



WAVERLEY
COUNCIL

Vision for Bondi Junction

BONDI BEYOND



Acknowledgment

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



Message from our Mayor

The Bondi Junction Vision 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 Vision 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 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 Vision. 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 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

Vision

Bondi Junction is the civic heart 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.

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 heart 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 an 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.



**Bondi Junction is
the civic heart and
cultural centre of
Sydney's East**

Ambitions

The Vision sets the destination, and the pillars provide the foundations for change. The ambitions describe how this transformation will be experienced in daily life. They are aspirational, designed to spark imagination now, and will be tested and refined through the detailed Master Plan.



A destination

Alive from daylight to late night.



An urban oasis

Open spaces and greenery woven into daily life.



A world-class interchange

A seamless, people-focused gateway.



The civic heart of the east

The civic, cultural, and economic core.



Introduction

From stopover to stayover

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.

Every day, thousands of commuters, residents, shoppers, and tourists pass through one of Australia's busiest transport interchanges and second busiest shopping centre. The combination of high-rise apartments, retail, professional services, and nearby parks – including Centennial Park – gives the precinct a distinctive identity unmatched by most other centres.

Yet Bondi Junction is still seen by many as a place to pass through than to stay.

This passing traffic, existing services and infrastructure represents enormous potential. By elevating its public realm, diversifying uses, strengthening connections, and creating a richer mix of cultural, social, and recreational experiences, Bondi Junction can evolve into a vibrant day-and-night destination – a place not just to travel through, but to live, work, and stay.



Developing the Vision with you

This Vision sets the stage for transformation. Informed by analysis, consultation, and strategic planning, it provides a roadmap that will elevate Bondi Junction into a vibrant, inclusive, and well-connected urban centre.

Community engagement has been central to developing this Vision

This engagement program has two stages. The first captured local aspirations to establish a shared direction. The second will refine and test detailed Master Plan recommendations through ongoing engagement.

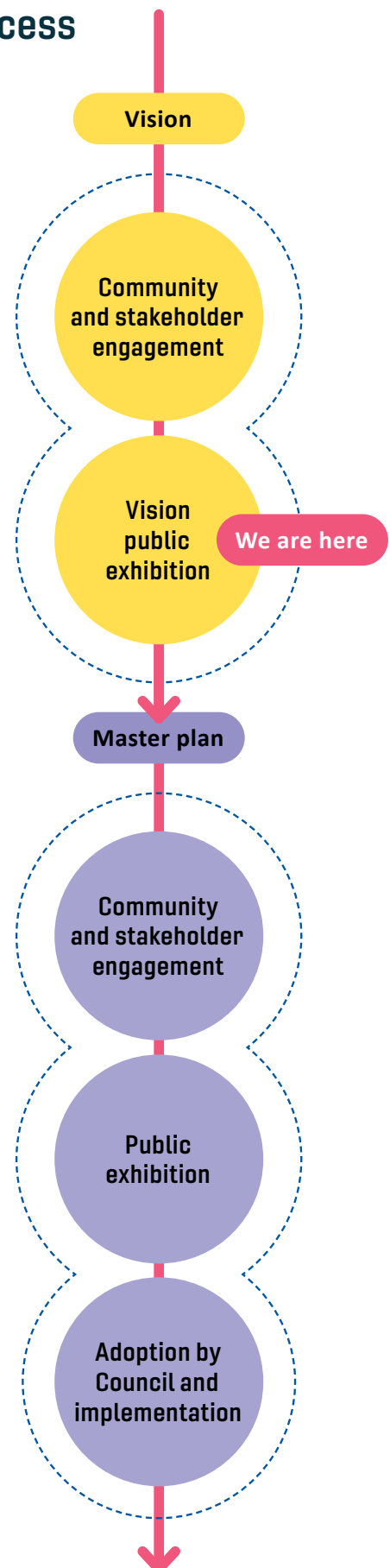
Stage 1 - now complete - informed this report. Surveys, community pop-ups, workshops, and business and stakeholder roundtables provided valuable insight into local priorities and opportunities.

Stage 2 - to follow - will build on this foundation. Engagement will continue as the Master Plan is developed, balancing housing, transport, open space, and social infrastructure to shape a more liveable, inclusive, and resilient centre.



From vision to action: a Master Plan to channel public and private investment into outcomes that align with community aspirations.

Process





Contents

Strategic context	10
-------------------	----

Bondi Junction today - the case for change	13
---	----

Bondi Junction tomorrow - the opportunity	18
--	----

Vision	20
--------	----

Bondi Junction is the civic heart 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.

