



W A V E R L E Y
COUNCIL

STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING

A meeting of the STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE will be held at the Boot
Factory, Spring Street, Bondi Junction at:

7.30 PM, TUESDAY 5 MAY 2026

A handwritten signature in black ink, appearing to read 'Emily Scott'.

Emily Scott
General Manager

Waverley Council
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Delegations of the Waverley Strategic Planning and Development Committee

On 18 March 2025, Waverley Council delegated to the Strategic Planning and Development Committee the authority to determine any matter other than:

1. The matters in s 377(1) of the *Local Government Act 1993*, which are as follows:
 - (a) The appointment of a general manager.
 - (b) The making of a rate.
 - (c) A determination under section 549 as to the levying of a rate.
 - (d) The making of a charge.
 - (e) The fixing of a fee.
 - (f) The borrowing of money.
 - (g) The voting of money for expenditure on its works, services or operations.
 - (h) The compulsory acquisition, purchase, sale, exchange or surrender of any land or other property (but not including the sale of items of plant or equipment).
 - (i) The acceptance of tenders to provide services currently provided by members of staff of the council.
 - (j) The adoption of an operational plan under section 405.
 - (k) The adoption of a financial statement included in an annual financial report.
 - (l) A decision to classify or reclassify public land under Division 1 of Part 2 of Chapter 6.
 - (m) The fixing of an amount or rate for the carrying out by the council of work on private land.
 - (n) The decision to carry out work on private land for an amount that is less than the amount or rate fixed by the council for the carrying out of any such work.
 - (o) The review of a determination made by the council, and not by a delegate of the council, of an application for approval or an application that may be reviewed under section 82A of the *Environmental Planning and Assessment Act 1979*.
 - (p) The power of the council to authorise the use of reasonable force for the purpose of gaining entry to premises under section 194.
 - (q) A decision under section 356 to contribute money or otherwise grant financial assistance to persons.
 - (r) A decision under section 234 to grant leave of absence to the holder of a civic office.
 - (s) The making of an application, or the giving of a notice, to the Governor or Minister.
 - (t) This power of delegation.
 - (u) Any function under this or any other Act that is expressly required to be exercised by resolution of the council.

Statement of Ethical Obligations

Councillors are reminded of their oath or affirmation of office made under section 233A of the Act and their obligations under Council's code of conduct to disclose and appropriately manage conflicts of interest.

Live Streaming of Meeting

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and/or voice being live streamed and publicly available.

AGENDA

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Chair will read the following Opening Prayer and Acknowledgement of Indigenous Heritage:

God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our Local Government Area.

1. Apologies/Leaves of Absence

2. Declarations of Interest

3. Confirmation of Minutes

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4. Mayoral Minutes

5. Reports

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6. Urgent Business

7. Meeting Closure

CONFIRMATION OF MINUTES PD/3.1/26.05



Subject: Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 10 March 2026

TRIM No: A26/0032

Manager: Richard Coelho, Executive Manager, Governance

RECOMMENDATION:

That Council confirms the minutes of the Strategic Planning and Development Committee meeting held on 10 March 2026 as a true record of the proceedings of that meeting.

Introduction/Background

The minutes of committee meetings must be confirmed at a subsequent meeting of the committee, in accordance with clause 20.26 of the Code of Meeting Practice.

Attachments

1. Strategic Planning and Development Committee Meeting Minutes - 10 March 2026 .



**MINUTES OF THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD AT THE BOOT FACTORY, SPRING STREET, BONDI JUNCTION ON
TUESDAY, 10 MARCH 2026**

Present:

Councillor Michelle Stephenson (Chair)	Bondi Ward
Councillor Will Nemesh (Mayor)	Hunter Ward
Councillor Keri Spooner (Deputy Mayor)	Waverley Ward
Councillor Ludovico Fabiano	Waverley Ward
Councillor Dov Frazer	Hunter Ward
Councillor Steven Lewis	Hunter Ward
Councillor Paula Masselos	Lawson Ward
Councillor Margaret Merten	Bondi Ward
Councillor Joshua Spicer	Waverley Ward
Councillor Lauren Townsend	Lawson Ward
Councillor Katherine Westwood	Lawson Ward
Councillor Dominic Wy Kanak	Bondi Ward

Staff in attendance:

Emily Scott	General Manager
Sharon Cassidy	Director, Assets and Operations
Fletcher Rayner	Director, Planning, Sustainability and Compliance
Ben Thompson	Director, Community, Culture and Customer Experience

A public forum chaired by the General Manager was held at 6.30 pm before the meeting.

At the commencement of the meeting at 7.30 pm, those present were as listed above.

At 7.35 pm, during the consideration of item PD/5.1/26.03, the meeting adjourned to consider amendments. At 7.40 pm, the meeting resumed.

At 8.36 pm, following the vote on item PD/5.3/26.03, the meeting adjourned for a short break. At 8.44 pm, the meeting resumed.

Cr Wy Kanak attended the meeting by audio-visual link in accordance with a previous resolution of Council.

PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Chair read the following Opening Prayer and Acknowledgement of Indigenous Heritage:

God, we pray for wisdom to govern with justice and equity. That we may see clearly and speak the truth and that we work together in harmony and mutual respect. May our actions demonstrate courage and leadership so that in all our works thy will be done. Amen.

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our local government area.

1. Apologies

There were no apologies.

2. Declarations of Interest

The Chair called for declarations of interest and the following were received:

- 2.1 Cr Lewis declared a less than significant non-pecuniary interest in item PD/7.1/26.03 – CONFIDENTIAL REPORT – Oxford Street and Spring Street, Bondi Junction – State Significant Development – Planning Advice and informed the meeting that he owns a property in Spring Street that may be impacted by the proposed development.
- 2.2 Cr Lewis declared a less than significant non-pecuniary interest in item PD/7.2/26.03 – CONFIDENTIAL REPORT – Oxford Street and Spring Street, Bondi Junction – State Significant Development – Direct Negotiation and informed the meeting that he owns a property in Spring Street that may be impacted by the proposed development.

ITEMS BY EXCEPTION

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemes

The Council adopts the following items as set out in the agenda:

- | | |
|--------------|---|
| PD/3.1/26.03 | Confirmation of Minutes – Strategic Planning and Development Committee Meeting – 10 February 2026. |
| PD/5.2/26.03 | Planning Proposal – 34-36 Flood Street, Bondi. |
| PD/5.7/26.03 | Flood Risk Management Study and Plan and Waverley Development Control Plan 2022 (Amendment No. 6) – Adoption. |
| PD/5.8/26.03 | Walking Waverley - The Waverley Walking Strategy 2025-2035 – Exhibition. |

3. Confirmation of Minutes

PD/3.1/26.03 Confirmation of Minutes - Strategic Planning and Development Committee Meeting - 10 February 2026 (A26/0032)

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council confirms the minutes of the Strategic Planning and Development Committee meeting held on 10 February 2026 as a true record of the proceedings of that meeting.

4. Mayoral Minutes

There were no mayoral minutes.

5. Reports

PD/5.1/26.03 Planning Proposal - Waverley Local Environmental Plan - General Update and Display of Goods on the Footpath Policy - Consultation Outcomes (PP-1/2024)

MOTION / DECISION

Mover: Cr Nemesh

Seconder: Cr Westwood

That Council:

1. Exercises the delegations issued by the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979 to finalise the planning proposal on the general update to the *Waverley Local Environmental Plan 2012* (WLEP) attached to the report (Attachment 1) and to amend the WLEP, subject to the following amendments:
 - (a) Amend clause 4.3(a) to read 'To ensure building heights preserve the environmental amenity of neighbouring properties and public spaces' to clarify the broader intent of the clause and ensure building height controls are interpreted in a way that protects the environmental amenity of neighbouring properties and public spaces.
 - (b) Do not amend clause 4.3(d) to maintain the current provisions of the clause and avoid introducing potential inconsistencies with the State planning framework.
 - (c) Do not amend clause 6.14 to maintain the current provisions of the clause and avoid introducing potential inconsistencies with the State planning framework.
2. Writes to all those who made submissions advising them of Council's decision.
3. Publicly re-exhibits the draft Display of Goods on the Footpath Policy and Guidelines attached to the report (Attachment 3) for 28 days.
4. Officers prepare a report to Council following the exhibition period.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Cr Wy Kanak.

PD/5.2/26.03 Planning Proposal - 34-36 Flood Street, Bondi (PP-2/2025)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson

Seconder: Cr Nemesh

That:

1. Council does not support the planning proposal at 34–36 Flood Street, Bondi, proceeding to Gateway Determination, as it does not demonstrate strategic or site-specific merit for the following reasons:
 - (a) The proposal would establish a precedent for other small, isolated sites seeking substantial uplift in development standards, resulting in undesirable impacts and increased pressure on existing local infrastructure.
 - (b) The subject site is not located within the boundary of the Bondi Junction Master Plan.
 - (c) The proposed height of buildings and floor space ratio are significantly greater than those applicable within the surrounding R3 zoned area.
 - (d) The proposal would be out of character with adjacent and surrounding development, resulting in adverse bulk and scale impacts and unreasonable amenity impacts on neighbouring properties and the public domain.
 - (e) The proposed development would have a detrimental impact on the existing traffic network and place additional pressure on the provision of on-street parking in the surrounding local area.
2. Should the proponent be successful with a rezoning review at the Sydney Eastern City Planning Panel, officers prepare a further report to Council on the proposed voluntary planning agreement.
3. Council notifies the proponent of Council's decision.

K Samuel and P Poulet (both on behalf of Karimbla Properties (No. 1) Pty Ltd) addressed the public forum.

PD/5.3/26.03 A New Approach to Strategic Planning and the Draft Sydney Plan - Submission (SF26/364)**MOTION**

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Approves the submission to the NSW Department of Planning, Housing and Infrastructure

attached to the report (Attachment 5) on A New Approach to Strategic Planning and the draft Sydney Plan.

2. Attaches mayoral minute CM/6.1/25.07 – NSW Planning Reform as part of the submission to the Department.

A PROCEDURAL MOTION, MOVED BY CR STEPHENSON AND SECONDED BY CR NEMESH, TO LAY THE ITEM ON THE TABLE TO CIRCULATE THE MAYORAL MINUTE ON NSW PLANNING REFORM, WAS THEN PUT AND DECLARED CARRIED.

LATER IN THE MEETING, A PROCEDURAL MOTION TO TAKE THE ITEM FROM THE TABLE, MOVED BY CR STEPHENSON AND SECONDED BY CR NEMESH, WAS PUT AND DECLARED CARRIED UNANIMOUSLY.

THE MOVER OF THE MOTION THEN ACCEPTED AN AMENDMENT TO CLAUSE 2.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED.

DECISION

That Council:

1. Approves the submission to the NSW Department of Planning, Housing and Infrastructure attached to the report (Attachment 5) on A New Approach to Strategic Planning and the draft Sydney Plan.
2. Includes the content from mayoral minute CM/6.1/25.07 – NSW Planning Reform in the submission to the Department.

PD/5.4/26.03 Waverley Development Control Plan 2022 (Amendment No. 6) - Bondi Junction Special Entertainment Precinct - Adoption (SF25/6331)

MOTION / DECISION

Mover: Cr Nemesh
 Seconder: Cr Westwood

That Council:

1. Adopts the Waverley Development Control Plan 2022 (Amendment No. 6) attached to the report (Attachment 1), to take effect upon notification on Council's website.
2. Adopts the Terms of Reference for the Special Entertainment Precinct Working Group attached to the report (Attachment 2).
3. Appoints Cr Nemesh (Chair), Cr Westwood (Deputy Chair) and Crs Townsend, Spooner and Masselos to the Special Entertainment Precinct Working Group until the next mayoral election on 15 September 2026.
4. Applies for funding under the NSW Government's Special Entertainment Precinct Kickstart Grant Program (Round 2).

Division

For the Motion: Crs Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson,

Townsend and Westwood.

Against the Motion: Crs Fabiano and Wy Kanak.

PD/5.5/26.03 Community Improvement Districts (A25/2305)

MOTION

Mover: Cr Nemesh

Seconder: Cr Frazer

That Council:

1. Seeks the gazettal of Bondi Junction as a potential Community Improvement District (CID) under the *Community Improvement Districts Act 2025*.
2. Consults key stakeholders and local businesses to determine the feasibility of the CID.
3. Officers prepare a report to Council by June 2026 on the outcome.

AMENDMENT

Mover: Cr Lewis

Seconder: Cr Masselos

That:

1. Clause 1 be deleted.
2. Clause 2 be amended to read as follows:

‘Consults key stakeholders and local businesses to determine the feasibility of Bondi Junction as a potential Community Improvement District (CID) under the *Community Improvement District Act 2025*.’

