that growth is supported by the infrastructure, public spaces and community facilities needed for a growing centre. These mechanisms help coordinate investment, align development with the Master Plan, and ensure new development contributes to the broader needs of Bondi Junction.

These could include:

Planning provisions and incentives
Additional height or floor space bonuses associated with the delivery of community public infrastructure, including public spaces, community facilities, affordable housing and new connections

Development contributions
Levy payments, works in kind or dedicated space provided by developers to fund or deliver infrastructure, public spaces and community facilities. This would require review and amendment of the Waverley Development Contributions Plan

Public investment
Consolidation and use of Council assets, bringing together land, including Council-owned and private sites where needed to directly deliver community and cultural facilities, open space and public domain upgrades by Council and government agencies

Partnerships
Collaboration with State agencies, landowners and institutions to coordinate delivery across the Centre

Planning agreements
Voluntary Planning Agreements that enable Council to share part of the value uplift created by development potential over existing Planning Controls for use in public infrastructure

Together, these mechanisms help deliver broader improvements across the centre — ensuring that growth is aligned with investment, and that change supports a more liveable, well-functioning and resilient centre.

A shared approach to delivery

Public Benefits (What this delivers)

As development occurs, these mechanisms will translate growth into visible and lasting improvements across the Centre. Growth will deliver not only more homes and development capacity, but stronger community outcomes and a higher quality, more inclusive and better performing place, including:



New and improved parks and plazas

Delivered through works in kind, development contributions or direct public investment.



New and improved streets and connections

Delivered through development contributions.



New bike paths

Delivered through development contributions, partnerships with the public sector.



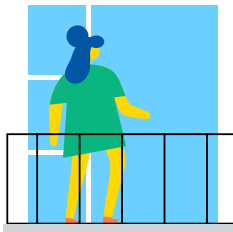
Community and cultural facilities

Council-led infrastructure delivered through consolidation of Council assets, strategic acquisition and partnerships with the public and private sectors.



Transport and access improvements

Delivered through development contributions, partnerships with the public sector.



Affordable and diverse housing

Delivered through agreements with the private sector, use of Council-owned land and / or partnerships with public and community housing sectors.

Action plan

From Framework to Action

The delivery framework provides the foundation for implementing change across Bondi Junction. The public benefits identified in this section are realised through the Master Plan strategies, Catalyst Projects and prioritised actions, which translate the Framework into tangible on the ground interventions across the Centre. The following section outlines the Master Plan strategies and prioritised actions that will shape the future of Bondi Junction.

The action plan sets out two levels of outcomes:

Precinct-wide strategies

Key action items that will facilitate positive outcomes related to activation, transport infrastructure and movement, open space and landscape, and built form.

Catalyst projects

Transformative priority projects that will provide significant benefits to Bondi Junction. The success of these projects will rely on robust and collaborative public/private partnerships.

Actions

A series of actions support the precinct-wide strategies and Catalyst Projects, with each action identifying key stakeholders, its stage of implementation (investigation, planning or delivery), and an indicative timeframe.

Key stakeholders

- NSW State Government agencies including Department of Planning, Housing and Infrastructure, Department of Education, Transport for NSW
- Landowners
- Developers and development partners
- Chamber of Commerce and local businesses
- Community groups and general community

Delivery stage

Implementation stages include:

- Investigation
- Planning
- Delivery

Timeframe

Implementation timeframes are defined as:

- Short-term (1-5 years)
- Medium-term (5-10 years)
- Delivery (10+years)

Action plan

Action		Key stakeholders	Stage of implementation	Implementation timeframe
Activation				
A.1	Nominate Oxford Street Mall as a catalyst project that can provide significant destinational activation opportunities	DPHI, TFNSW, L, B, C, EC	Planning	Short-term
A.2	Secure approvals to designate Bondi Junction as a Special Entertainment Precinct to enable extended trading hours and additional uses	DPHI, EC	Planning	Short-term
A.3	Nominate the Civic Precinct as a catalyst project that can provide significant community activation	DPHI, DEdu, L, B, C	Planning	Short to medium-term
A.4	Consolidate Council landholdings and investigate potential acquisitions and/or partnerships with adjoining landowners to deliver the Civic Precinct	DPHI, L, B, C	Planning	Short to medium-term
A.5	Secure approvals to deliver permanent outdoor dining zones along Bronte Road	DPHI, TFNSW, L, B, C	Planning	Short-term
A.6	Upgrades to public domain including footpath quality and greening	TFNSW, L, B, C	Delivery	Ongoing
A.7	Upgrade lighting and safety network	TFNSW, L, B, C	Delivery	Ongoing
A.8	Place Activation and Events Strategy with accompanying resourcing and funding	L, B, C	Planning	Ongoing
A.9	Review planning controls and develop design guidelines for each of the 5 destination precincts that support preferred land uses, precinct identity / character and design objectives	L, B, C	Planning	Short to medium-term