Pillars of the Vision	22
-----------------------	----

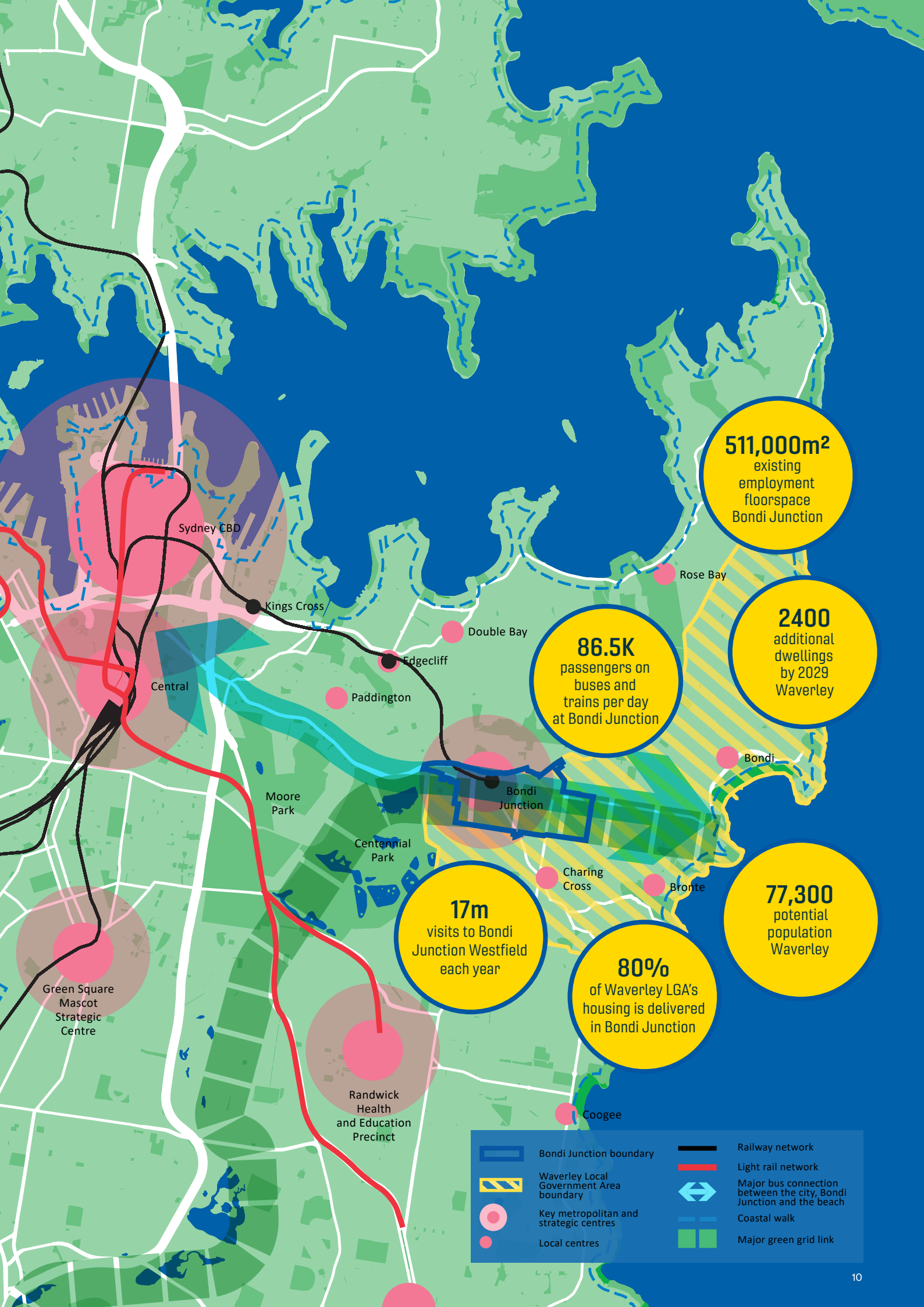
Ambitions & ideas	23
-------------------	----

 A destination Alive from daylight to late night.	24
---	----

 A world-class interchange A seamless, people- focused gateway.	32
---	----

 An urban oasis Open spaces and greenery woven into daily life.	38
---	----

 The civic heart of the east The civic, cultural, and economic core.	44
--	----



Strategic Context

Bondi Junction is more than a commercial and residential centre – it is a place of deep cultural significance to First Nations people. Long before the city grid, this elevated ground formed part of a landscape network that connected communities across the harbour peninsula. Recognising this connection invites us to see Bondi Junction's future not only in terms of built form, but as part of Country: grounded, connected and generative.

A centre on the rise

Set high above Sydney's eastern beaches, Bondi Junction commands sweeping views of the CBD, harbour, and ocean beyond. Its topography gives it a strong presence – visible from the coast below. This elevation shapes Bondi Junction's character, offering both iconic outlooks and unique opportunities for public space.

A centre evolving

Today, Bondi Junction is one of Sydney's largest and busiest suburban 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 focus for future growth. 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. 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 Transport-Oriented Development (TOD) program, prioritising growth around high-capacity public transport.
- The Low- to Mid-Rise Housing Policy, creating opportunities across much of Bondi Junction's study area for gentle intensification.
- The Housing Delivery Authority (HDA), establishing streamlined pathways for major housing projects.
- The NSW Housing Accord, a 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 and Community Strategic Plan 2025–2035 – placing people, equity, and future resilience at the heart of place-making.
- Bike Plan 2013, 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. With this promise comes responsibility: 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 State 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.



Bondi Junction today – the case for change

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:

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

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

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

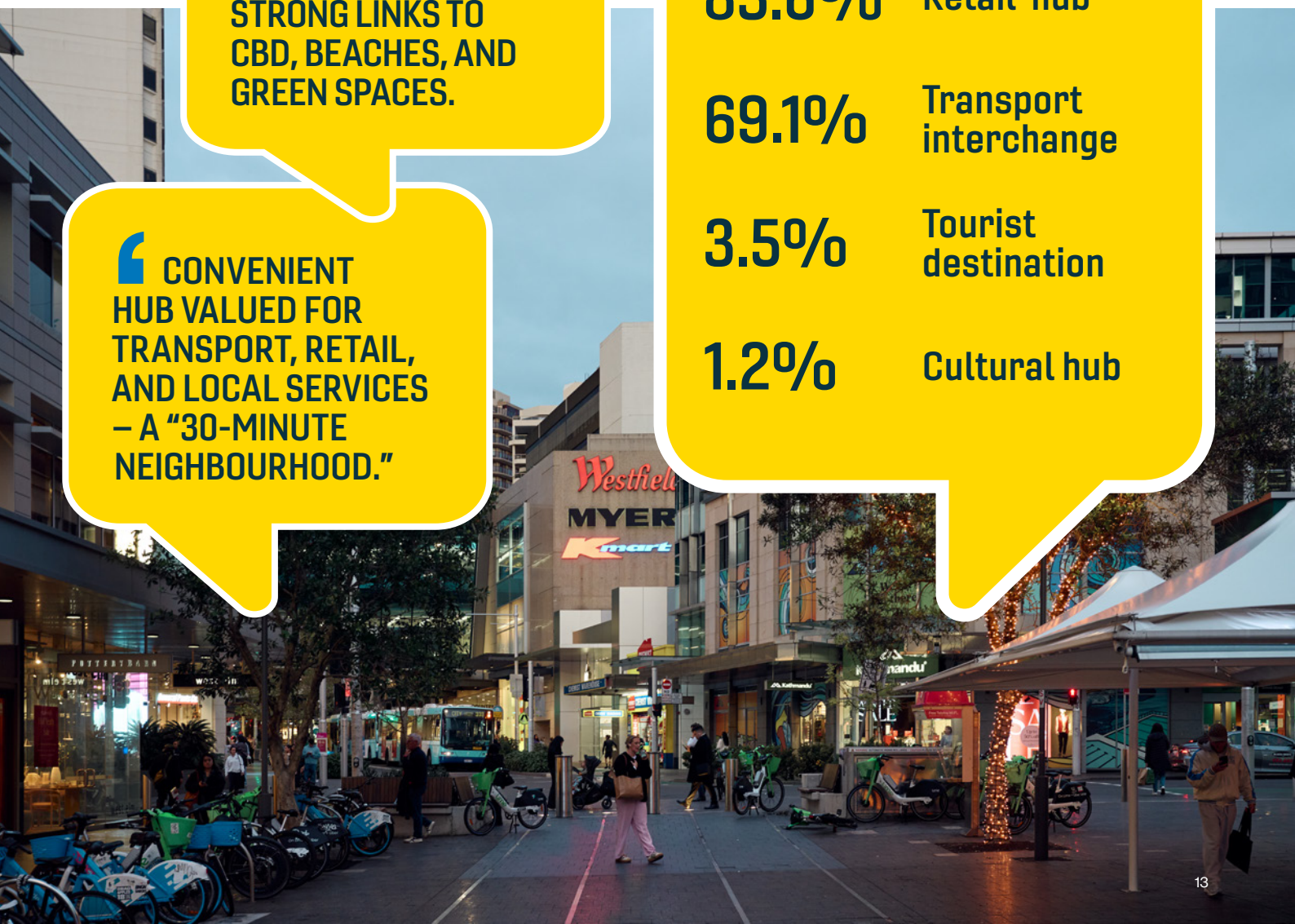
Bondi Junction is strongly identified as a retail hub and transport interchange with very few seeing it as a tourist destination or cultural hub.

83.6% Retail hub

69.1% Transport interchange

3.5% Tourist destination

1.2% Cultural hub



Our analysis of today

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.



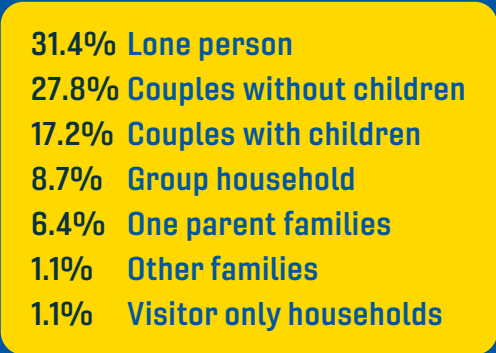
11,179
ABS estimated
resident
population 2024*

35
Median age

89%
Medium and high
density housing

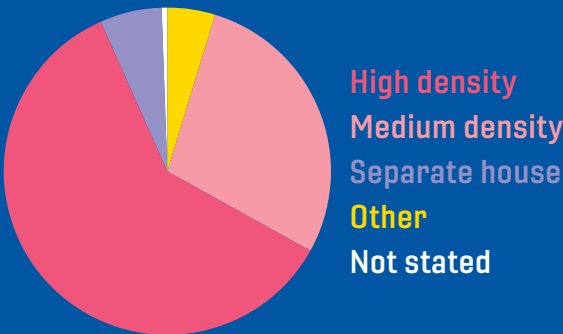
50.6%
Overseas born
residents

Household type



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

Dwelling structure



Today's key challenges



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 cycle links between Centennial and Waverley Parks are incomplete.

Recent cycle 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, the centre itself offers limited greenery. Plazas and pocket parks are often constrained by traffic, and street tree canopy is sparse. Hard surfaces overheat in summer and lack shade, seating, and comfort.

Redevelopment sites and underused parcels present opportunities to expand public open space, introduce more trees and landscaping, and create a cooler, more welcoming environment that provides both winter sun and summer shade.



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 add complexity 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.