THE AMENDMENT WAS PUT AND DECLARED LOST.

Division

For the Amendment: Crs Fabiano, Lewis, Masselos, Merten, Spooner and Wy Kanak.

Against the Amendment: Crs Frazer, Nemesh, Spicer, Stephenson, Townsend and Westwood.

THE MOTION WAS THEN PUT AND DECLARED CARRIED ON THE CASTING VOTE OF THE CHAIR.

DECISION

That Council:

1. Seeks the gazettal of Bondi Junction as a potential Community Improvement District (CID) under the *Community Improvement Districts Act 2025*.
2. Consults key stakeholders and local businesses to determine the feasibility of the CID.
3. Officers prepare a report to Council by June 2026 on the outcome.

Division

For the Motion: Crs Frazer, Nemesh, Spicer, Stephenson, Townsend and Westwood.

Against the Motion: Crs Fabiano, Lewis, Masselos, Merten, Spooner and Wy Kanak.

PD/5.6/26.03 Coastal Reserves Plan of Management - Round 2 Consultation Outcomes (SF25/5171)**MOTION / UNANIMOUS DECISION**

Mover: Cr Nemesh

Seconder: Cr Frazer

That Council:

1. Notes the outcomes of the community consultation on the key ideas and master plans for the Coastal Reserves Plan of Management.
2. Updates the draft Plan of Management and master plans, incorporating community feedback as set out in the report, subject to:
 - (a) Removing any provision for night-time sports field lighting at Rodney Reserve.
 - (b) Officers considering both Option 1 and Option 2 as part of the CSIRO Heritage Interpretation Feasibility Study at Rodney Reserve.
3. Notes that the draft Plan of Management will be reported to Council before being publicly exhibited.

PD/5.7/26.03 Flood Risk Management Study and Plan and Waverley Development Control Plan 2022 (Amendment No. 6) - Adoption (A24/0331)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council:

1. Adopts the Flood Risk Management Study and Plan attached to the report (Attachment 1).
2. Adopts the associated amendments to the Waverley Development Control Plan 2022 (Amendment No. 6) attached to the report (Attachment C of the Study and Plan), to take effect when notified on Council's website.

Division**For the Motion:** Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend, Westwood and Wy Kanak.**Against the Motion:** Nil.*S Carrick addressed the public forum.*

PD/5.8/26.03 Walking Waverley - The Waverley Walking Strategy 2025-2035 - Exhibition (A04/0668)**MOTION / UNANIMOUS DECISION**

Mover: Cr Stephenson
Seconder: Cr Nemesh

That Council:

1. Publicly exhibits the draft Walking Waverley – The Waverley Walking Strategy 2025–2035 attached to the report for 28 days.
2. Officers prepare a report to Council following the exhibition period.

PD/5.9/26.03 Flower Bike Wands - Feasibility Assessment (A14/0193)**MOTION**

Mover: Cr Westwood
Seconder: Cr Spicer

That Council:

1. Installs off-the-shelf flower tulip bicycle wands in Henrietta Street, Waverley, to enhance delineation between the cycleway and vehicular traffic.
2. Installs off-the-shelf tulip flower bike wands in Spring Street, Bondi Junction, to enhance delineation between the cycleway and the footpath where they are at the same level.
3. Continues to support a UNSW industrial design project with EPA grant funding to develop a recycled plastic bike flower wand in a native Australian design.

THE MOVER OF THE MOTION ACCEPTED THE ADDITION OF A NEW CLAUSE.

THE MOTION AS AMENDED WAS THEN PUT AND DECLARED CARRIED UNANIMOUSLY.

UNANIMOUS DECISION

That Council:

1. Installs off-the-shelf flower tulip bicycle wands at Henrietta St, Waverley, to enhance delineation between the cycleway and vehicular traffic.
2. Installs off-the-shelf tulip flower bike wands in Spring St, Bondi Junction, to enhance delineation between the cycleway and the footpath where they are at the same level.
3. Monitors the effectiveness and durability of the bike wands for two months after their installation.
4. Continues to support a UNSW industrial design project with EPA grant funding to develop a recycled plastic bike flower wand in a native Australian design.

6. Urgent Business

There was no urgent business.

7. Closed Session

PD/7/26.03 Closed Session

MOTION / UNANIMOUS DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That:

1. Council moves into closed session to deal with the matters listed below, which are classified as confidential under section 10A(2) of the *Local Government Act* for the reasons specified:

PD/7.1/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction - State Significant Development - Planning Advice

This matter is considered to be confidential in accordance with section 10A(2)(c) of the *Local Government Act*, and Council is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

PD/7.2/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction - State Significant Development - Direct Negotiation

This matter is considered to be confidential in accordance with section 10A(2)(c) of the *Local Government Act*, and Council is satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

2. Pursuant to sections 10A(1), 10(2) and 10A(3) of the *Local Government Act*, the media and public be excluded from the meeting on the basis that the business to be considered is classified as confidential under section 10A(2) of the *Local Government Act*.
3. The correspondence and reports relevant to the subject business be withheld from the media and public as provided by section 11(2) of the *Local Government Act*.

At 8.45 pm, Council moved into closed session.

PD/7.1/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction - State Significant Development - Planning Advice (A18/0123)

Cr Lewis declared a less than significant non-pecuniary interest in this item and informed the meeting that he owns a property in Spring Street that may be impacted by the proposed development.

MOTION / DECISION

Mover: Cr Nemesh

Seconder: Cr Spicer

That Council:

1. Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(c) of the *Local Government Act 1993*. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
2. Notes the State Significant Development proposal from apt.Residential at 410–432 and 147–183 Oxford Street, Bondi Junction, as set out in the report.
3. Notes the Housing Delivery Authority and State Significant Development application processes and that officers have provided and will continue to provide advice on the application that is consistent with Council-approved plans, policies and strategies.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Cr Wy Kanak.

PD/7.2/26.03 CONFIDENTIAL REPORT - Oxford Street and Spring Street, Bondi Junction - State Significant Development - Direct Negotiation (A18/0123)

Cr Lewis declared a less than significant non-pecuniary interest in this item and informed the meeting that he owns a property in Spring Street that may be impacted by the proposed development.

MOTION / DECISION

Mover: Cr Stephenson

Seconder: Cr Nemesh

That Council:

1. Treats the report as confidential in accordance with section 11(3) of the *Local Government Act 1993*, as it relates to a matter specified in section 10A(2)(c) of the *Local Government Act 1993*. The report contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
2. Notes the State Significant Development proposal from apt.Residential at 410-432 and 147-183 Oxford Street, Bondi Junction.
3. Authorises officers to enter into direct negotiations with apt.Residential in relation to the possible inclusion of the Council-owned land at Rowe Street and Grosvenor Lane within the State Significant Development proposal to optimise accessibility and pedestrian connectivity to the Bondi Junction transport interchange and associated public domain outcomes.

4. Officers provide an update report to Council at the conclusion of Step 2 as outlined in the report and provide regular email updates to Councillors through the negotiation phase.
5. Notes that direct negotiations will be completed in accordance with probity advice, as set out in the report.
6. At the conclusion of Step 4 as outlined in the report, officers prepare a report to Council seeking further Council direction on the matter.

Division

For the Motion: Crs Fabiano, Frazer, Lewis, Masselos, Merten, Nemesh, Spicer, Spooner, Stephenson, Townsend and Westwood.

Against the Motion: Cr Wy Kanak.

8. Resuming in Open Session

PD/8/26.03 Resuming in Open Session

MOTION / DECISION

Mover: Cr Stephenson
 Seconder: Cr Spicer

That Council resumes in open session.

At 9.10 pm, Council resumed in open session.

Resolutions from closed session made public

In accordance with clause 14.17 of the Waverley Code of Meeting Practice, when the meeting resumed in open session the chair announced the resolutions made by Council while the meeting was closed to members of the public and the media.

9. Meeting Closure

THE MEETING CLOSED AT 9.13 PM.

.....
SIGNED AND CONFIRMED
CHAIR
5 MAY 2026

REPORT
PD/5.1/26.05

Subject: Bondi Junction Vision and Master Plan

TRIM No: A25/0985

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Sharon Cassidy, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Publicly exhibits the draft Bondi Junction Vision and Master Plan attached to the report for 28 days.
2. Officers prepare a report to Council following the exhibition period.

1. Executive Summary

The Bondi Junction Vision and Master Plan has been developed following the adoption of the Vision on 9 December 2025.

The Vision set out a shared ambition to re-imagine the Junction as a vibrant and inclusive destination. Building on the broad community support for the Vision, the project team has subsequently developed the Bondi Junction Vision and Master Plan, which addresses the built form, transport, public domain and environmental outcomes required to realise the Vision.

The Master Plan outlines a range of strategies and actions – under the themes of activation, connectivity, greening and open space, and accommodating growth – that would improve the liveability of Bondi Junction and make it a destination in its own right.

Given the raft of recent NSW Government planning reforms, including the Low and Mid Rise (LMR) SEPP and the Housing Delivery Authority (HDA) pathway, a Master Plan for Bondi Junction is a strategic plan-led approach to developing the planning framework, compared to blanket upzonings or ad hoc state-assessed proposals.

Council approval is sought to place the draft Bondi Junction Vision and Master Plan on public exhibition for 28 days.

2. Introduction/Background

At its meeting on 10 December 2024, Council resolved to commence preparation of a new Bondi Junction Master Plan.

In mid-2025, Council engaged Architectus as the lead design consultant and Bridge42 as project manager to deliver the two-stage program:

- Stage 1 – Vision Statement.

- Stage 2 – Master Plan.

The 21 October 2025 report to Council presented the draft Bondi Junction Vision, summarised the earlier engagement and background analysis, and sought approval to publicly exhibit the Vision.

The draft Vision was exhibited from 27 October to 24 November 2025. Overall sentiment was supportive: around 79% of submissions expressed support for the Vision, with a small proportion mixed or opposed. Submissions were in favour of ambitions relating to additional housing and housing choice, a more diverse and vibrant retail and hospitality offer, and more public open green space. Concerns related mainly to potential impacts from future development, including wind, solar access and heritage.

There was broad community support for the Vision, with it being adopted on 9 December 2026.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 9 December 2025	CM/7.11/25.12	That Council: <ol style="list-style-type: none"> 1. Adopts the Vision for Bondi Junction attached to the report (Attachment 1). 2. Notes the outcomes of community consultation in the Engagement Report attached to the report (Attachment 2). 3. Continues development of the Bondi Junction Master Plan (Stage 2), to translate the Vision into a detailed planning, design and place framework.
Council 21 October 2025	CM/7.8/25.10	That Council: <ol style="list-style-type: none"> 1. Publicly exhibits the draft Bondi Junction Vision attached to the report for 28 days. 2. Officers prepare a report to Council following the exhibition period, including next steps for the Bondi Junction Master Plan (Stage 2).
Council 10 December 2024	CM/7.9/24.12	That: <ol style="list-style-type: none"> 1. Council adopts the Bondi Junction Vision and Master Plan Project Plan attached to the report. 2. The Project Control Group produce a short status report to Council at the meetings to be held in May, August and December 2025 and March, June and September 2026 providing a summary of the progress in completing the phases identified in the project plan, the costs incurred and any other relevant matter.

4. Discussion

Bondi Junction Vision and Master Plan purpose

The Master Plan positions Bondi Junction as the key civic and commercial hub of Sydney's East, ensuring that growth can accommodate the NSW Government's housing targets with the emphasis that additional development is commensurate with improved accessibility, bigger and better public domain and open spaces and overall, an improved quality of place.

Given the raft of recent NSW Government planning reforms, including the Low and Mid Rise (LMR) SEPP and the Housing Delivery Authority (HDA) pathway, a Master Plan for Bondi Junction is a strategic plan-led approach to developing the planning framework, compared to blanket upzonings or speculative and ad hoc state-assessed proposals.

The Bondi Junction Vision and Master Plan integrates land use, built form, transport infrastructure, open space, affordable housing and community facilities into a single coordinated framework. This approach produces place-based outcomes where tall buildings can occur in areas of least impact and a human scale can be maintained in key centres like West Oxford Street and Bronte Road. It ensures that the value uplift created by rezoning decisions is captured for public benefit through mandatory affordable housing contributions and other mechanisms (i.e. higher 7.12 levy, VPAs) to fund upgrades. It also gives infrastructure agencies – transport, utilities, schools, health – the certainty needed to plan and sequence investment alongside growth. Critically, a master plan creates genuine development certainty while producing place-based outcomes such as activated streets, design quality, solar access, deep soil and canopy standards that make Bondi Junction a place people want to live in, not merely a place where density is permitted.