Connectivity Strategy

Action		Key stakeholders	Stage of implementation	Implementation timeframe
Connectivity				
C.1	Deliver a new interchange entrance and arrival to the Station via Rowe Street improving multimodal connections and creating a stronger sense of arrival	DPHI, TfNSW, L, B, C	Investigation	Medium-term
C.2	Upgrade key intersections with raised thresholds and tree planting along Oxford Street, Spring Street and Ebley Street	TfNSW, L, B, C	Delivery	Short to medium-term
C.3	Deliver a new pedestrian civic link providing a through site link through the Civic Precinct	L, B, C	Investigation	Medium-term
C.4	Strengthen site through links and laneways to support pedestrianisation and walkability	L, B, C	Planning	Short to medium-term
C.5	Construct a bike path along Waverley Street to complete the connection to Waverley Park	TfNSW, L, B, C	Planning	Medium-term
C.6	Improved pedestrian connection from Bondi Junction to Waverley Park and Bondi Road	C	Planning	Short-term
C.7	Deliver a new bike path along Grosvenor Street and Bronte Road connecting Queens Park to Cooper Park	TfNSW, L, B, C, local Councils	Investigation	Medium-term
C.8	Redirect through-traffic to the edges of the centre to a ring road	TfNSW, L, B, C	Planning	Short to medium-term
C.9	Advocate to Transport for NSW to improve public transport services including trains and buses	TfNSW, L, C	Planning	Short to medium-term
C.10	Undertake a detailed traffic and transport study including liaising with Transport for NSW	TfNSW, L, C	Investigation	Short to medium-term

DPHI

Department of Planning, Housing and Infrastructure

TfNSW

Transport for NSW

DEdu

Department of Education

L

Landowners

B

Businesses

C

Community

Greening and open space Strategy

Action		Key stakeholders	Stage of implementation	Implementation timeframe
Greening and open space				
O.1	Achieve 35% tree canopy target and increased vegetation across Bondi Junction through implementation in planning policy	L, B, C	Delivery	Ongoing
O.2	Investigate delivery mechanism for new public plaza along Oxford Street Mall	DPHI, L, B, C	Investigation	Short-term
O.3	Work with NSW State Government to consolidate assets within Clementson Park to expand existing open space	DPHI, DEdu, L, B, C	Investigation	Short to medium-term
O.4	Upgrades to existing parks and plazas including Waverley Street Plaza, Brisbane Street Plaza, Eora Reserve and Fingleton Reserve	L, B, C	Planning	Medium-term
O.5	Investigate opportunity for new pocket parks at Hollywood Avenue, Waverley Street and Gowrie Avenue	L, B, C	Investigation	Medium-term
O.6	Investigate new recreational facility underneath Syd Einfeld Drive	TFNSW, L, B, C	Investigation	Medium to long-term
O.7	Protect solar access to key public spaces - new Oxford Street Mall public space, Clementson Park and Fingleton Reserve to receive minimum 2 hours of solar access to 70% of the open space area between 9am-3pm during midwinter (June winter solstice)	DPHI, L, D	Delivery	Ongoing
O.8	Streetscape upgrades at key intersections and streets, including improved crossings, traffic calming measures, raised thresholds, planted blisters and increased tree canopy	TFNSW, L, B, C	Delivery	Ongoing
O.9	Implement water sensitive urban design within the public domain integrating green infrastructure and stormwater management	TFNSW, C	Planning	Ongoing
O.10	General investigation of rooftop open spaces	L, B, C	Investigation	Medium to long-term

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B

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C

Community

Growth Strategy

Action		Key stakeholders	Stage of implementation	Implementation timeframe
Growth				
G.1	Deliver new homes to address NSW State Government Housing targets	DPHI, L, B, C	Planning	Short to medium-term
G.2	Investigate the application of the Waverley Affordable Housing Contributions Scheme to areas subject to uplift	DPHI, L, B, C, D	Planning	Short to medium-term
G.3	Council to investigate implementation of the built form recommendations under the growth strategy in relevant planning instruments	DPHI, L, C	Planning	Short-term
G.4	Develop Planning Controls and provisions including amendments to the Waverley Local Environmental Plan 2012 to deliver on the objectives of the Master Plan	L, B, C	Planning	Short-term
G.5	Prepare a design guide or Development Control Plan that implements built form, landscape, sustainability and climate outcomes	L, B, C	Planning	Short-term
G.6	Update Waverley Development Contributions Plan to capture funding opportunities to support necessary public infrastructure	L, B, C	Planning	Short-term
G.7	Investigate and develop a methodology to ensure Council can value capture from any proposed uplift	C	Planning	Short-term
G.8	Establish minimum lot sizes and provide incentives for lot amalgamation	C	Planning	Short-term
G.9	Maintains Waverley’s existing design excellence process	L, B, C	Implementation	Ongoing