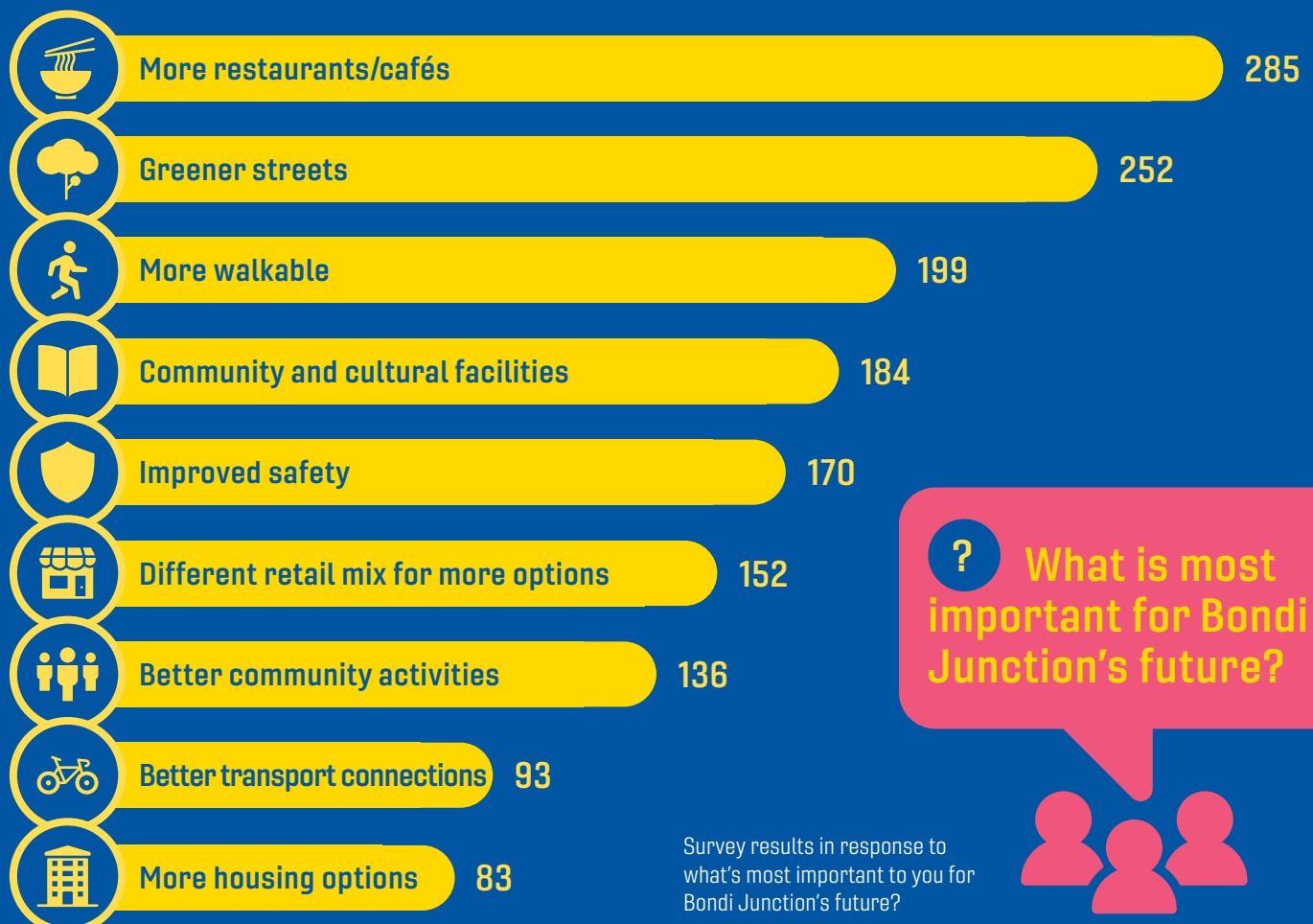


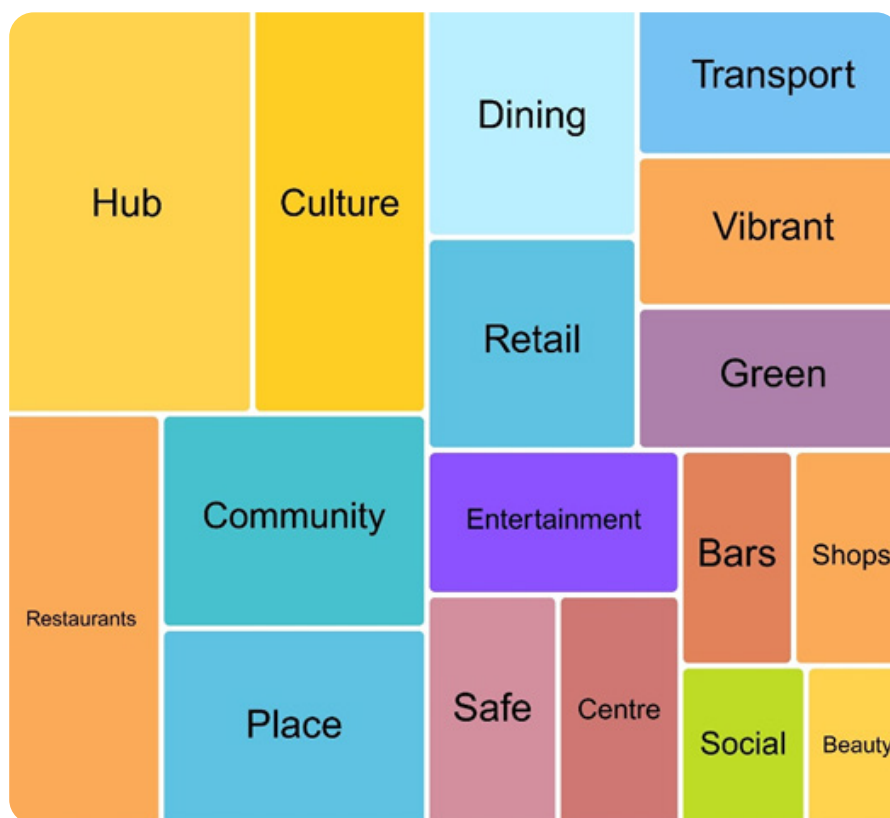
Bondi Junction tomorrow – the opportunity

Building on today's challenges and community insights, tomorrow's Bondi Junction is reimagined as a place people choose to live, work, and spend time — not just pass through.