Officers anticipate that once the Master Plan is adopted by Council that HDAs would no longer be declared in Bondi Junction, given similar decisions of the HDA have occurred in other LGAs, and officers would use the Master Plan as a reference in submissions to existing HDA applications.

In the absence of the Master Plan, the counterfactual isn't less housing development. The reality is that the future of our key places – our centres and neighbourhoods – are determined by arbitrary state-led planning frameworks, regardless of site characteristics, infrastructure capacity or place context. This would lead to diminished place-outcomes for Bondi Junction.

Bondi Junction Vision and Master Plan structure

The Vision outlined this as four key ambitions which were supported by community:

- A Destination.
- A World-Class Interchange.
- An Urban Oasis.
- The Heart of the East.

These ambitions were then developed into 26 ideas—as potential projects and concepts—which represent the early thinking in how change could be delivered.

These ideas and ambitions were translated into four strategies:

1. Activation Strategy.
2. Connectivity Strategy.
3. Greening and Open Space Strategy.
4. Growth Strategy

The Strategies have been organised into key spatial directions for the Master Plan including:

- Oxford Street Mall transformation – Reimagined as the day-to-night social spine, with dining, events, new public spaces, and stronger station connections.
- Stronger civic heart – Ebley Street and Clementson Park become a consolidated civic and community precinct, with expanded green space and new facilities.
- Greener, cooler centre – Create a connected ‘parkline’ linking major parks, add 9,000 sqm of new open space and target 35% tree canopy cover.
- Better movement and access – Safer walking and cycling, clearer station arrivals, new links through large blocks, and a more pedestrian-focused city centre.
- Housing where it makes sense – Future capacity for up 3,000 new homes, mostly near transport and services, with stepped heights to protect surrounding neighbourhoods.
- Growth that gives back – New development funds public spaces, infrastructure, community facilities and affordable housing through value capture.
- Clear delivery path – Two catalyst projects (Oxford Street Mall and the Civic Heart), supported by precinct-wide strategies, actions and partnerships to turn vision into reality.

The conceptual images displayed throughout the Master Plan depict future outcomes that are illustrative only and key elements of the existing surrounds, such as cycleway, are often left off for visual clarity.

The Master Plan provides direction for how Council’s housing targets can be accommodated across the precinct, based on key design principles and place-based solutions. This approach is a more finely calibrated approach to accommodating growth than the top-down NSW LMR controls that apply to Bondi Junction. A range of councils across Sydney have used their own master planning approach to accommodating growth to advocate for their exemption from the LMR and Transport Oriented Development (TOD) programs and this is an option for Council to consider if the Master Plan is adopted and implemented.

The Master Plan includes a range of actions for each strategy, including any planning changes, and it is envisaged that these would be implemented post-adoption, subject to feedback from consultation.

The Master Plan also includes a delivery plan and high-level costings for future infrastructure works, with recommendations to leverage uplift to assist with the funding of future infrastructure items.

Council approval is sought to place the draft Bondi Junction Vision and Master Plan on public exhibition for 28 days.

5. Financial Impact

The Master Plan has been prepared within the adopted operational budget, and all consultant engagements have been procured in accordance with Council’s procurement policies and procedures.

6. Risks/Issues

The Adopted Vision has been supported by the community, the Master Plan builds on this Vision but residual risk remains in managing community and landowner expectations and delivering key project milestones in accordance with the agreed program.

Key issues include implementing and delivering the strategies within the Master Plan into achievable planning and delivery outcomes, coordinating the many partners involved, and maintaining community interest as the project progresses. With continued communication and collaboration, these risks can be effectively managed to implement the Master Plan and realise the Vision for Bondi Junction.

The risk of not adopting the Master Plan could result in continued HDA applications throughout Bondi Junction and surrounds, but without clearly defined public benefits.

7. Attachments

1. Bondi Junction Vision and Master Plan [↓](#) .



WAVERLEY
COUNCIL

Bondi Junction Vision and Master Plan 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.

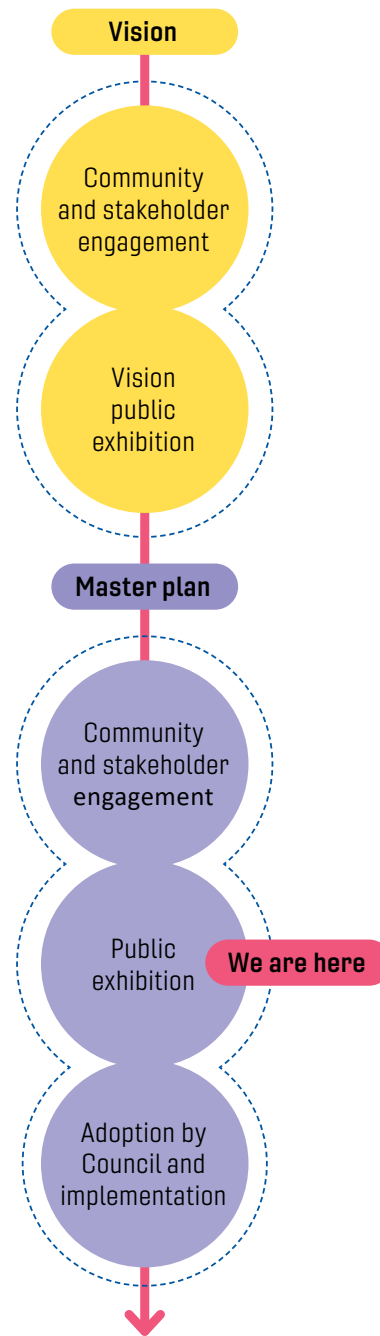


Vision report



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 your feedback. We started by listening to what you 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.

Executive Summary

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

Importantly, 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 State and senior levels of government, 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



Ebley Street Civic Precinct

Executive Summary



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1

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.

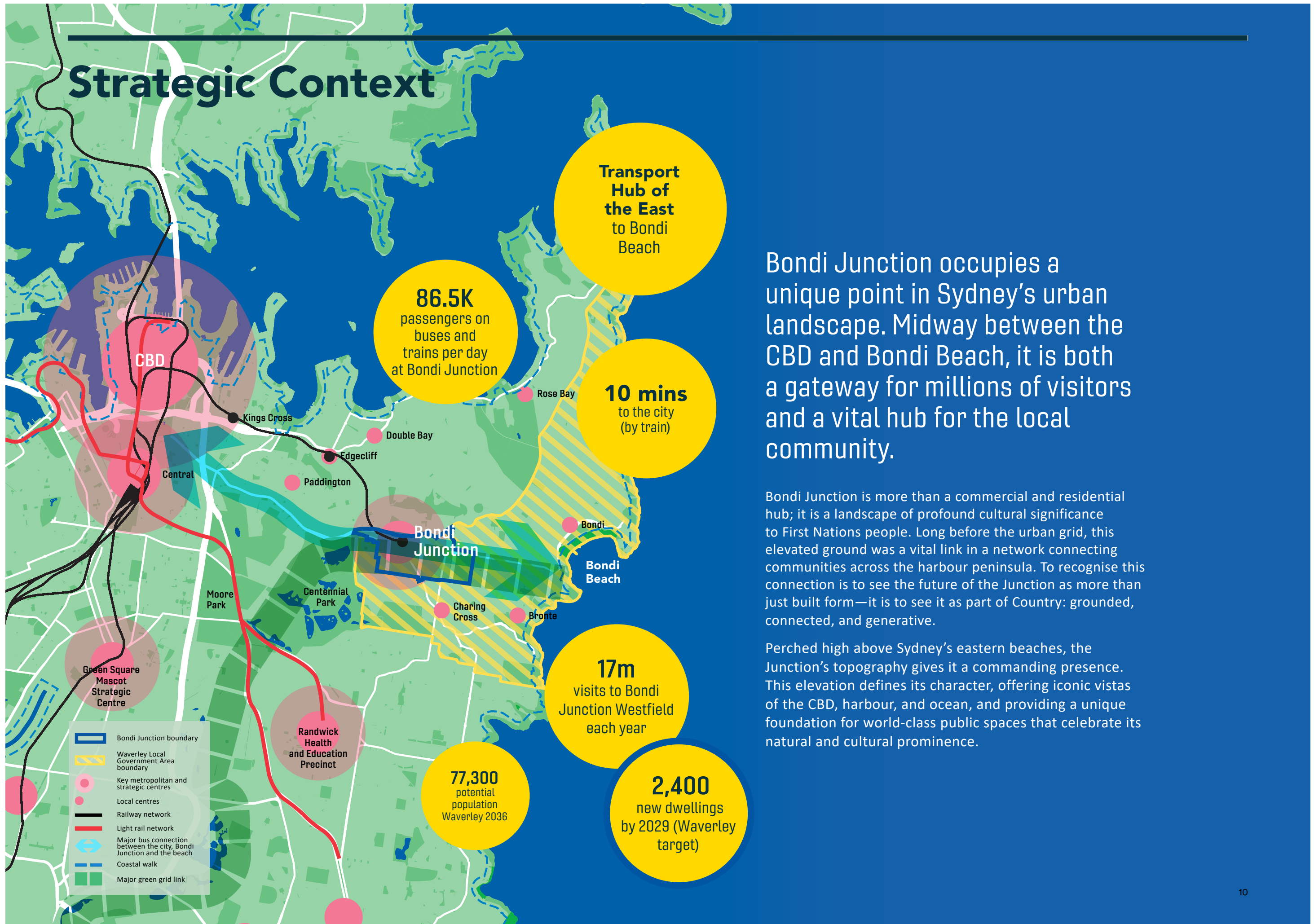
Strategic Context

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-served 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 leveraging 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.



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.

Strategic Context

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. 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 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.

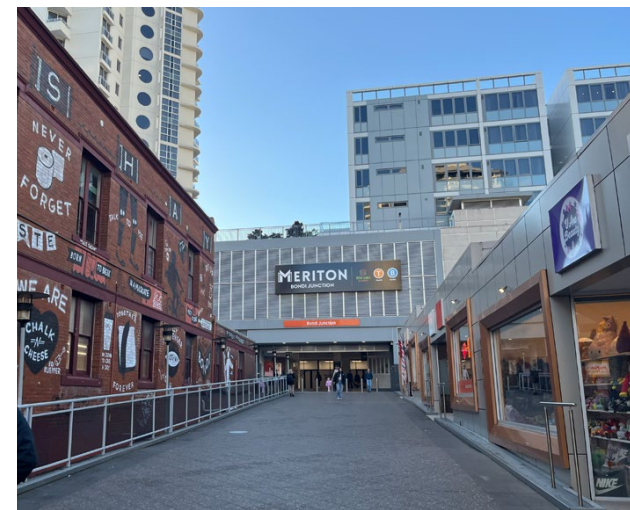
An opportunity framed by responsibility

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. 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.

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 hard 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 modelling 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

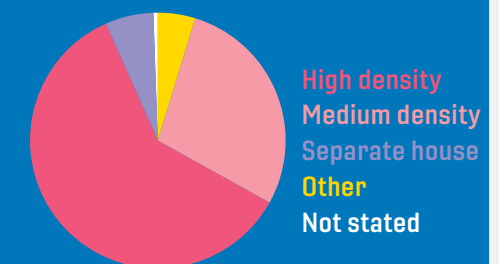
89%
Medium and high density housing

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.”