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18 hour Oxford Street Mall

Action		Key stakeholders	Stage of implementation	Implementation timeframe
18 hour Oxford Street Mall				
M.1	Engage with landowners and business to co-develop plan for the staged transformation of Oxford Street Mall	DPHI, L, B, C	Planning	Short-term
M.2	Engage with TfNSW and adjoining landowners to co-develop plan for interchange access and connectivity upgrades	DPHI, L, B, C	Planning	Short-term
M.3	Development partners undertake detailed master planning and architectural design	DPHI, L, C	Planning	Short-term
M.4	Staged construction and delivery of the Precinct with interchange upgrade, Oxford Street Mall upgrade and new public square delivered at an early stage	L, B, C	Planning	Short to medium-term
M.5	New entrance and direct connection to the Station concourse and interchange along Rowe Street	L, B, C	Delivery	Short to medium-term
M.6	1,500sqm public square adjoining Oxford Street Mall	L, B, C	Delivery	Short to medium-term
M.7	Oxford Street Mall upgrades	L, B, C	Delivery	Short to medium-term
M.8	Designation of Bondi Junction as a Special Entertainment Precinct	L, B, C	Delivery	Short to medium-term
M.9	Implement increased tree canopy and vegetation along Oxford Street Mall and the new plaza, and incorporate waster sensitive urban design	L, B,C	Delivery	Short to medium-term

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Civic Precinct

Action		Key stakeholders	Stage of implementation	Implementation timeframe
Civic Precinct				
CP.1	Undertake study of Council-owned assets and develop consolidation plan	DPHI, L, B, C	Planning	Short-term
CP.2	Engage with NSW State Government and co-develop plan for Clementson Park	DPHI, L, B, C, D	Planning	Short-term
CP.3	Undertake detailed master planning and design for the Civic Precinct	DPHI, L, C	Planning	Short-term
CP.4	Construct and deliver the Civic Precinct and facilities with project partners	L, B, C	Planning	Short to medium-term
CP.5	Investigate consolidation of Council assets to deliver a Civic and Community Precinct including a Library, community uses, cultural and event spaces and child cares	L, B, C	Delivery	Short to medium-term
CP.6	Investigate consolidation of Council functions including Council Chambers, office and services	L, B, C, D	Delivery	Short to medium-term
CP.7	Civic link connecting Norman Lee Place and Clementson Park	L, B, C, D	Delivery	Short to medium-term
CP.8	Revitalisation and expansion of Clementson Park including a new community pavilion with child care facilities	L, B, C, D	Delivery	Short to medium-term
CP.9	Shared zone along Ebley Street between Denison and Newland Street	L, B, C, D	Delivery	Short to medium-term

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Key public infrastructure costs

A mix of monetary contributions, works in kind or dedications can be captured from new development to contribute to funding public infrastructure. The below provides indicative costs and potential delivery mechanisms for key public infrastructure projects.

Item	Indicative cost	Delivery mechanism
 Clementson Park upgrade	\$10-\$15M	Development contributions, partnerships
 1,500sqm new plaza (Oxford Street Mall)	\$15-\$20M	Works in kind
 Oxford Street Mall upgrade	\$5-\$10M	Development contributions
 New and upgraded parks and plazas	\$10-\$15M	Development contributions
 New library, community facilities and Council offices (approx 10,000sqm)	\$70M	Development contributions, partnerships
 New Rowe Street Station entry	\$5-\$10M	Works in kind
 New recreation facility (former Council Chambers)	\$30-\$35M	Development contributions
 Streetscape improvement program	\$2.5-\$5M	Development contributions
 Intersection upgrade program	\$2.5M	Development contributions
 New facilities under Syd Einfeld Drive	\$5M	Development contributions
 New bike paths - Waverley Street, Bondi Road and Bronte Road	\$3-7M	Development contributions

Key public infrastructure costs

- Legend

 - Bondi Junction study area
 - Targeted areas for uplift
 - Clementson Park upgrade
 - New plaza at Oxford Street Mall
 - Oxford Street Mall upgrade
 - New and upgraded parks and plazas
 - New recreation facility
 - New park under Syd Einfeld Drive
- New library, community facilities and Council offices
 - New Row Street Station entry
 - Shared street
 - Streetscape enhancements
 - Intersection and crossing upgrades
 - New bike paths
 - Through site links, lanes and arcades

Public infrastructure map