Community aspirations for the future are clear

- More restaurants and cafés (the top priority), creating a dining and social life that extends into the evening.
- Greener streets and expanded public spaces, delivering shade, comfort and vibrancy.
- Improved walkability and pedestrian-friendly design, making movement easier and more enjoyable.
- Expanded community and cultural spaces, fostering creativity, connection and belonging.
- A shift from a retail and transport hub to a vibrant cultural and social destination.
- Celebration of First Nations culture, with stories, art, and learning into public spaces.





Our analysis of opportunities

Strategic objectives and opportunities include:

A thriving destination

Support growth in retail, health, knowledge-based jobs, entertainment, and cultural activity. Distinctive destinations will attract people and spending, cementing Bondi Junction's role as the retail and employment hub of Sydney's East.

Housing opportunities

Delivering more diverse housing close to transport, jobs, and amenities will contribute to State housing targets while supporting a mixed, inclusive community.

Connectivity & access

Improve arrival experiences, pedestrian links, and connections to Bondi Beach and Sydney CBD will transform Bondi Junction into a seamless gateway.

Public realm transformation

Council and private development will work together to deliver new plazas, laneways, and activated streets that invite people to linger and connect.

A cultural and civic heart

Expanded cultural and community spaces enriched with First Nations storytelling, will make Bondi Junction the civic and cultural centre of Sydney's East.

Together, these opportunities establish the foundation for a shared Vision of Bondi Junction's future – one that builds on its strengths, responds directly to community aspirations, and reimagines Bondi Junction as the civic and cultural heart of Sydney's East.

The following Vision statement and pillars distil this direction into clear commitments that will guide the next stage of planning.

BONDI

Bondi Junction is the civic heart 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.

BEYOND

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 heart 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 an 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.

Pillars of the Vision

The following pillars set out how this Vision will be achieved, turning ambition into action.

Place & identity

Bondi Junction will be defined by a strong sense of place, celebrating its cultural heart, reimagining its public realm, and bringing the streets alive with creativity.

A clear & compelling identity

Position Bondi Junction as the civic, cultural and commercial heart of Sydney's East. Its identity will embrace the coastal lifestyle and urban energy of the area, embedding First Nations culture and history through art, design and storytelling. This creates a place instantly recognisable, authentic, and meaningful for residents, businesses and visitors alike.

An inclusive & inviting public realm

Reimagine streets, laneways and plazas as vibrant, people focused spaces that encourage walking, gathering and social connection. Tree-lined avenues, high-quality spaces and visible cultural expression, will showcase Bondi Junction's coastal-urban character while supporting health, wellbeing and everyday enjoyment.

Activities & events

Energise Bondi Junction with festivals, pop-ups and cultural programs that celebrate creativity and diversity, ensuring the centre feels alive by day and night.

People & community

Bondi Junction will grow as a complete, inclusive, and dynamic centre with housing, services and experiences that nurture a thriving and resilient local community.

Housing choice for a growing population

Shape housing growth that is diverse and accessible, balancing protecting and adapting residential heritage and character, with new homes close to transport and services. From affordable apartments to premium housing, this mix will add life, promote inclusion and support local businesses.

A balanced mix of uses

Plan for a complete centre that blends retail, dining, entertainment, civic services and community facilities to sustain activity through the day and evening. This balance will sustain energy throughout the day and evening, ensuring Bondi Junction remains lively, welcoming and resilient.

Connection & stewardship

Bondi Junction will be a model of connected and responsible growth, effortless to move through, sustainable in design and respectful of heritage and culture.

Connected & intuitive movement

Make moving safe, intuitive and enjoyable. Seamlessly integrate trains, buses, cycling and walking, supported by clear wayfinding and universal design, so Bondi Junction is effortless to arrive at and navigate.

Environmental & cultural stewardship

Lead in sustainability with climate-responsive design, low-carbon energy and water-wise systems. Protect and adapt residential heritage buildings and cultural assets so that Bondi Junction's history and character remain central to its future.

Ambitions & ideas

The Vision sets the destination, and the pillars provide the foundations for change. The ambitions describe how this transformation will be experienced in daily life. They are aspirational, designed to spark imagination now, and will be tested and refined through the detailed Master Plan.



A destination

Alive from daylight to late night.

-  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

A seamless, people-focused gateway.

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



An urban oasis

Open spaces and greenery woven into daily life.

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



The civic heart of the east

The civic, cultural, and economic core.

-  A civic & cultural heart
-  Social inclusion & wellbeing
-  The place of choice to live in the east
-  Sustainable by design
-  A thriving economic hub



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.

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.