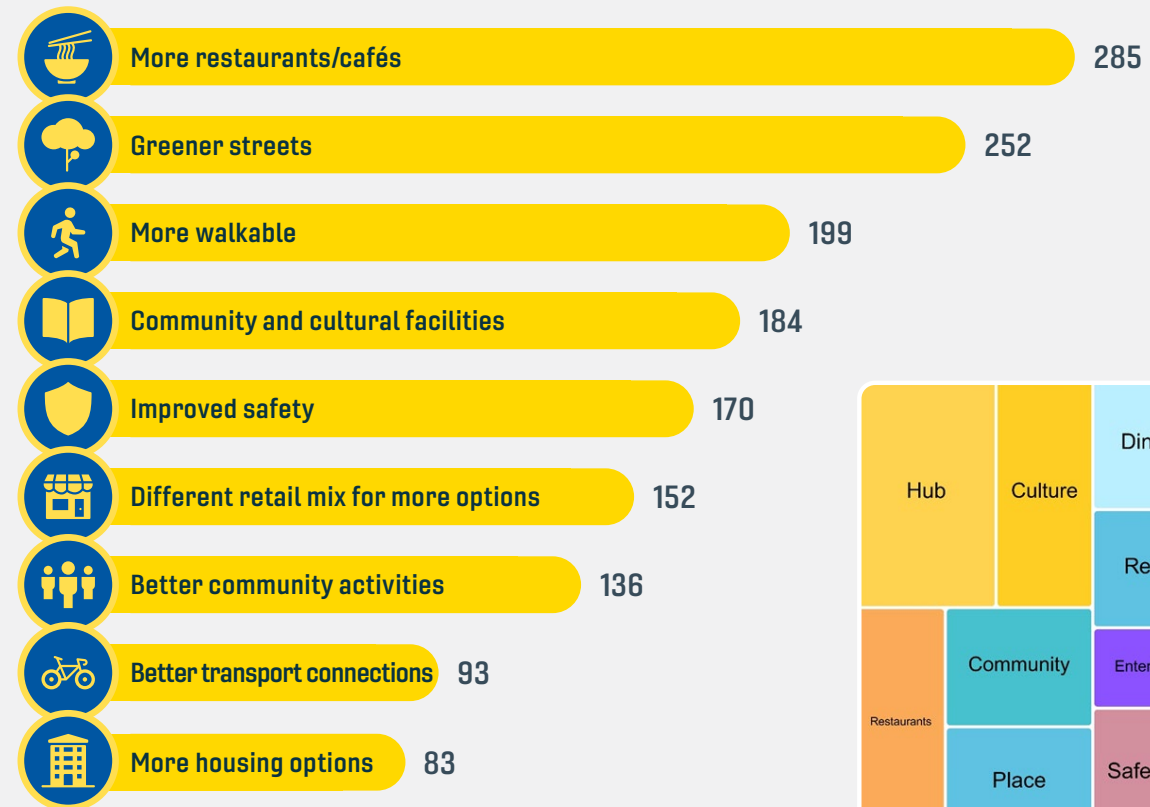
WELL CONNECTED: STRONG LINKS TO CBD, BEACHES, AND GREEN SPACES.

? 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

Community Insights

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 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.

Family groups freely moved through the area now known as the Eastern Suburbs including Bondi Junction, between the coast and camp sites and 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, and it is through listening, learning and understanding that meaningful action can take place and 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 rise 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 gaps 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

BONDI

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.

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 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.

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.

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 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 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



1

18 Hour Oxford Street Mall



2

The Civic Precinct

Vision and Master Plan Framework

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)

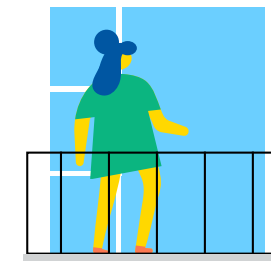
This shared framework ensures individual projects contribute to wider improvements across the centre, so growth and investment deliver lasting community benefit.

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.

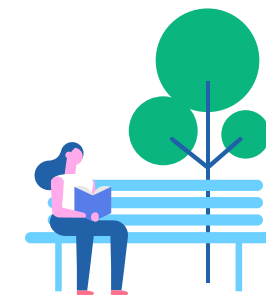
Public Benefits (What This Delivers)

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:



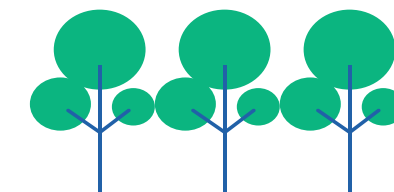
Affordable and diverse housing

More homes for different needs



New and improved public spaces, streets and connections

Better places to meet, move and spend time.



A cooler, greener and more resilient centre

Designed for a changing climate



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.

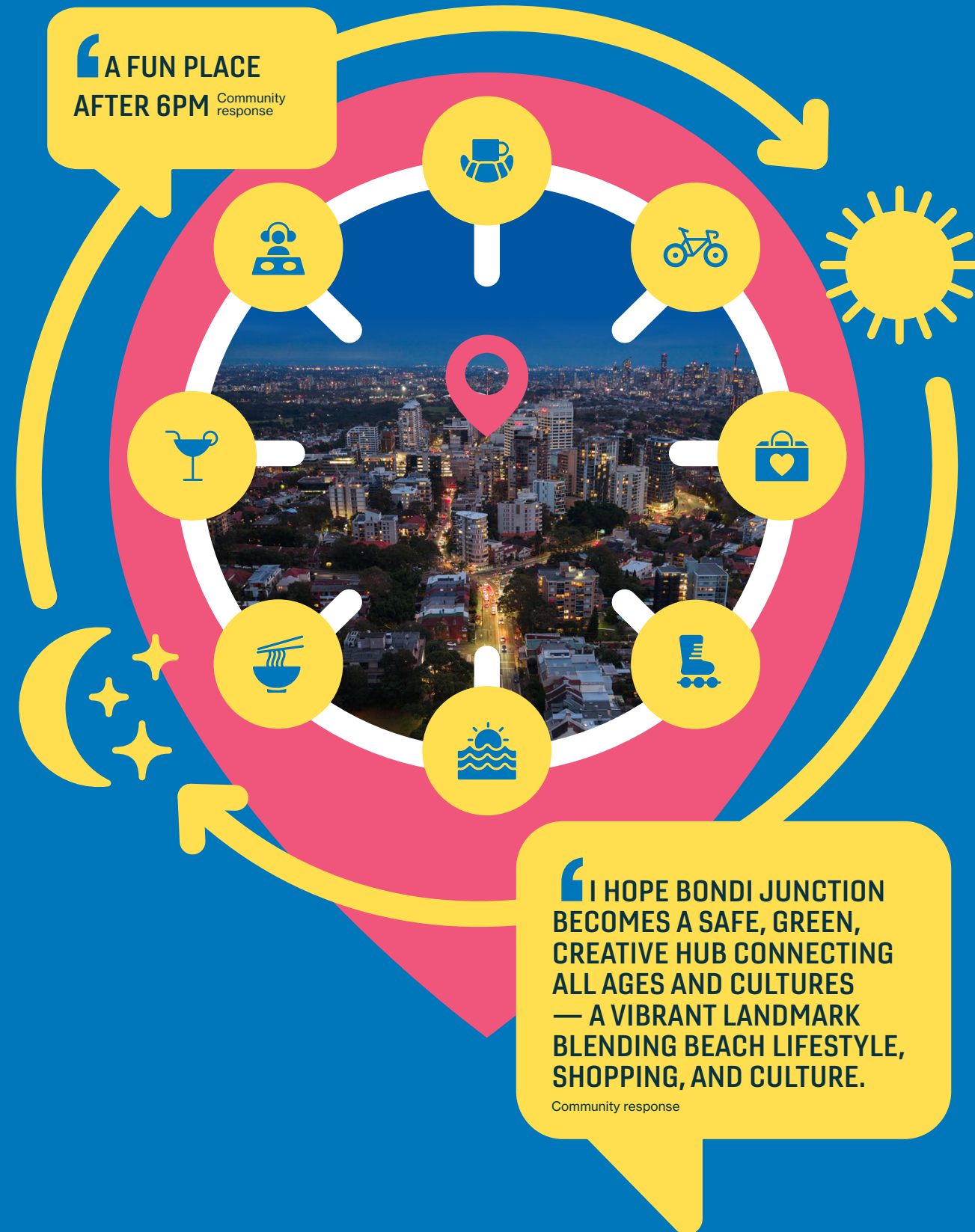


A Destination

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.





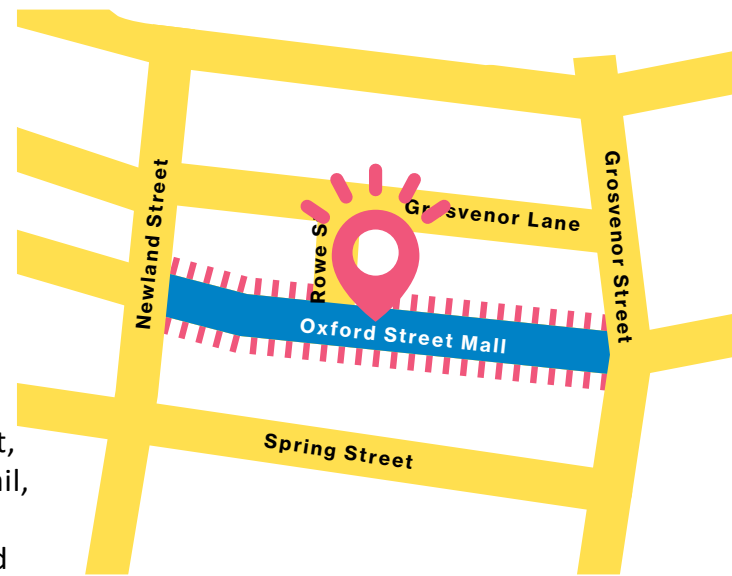
A Destination

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.

84%
Of respondents identified Oxford Street Mall as the top priority for public domain improvements
Community engagement



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 a smaller scaled local villages at the precinct edges and a new Civic Precinct to support the growing community.

18 hour
Economy

5
destinational precincts
with different offerings

52,000 sqm
Retail, commercial and community floorspace

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 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 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/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 are reinforced as local character anchors. 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 popups, 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

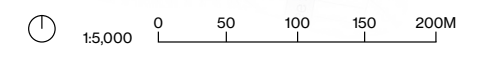
Local village

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

A Destination

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

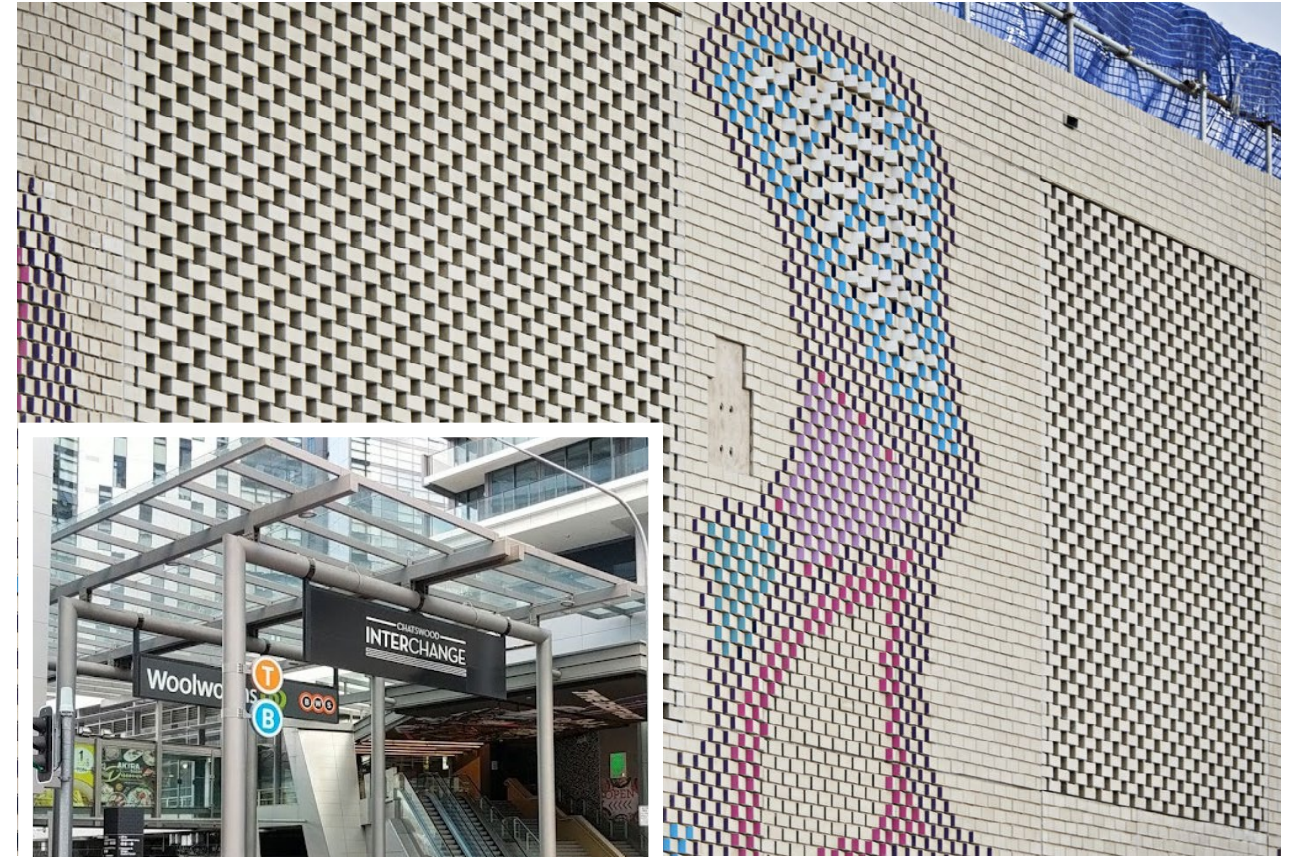
Community engagement



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.

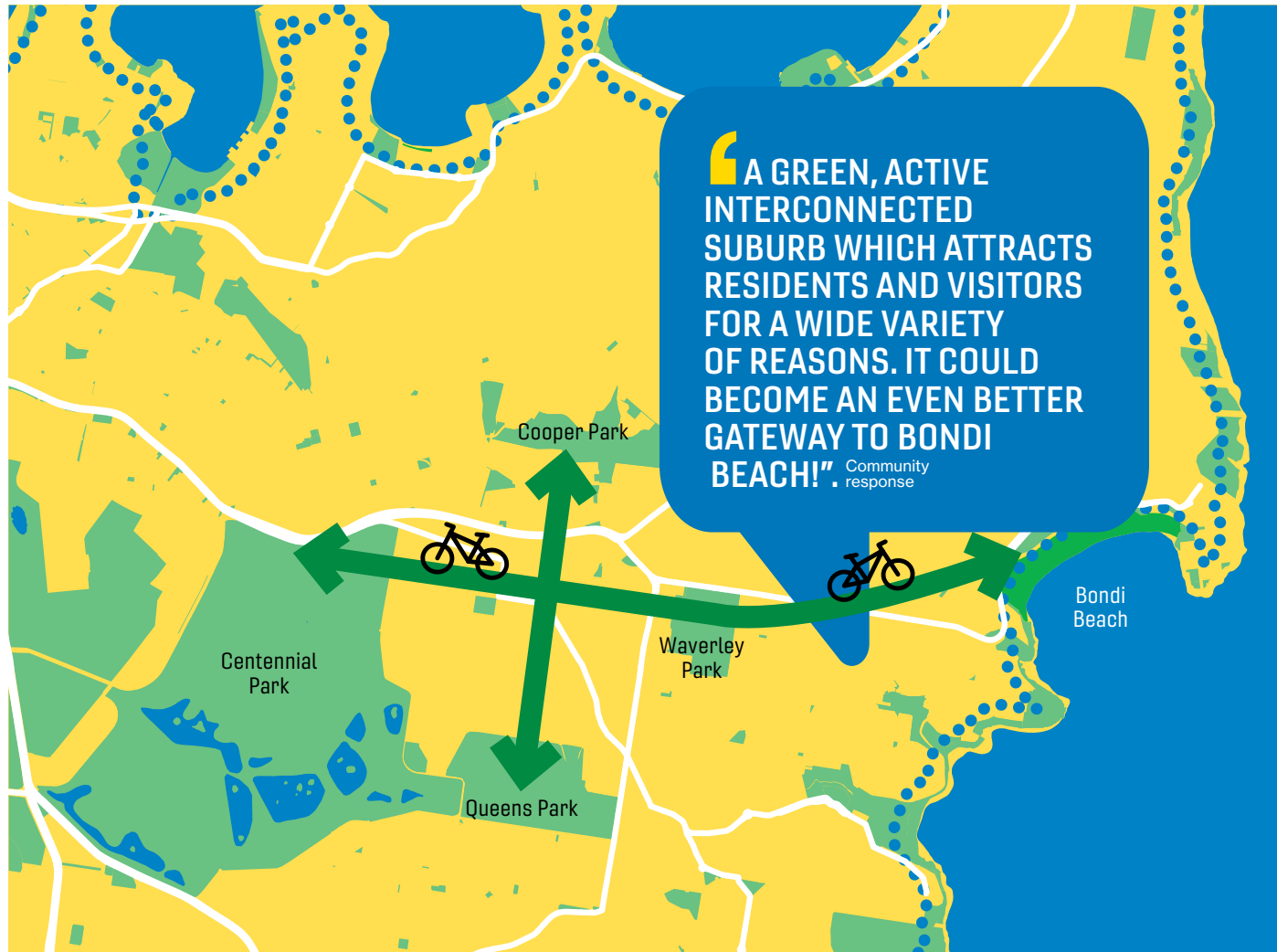
Chatswood Interchange (above inset) highlights the power of seamless multimodal connections – integrating rail, metro, and bus with retail and dining to create a lively, accessible hub where transport and everyday life meet.



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 dignified.

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

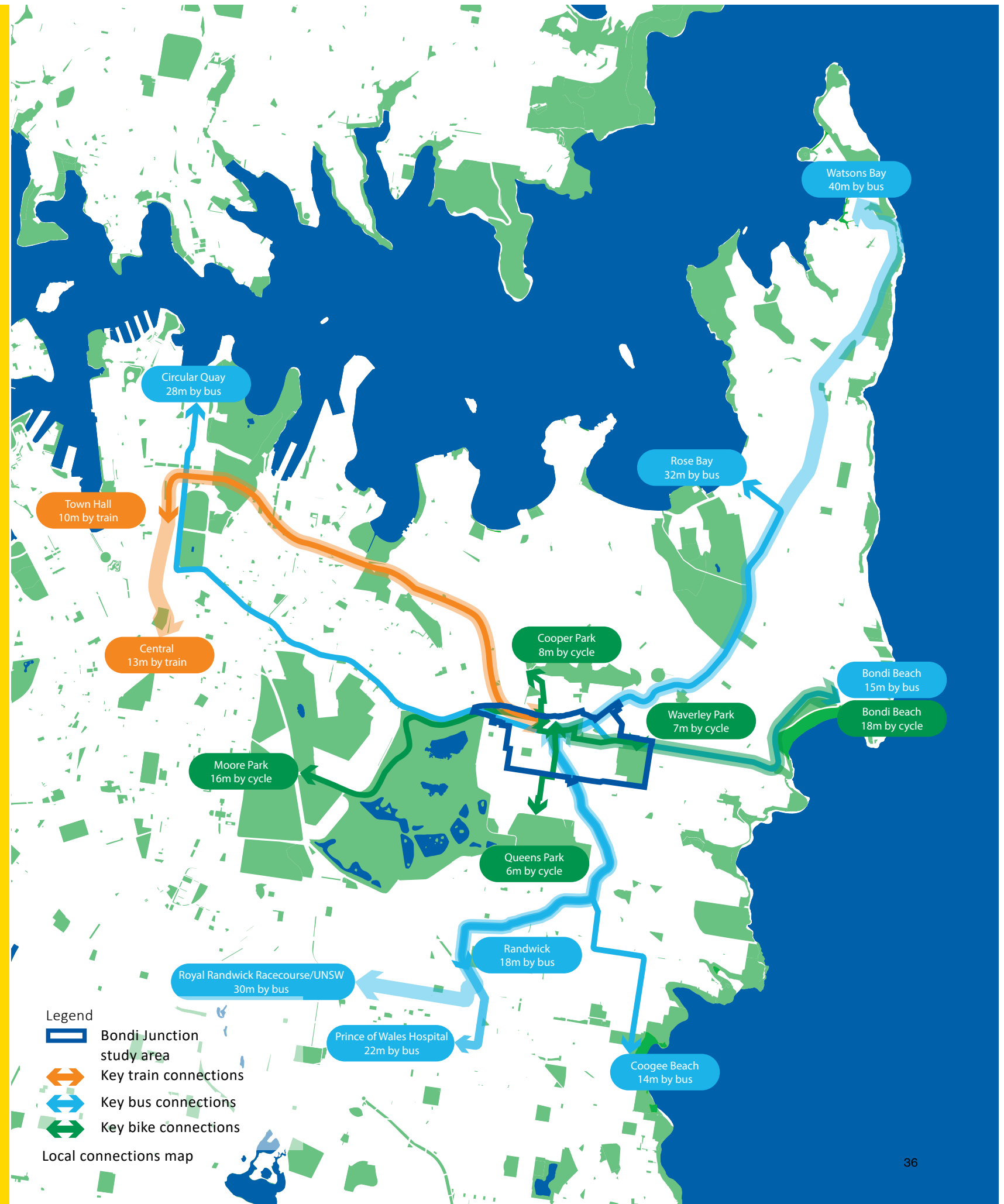
Connectivity Strategy

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



Ambition 2

Key outcomes

Public transport and road network

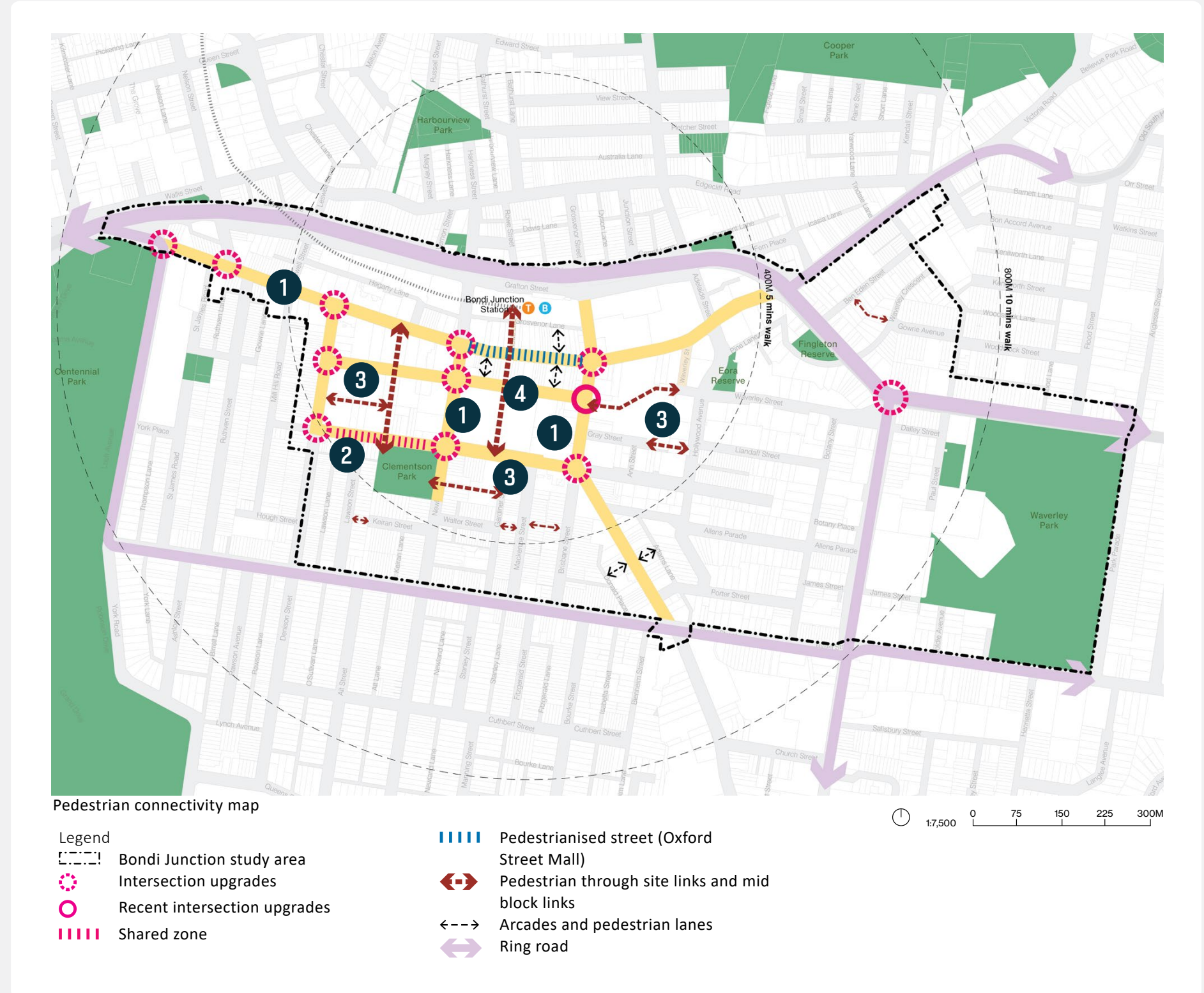
- 1 A new Rowe Street arrival to the interchange**
 The primary entrance to the station will shift to Rowe Street, creating a direct and legible link between public transport and Oxford Street Mall. Movement between train, bus and the city centre will be safe and intuitive, supporting fast transfers 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**
 Through 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.