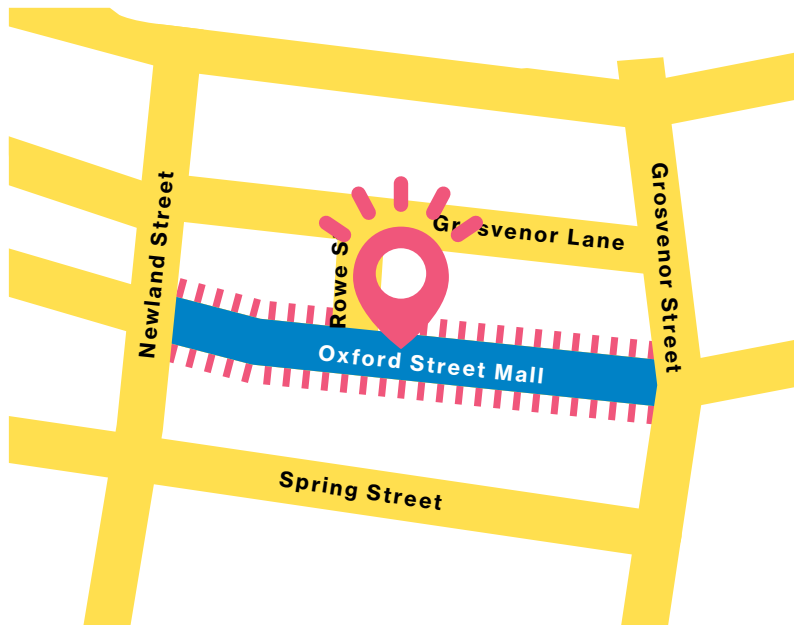
As the sun sets, rooftops open to live music and sweeping views, while lantern-lit streets fill with diners sharing plates beneath the stars. Bondi Junction is no longer a place to pass through – it is a destination in its own right, alive from daylight to late night.

**A FUN PLACE
AFTER 6PM** Community
response



**I HOPE BONDI JUNCTION
BECOMES A SAFE, GREEN,
CREATIVE HUB CONNECTING
ALL AGES AND CULTURES
— A VIBRANT LANDMARK
BLENDING BEACH LIFESTYLE,
SHOPPING, AND CULTURE.**

Community response



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 destination



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 day 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 cafe 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



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MECA
Cuts

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LANEWAY VIBES

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

A destination



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 (previous page) 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.



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.

84%

Of respondents identified Oxford Street Mall as the top priority for public domain improvements

Community engagement



A destination



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.





AMBITION 2

Beyond the stop **A world-class interchange**

Bondi Junction transforms from a busy but 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 along Rowe Street, a wide, welcoming link lined with cafés, greenery, and seating. 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.



Watsons Bay

City

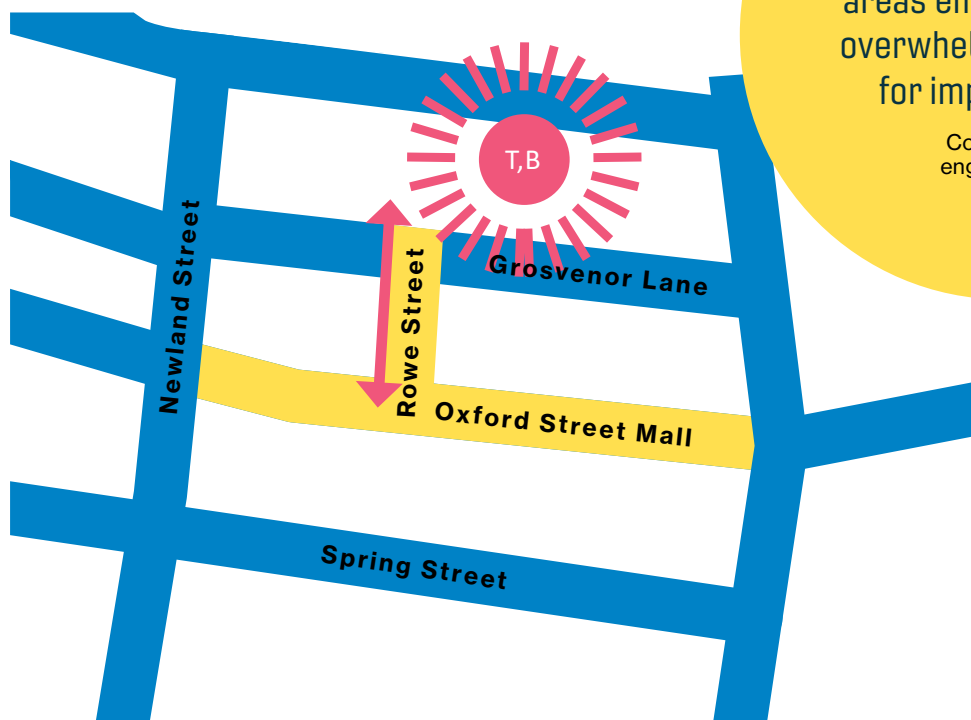
Rose Bay

Bondi Junction

Bondi Beach

Centennial Park

Randwick



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.

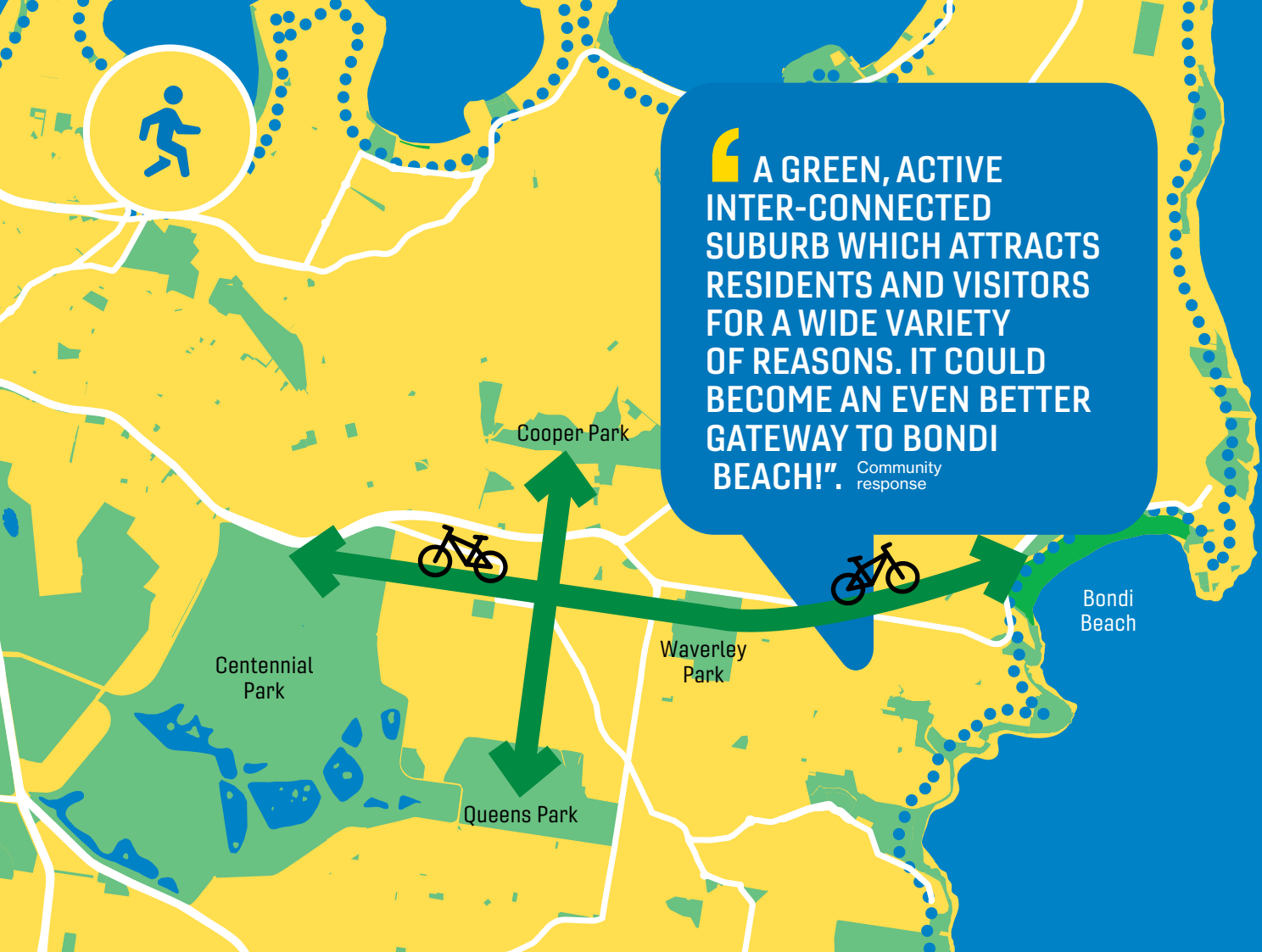
Chatswood Interchange (above inset) highlights the power of seamless multimodal connections – integrating rail, metro, and bus with retail and dining to create a lively, accessible hub where transport and everyday life meet.



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.



Active east

Continuous, separated cycleways link Centennial Park to Waverley Park, Bondi Beach, and Randwick. New north–south connections across 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 Cycleway (right), completed in December 2022 and officially opened in March 2023, provides a continuous, safe route for cyclists through the area.



A world-class interchange



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 dignified.

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





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.

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.

GREENER STREETS

emerged as the second
most important priority
for Bondi Junction





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 playful water alleys. 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

Rooftop gardens, podium terraces, and landscaped rooftops 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





Centennial



GREENER STREETS

emerged as the second
most important priority
for Bondi Junction



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 Cycleway (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.





Waverley



Sustainability & culture

An integrated network of trees, rooftops, and water-sensitive design cools the centre, manages stormwater, and improves biodiversity. Public EV chargers, modern waste management, and visible low-carbon design 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