Ambition 2

Pedestrian connectivity

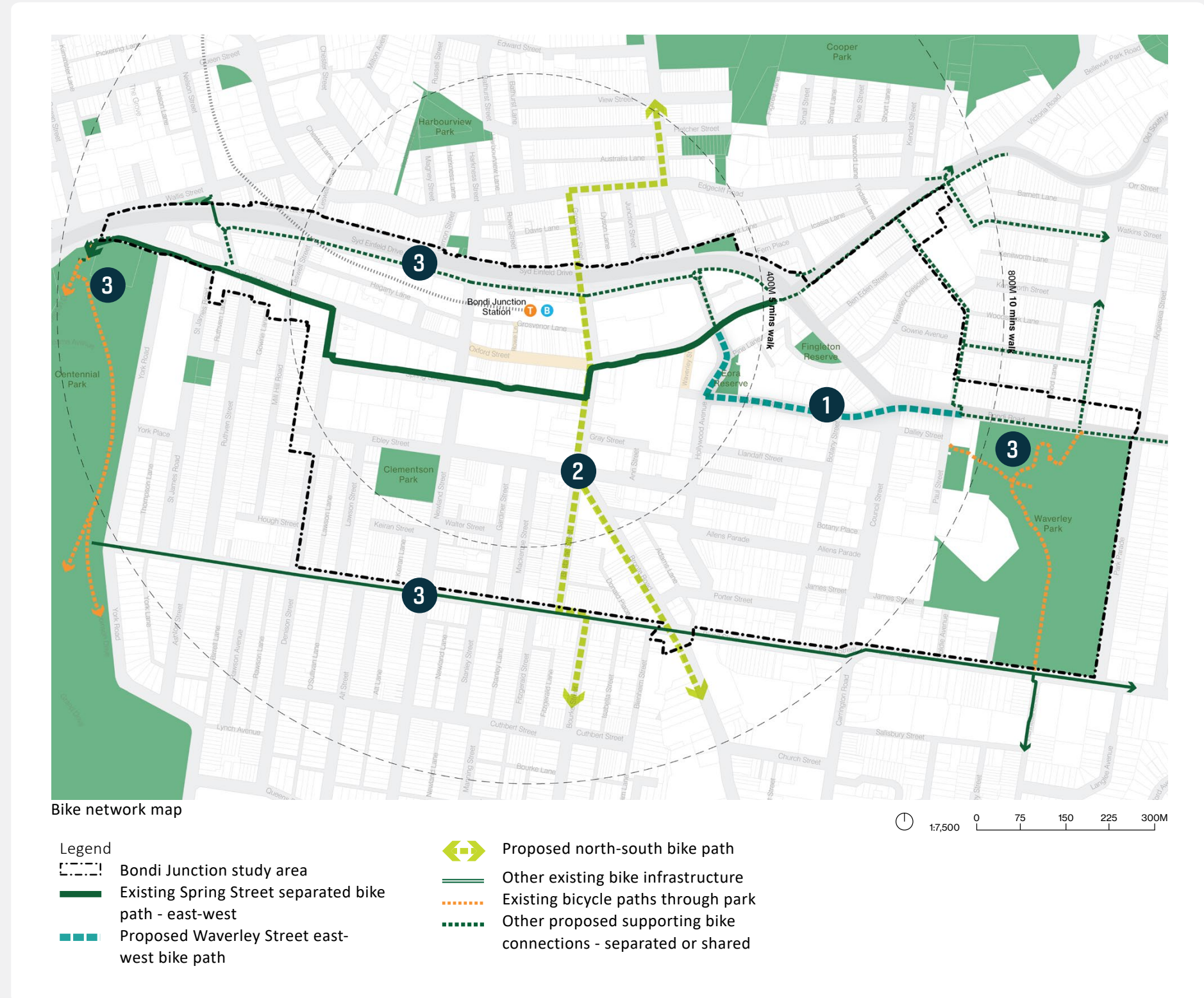
- 1 Calmed and greener city streets**
 Bondi Junction will be a walkable centre with high level of public domain amenity and active and green streets. Key intersections along Oxford Street, Spring Street and Ebley Street will be upgraded with elements such as raised thresholds, tree planting and slower speeds 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**
 Existing arcades and laneways will be strengthened as fine-grain retail and pedestrian spaces that support activity and walkability.

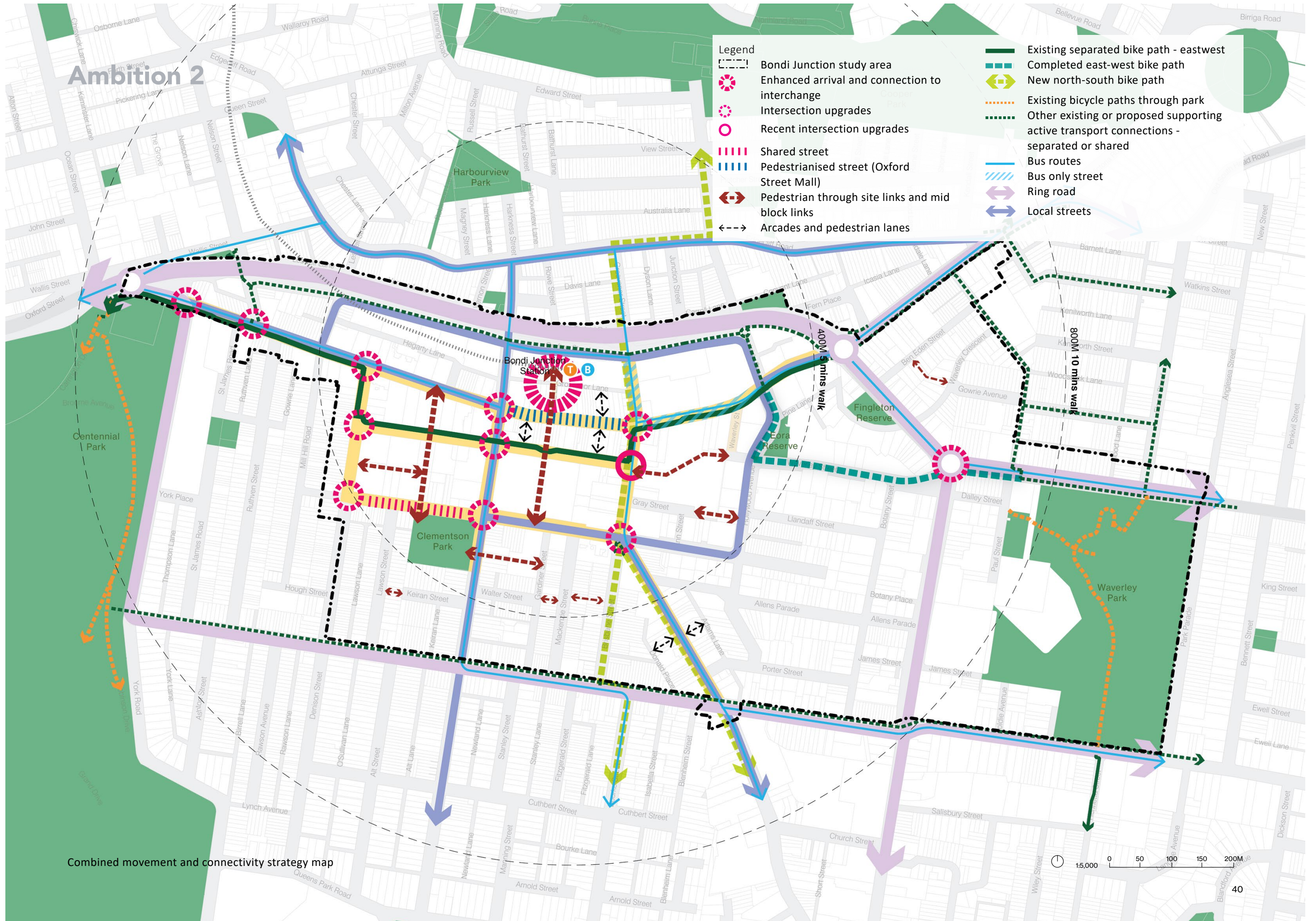


Ambition 2

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.





Ambition 2

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, tree planting and reduced traffic speeds 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	Revitalise existing and create new arcades and laneways along Oxford Street Mall	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

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

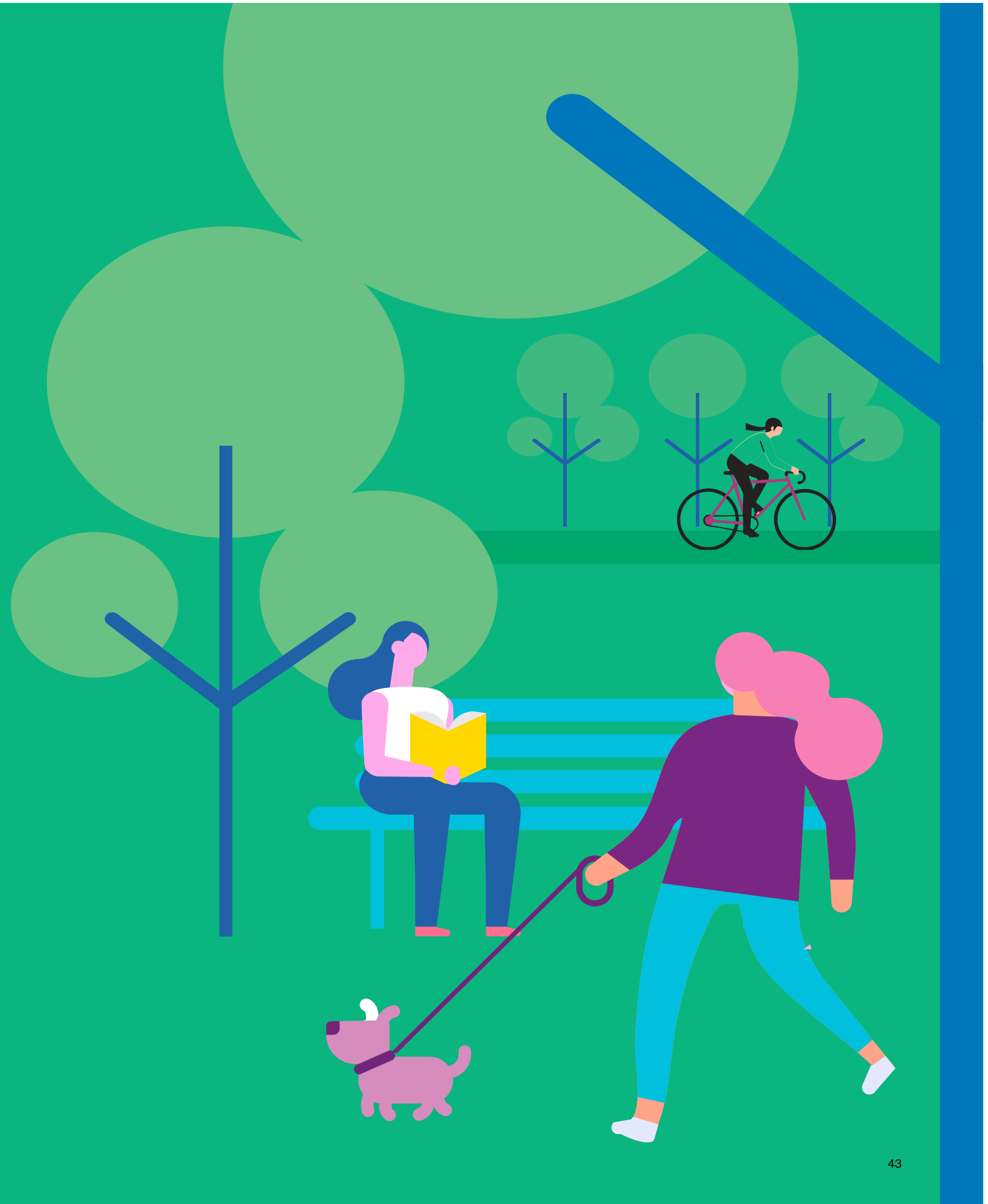
Bondi Junction becomes the 'parkline' of Sydney's East – where greenery, open space, and active connections create a cooler, healthier, and more enjoyable environment.



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



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

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.



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.





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.

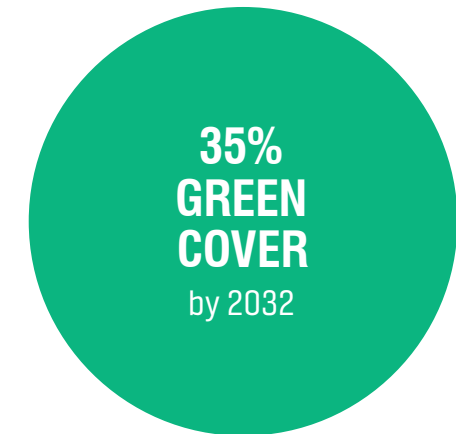
The Bourke Street Bike path (right) shows how protected cycling routes can run through dense urban streets, creating safe, connected corridors that encourage active travel — and what a fully realised mature tree canopy can look like, bringing shade, greenery, and everyday life into the heart of the city.