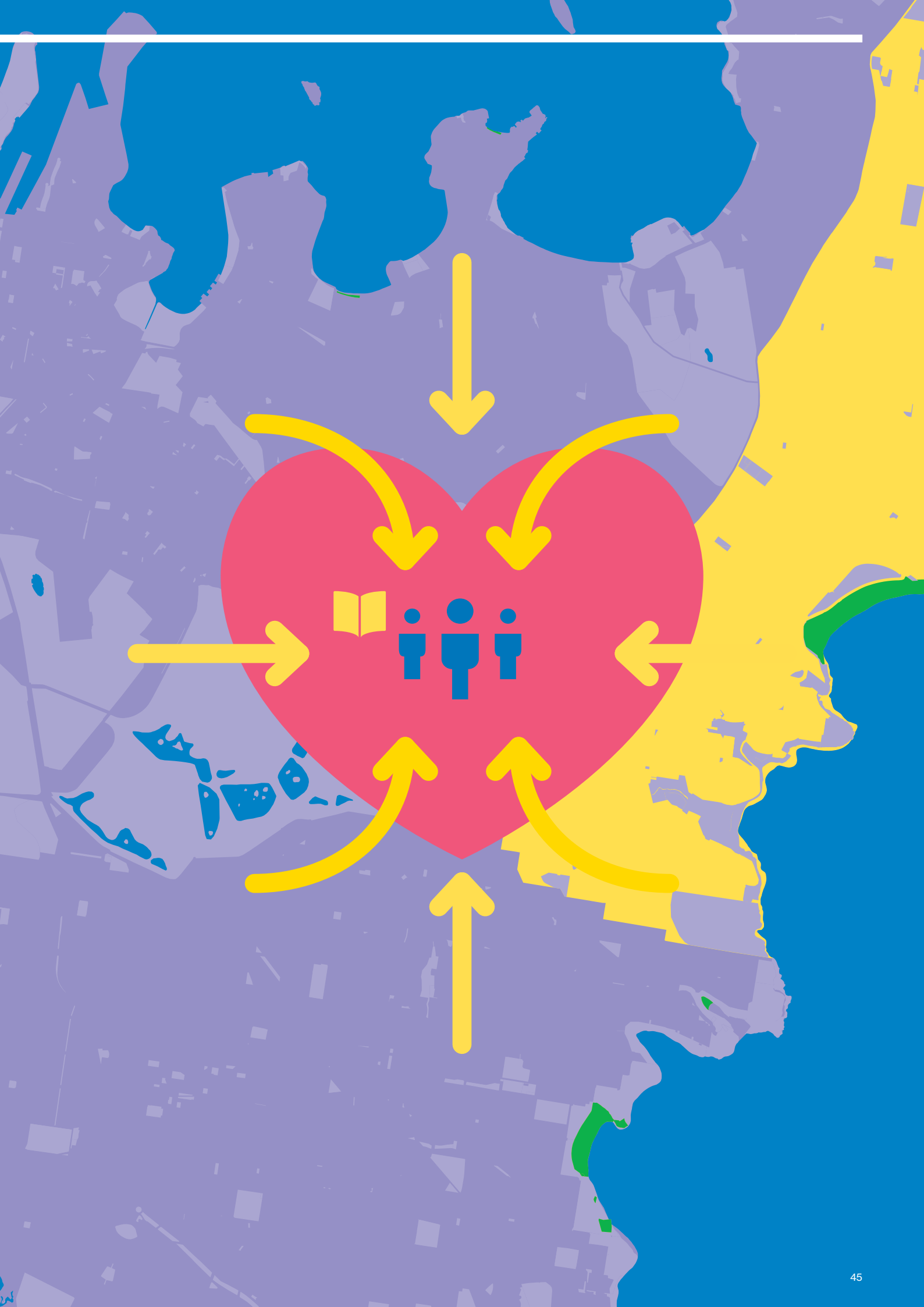


AMBITION 4

Beyond the everyday **The civic heart of the east**

Bondi Junction is the unmistakable heart of Sydney's eastern suburbs – where people live, work, shop, and connect. More than a convenience stop, it becomes a thriving economic and civic hub, distinguished by its mix of coastal lifestyle and urban energy.

Distinct and vibrant mixed use precincts across Bondi Junction offer something for everyone. Oxford Street Mall buzzes with dining and retail. Ebley Street thrives as a hub of community and civic life. The commercial core anchors health, professional services, and new creative jobs. Increased housing in key areas places people closer to services and amenities, injecting vibrancy and a sense of community. Each precinct feels alive, connected, and complementary, making Bondi Junction a great place to live, work, and explore at any time of day.





A civic & cultural heart

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 heart.



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.

The civic heart of the east



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





The place of choice to live 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.

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.



Located at a highpoint within the Eastern Suburbs, Bondi Junction has access to unmatched and expansive city (above), harbour, ocean and parkland views.



Elephant Park in London (adjacent) demonstrates how thoughtful development can unlock public benefits by creating fine-grain, pedestrian-scaled streets and enhanced streetscapes, making walking enjoyable and connecting residents to vibrant public spaces.





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 (above) 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.



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 (above) 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 THRIVING 24-HOUR ECONOMY, AN AREA NOT JUST KNOWN FOR TRANSPORT CONNECTIONS AND SHOPPING. Community response

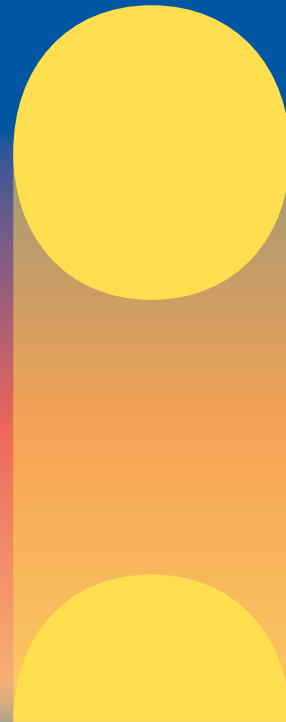
Bondi, Beyond

Bondi Junction is where the east comes together – Bondi, Beyond.

Here, you go beyond the everyday. Beyond the stop. Beyond 9-5. Beyond green. Beyond expectations.

From daylight to late night, Bondi Junction is alive with the energy of the city and the spirit of the coast. A centre where people live, work, and gather; where culture, commerce, and community thrive side by side.

Bondi Junction is the heart of Sydney's East – today, tomorrow and for years to come.





WAVERLEY
COUNCIL