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.





An Urban Oasis

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.

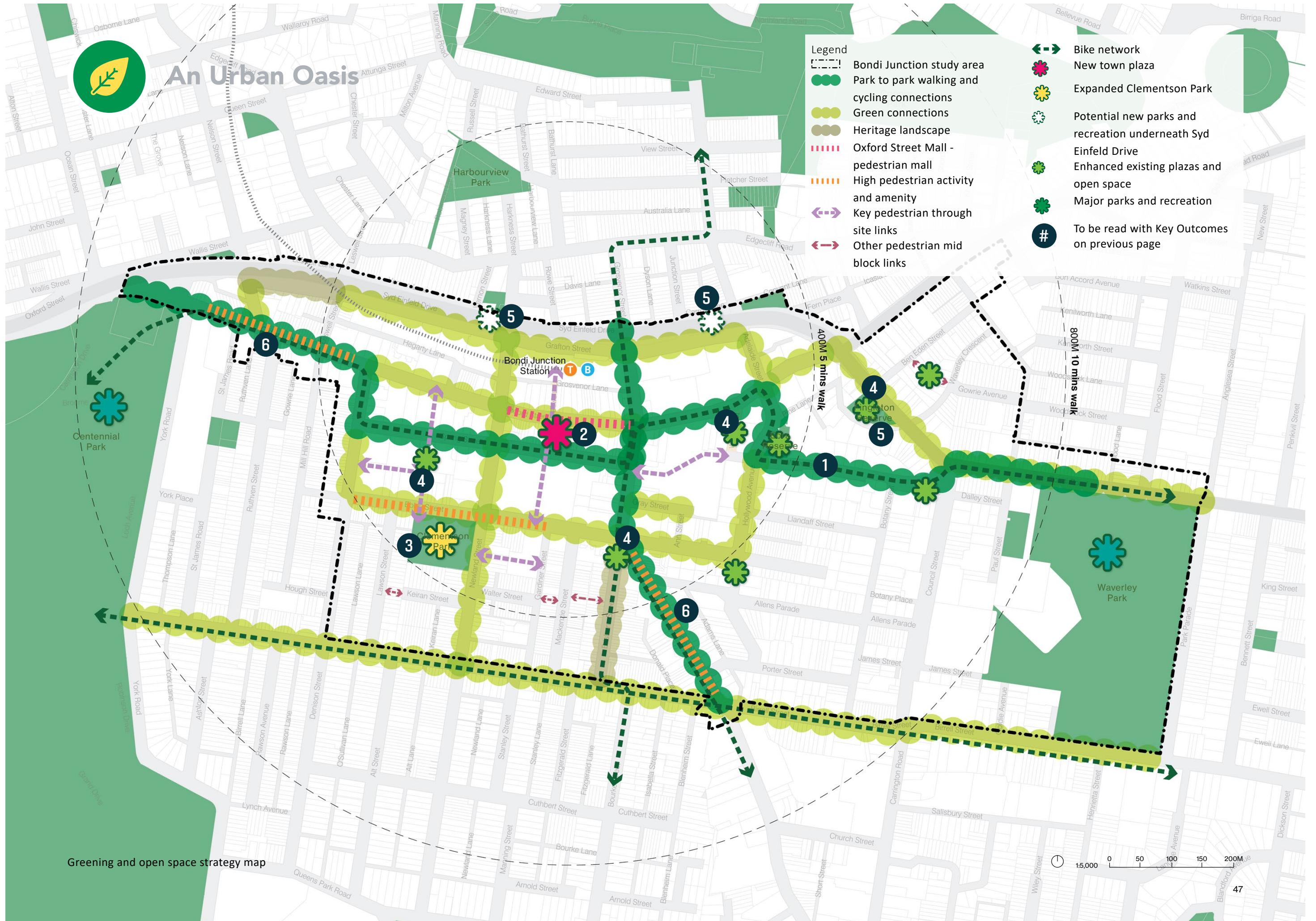
9,000sqm
new open space

35%
Tree canopy

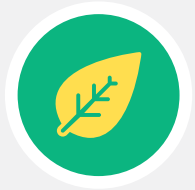
**New
Civic
Square**

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.



Greening and open space strategy map



An Urban Oasis

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 provide:

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

A range of activities and facilities that support individuals, families, young people, and people with living with disabilities

A green and well-shaded spaces with trees, grassed areas and permeable surfaces to manage urban heat and stormwater

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

Sun-lit 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.



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 park/recreation under Syd Einfeld Drive (location to be investigation)	approx 3,000sqm
15 Existing decommissioned water reservoir zoned SP2 (for investigation)	
16 Rooftop open space - above Eastgate car park (for investigation)	



An Urban Oasis

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



An Urban Oasis

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 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 sporting and recreational facilities underneath Syd Einfeld Drive - investigate suitable site for new park	TFNSW, L, B, C	Investigation	Medium to long-term
O.7	Investigate new rooftop open space and community facilities above the Council car park at Eastgate Shopping Centre	L, B, C	Investigation	Medium to long-term
O.8	Protect solar access to key public spaces - new Oxford Street Mall and Clementson Park to receive minimum 2 hours of solar access to 50% of the open space area between 11am-2pm during midwinter (June winter solstice)	DPHI, L, D	Delivery	Ongoing
O.9	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.10	Implement water sensitive urban design within the public domain integrating green infrastructure and stormwater management.	TFNSW, C	Planning	Ongoing

DPHI Department of Planning, Housing and Infrastructure
 TfNSW Transport for NSW
 DEdu Department of Education

L Landowners
 B Businesses
 C Community



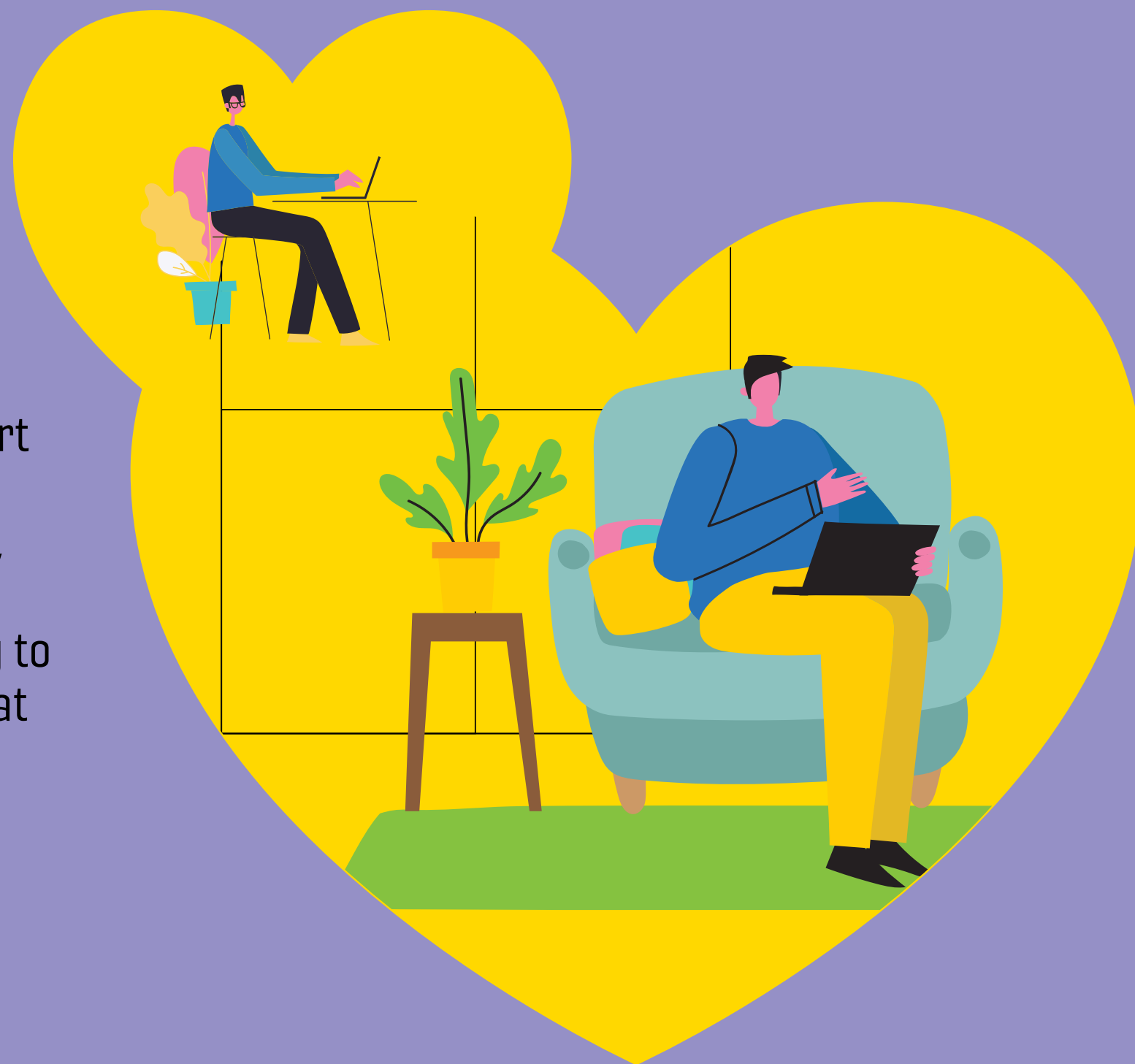
Ambition 4

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.

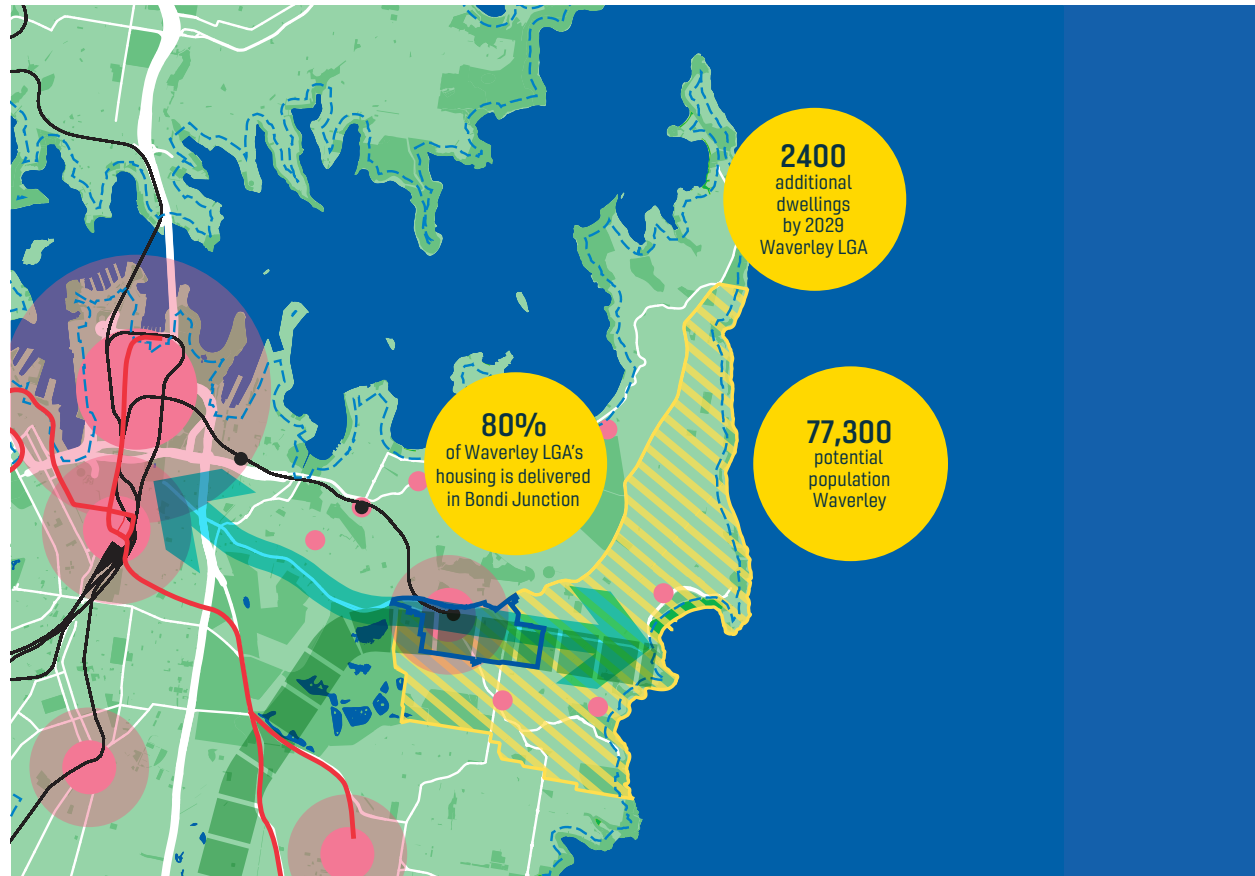




The Heart of the East

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 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 (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 (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.





The Heart of the East

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.

10%
affordable
housing

3000
additional
dwellings

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.

2 City centre character

Continue and strengthen Bondi Junction's city centre character with high-rise mixed-use development and opportunity for increased heights up to 22 storeys within the city centre core.

3 Built form transitions

Provide transitional mixed-use development stepping down from the high-rise core to adjacent mid-rise areas.

4 Mid-rise local villages

Retain the village character within West Oxford Street and Bronte Road while supporting mid-rise shop top housing.

5 Eastern gateway

Enable increase housing opportunities along Bondi Road, up to 15-18 storeys, 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 within heritage conservation areas.

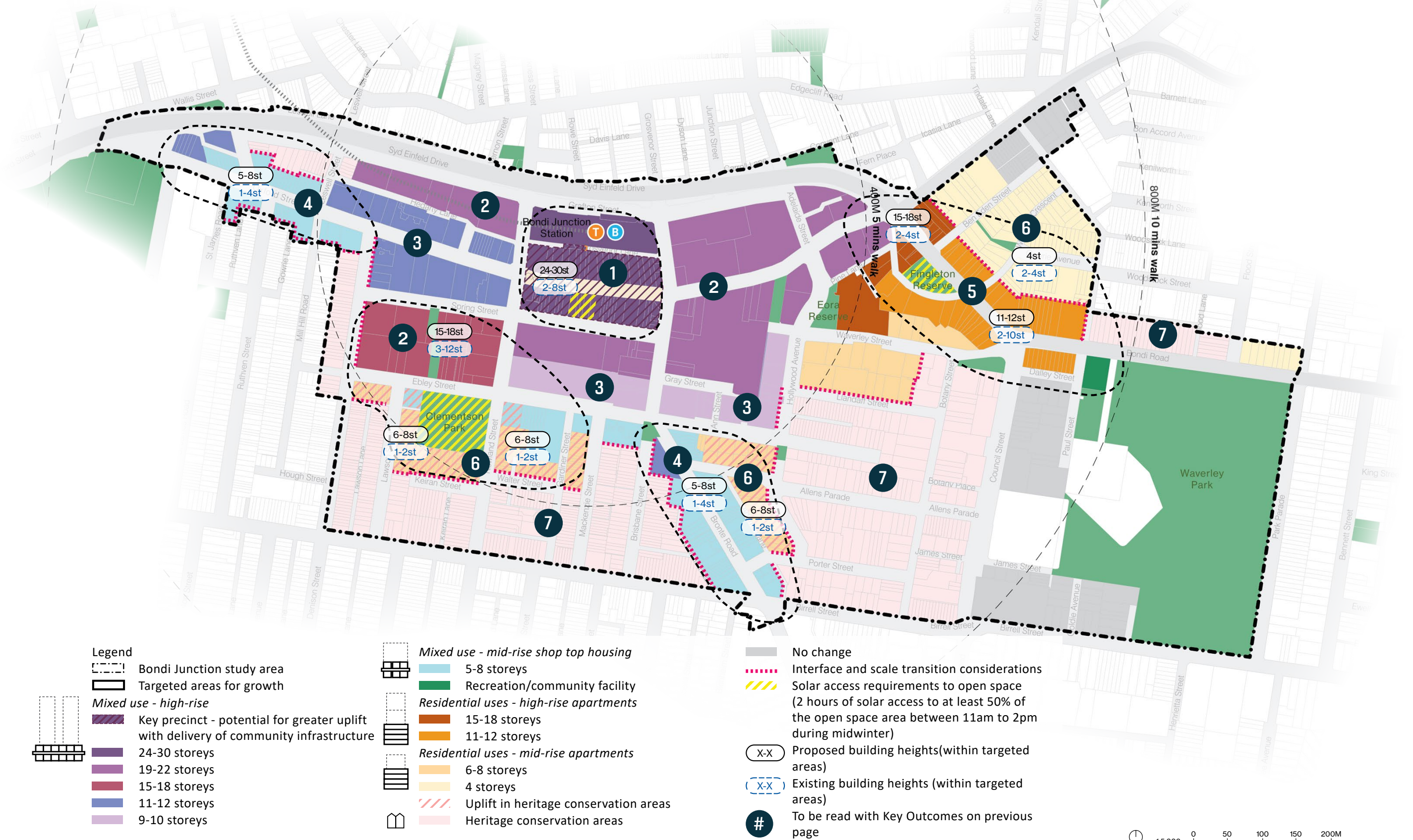
7 Local heritage character

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

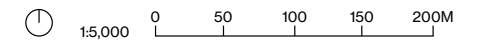
8 Diverse housing

Support a diverse range of building types and housing across the centres, including high-rise mixed-use development, mid-rise 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



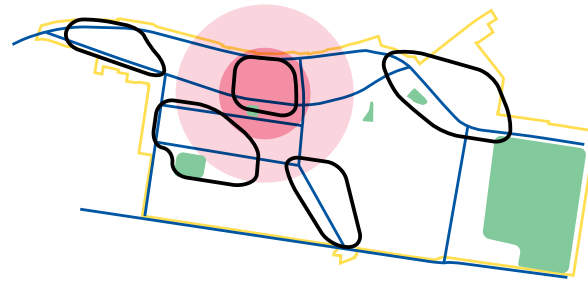


The Heart of the East

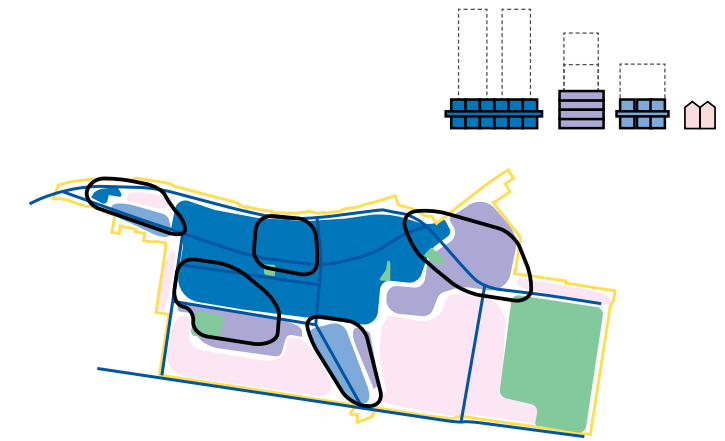
Approach to growth

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.

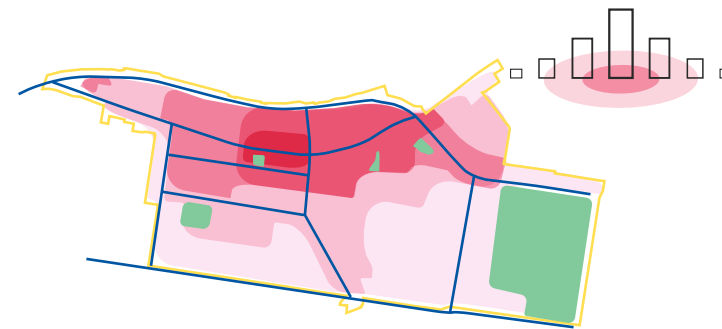
Key moves



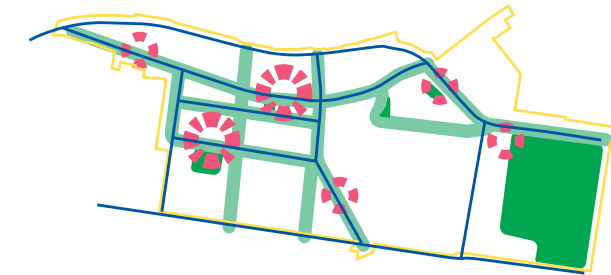
Focus most significant density where access is strongest - targeted areas of growth
Concentrate higher intensity and new housing close to transport, services, jobs and civic activity.



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.

The Heart of the East

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

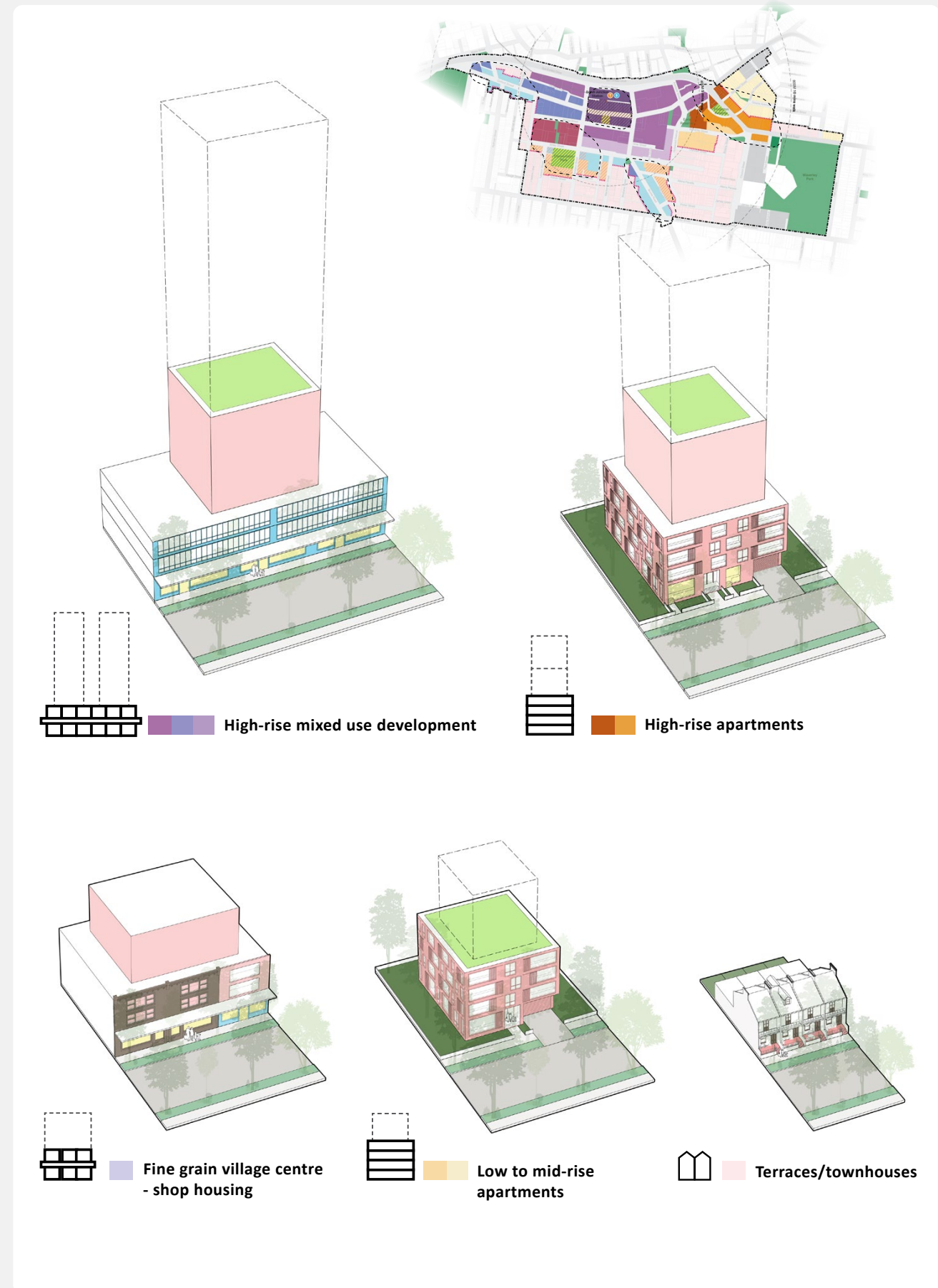
- 1 Zero frontage with active and commercial uses at ground level, and in the podium levels in some areas. This may include retail, food and beverage, community uses, commercial office, health/wellbeing facilities etc.
- 2 A human scale 3-4 storey street wall with articulation and architectural detailing 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.





The Heart of the East

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 and continue the fine grain character of historical main streets, 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 3-4 storey podium, and materiality and detailing that complements the heritage character.

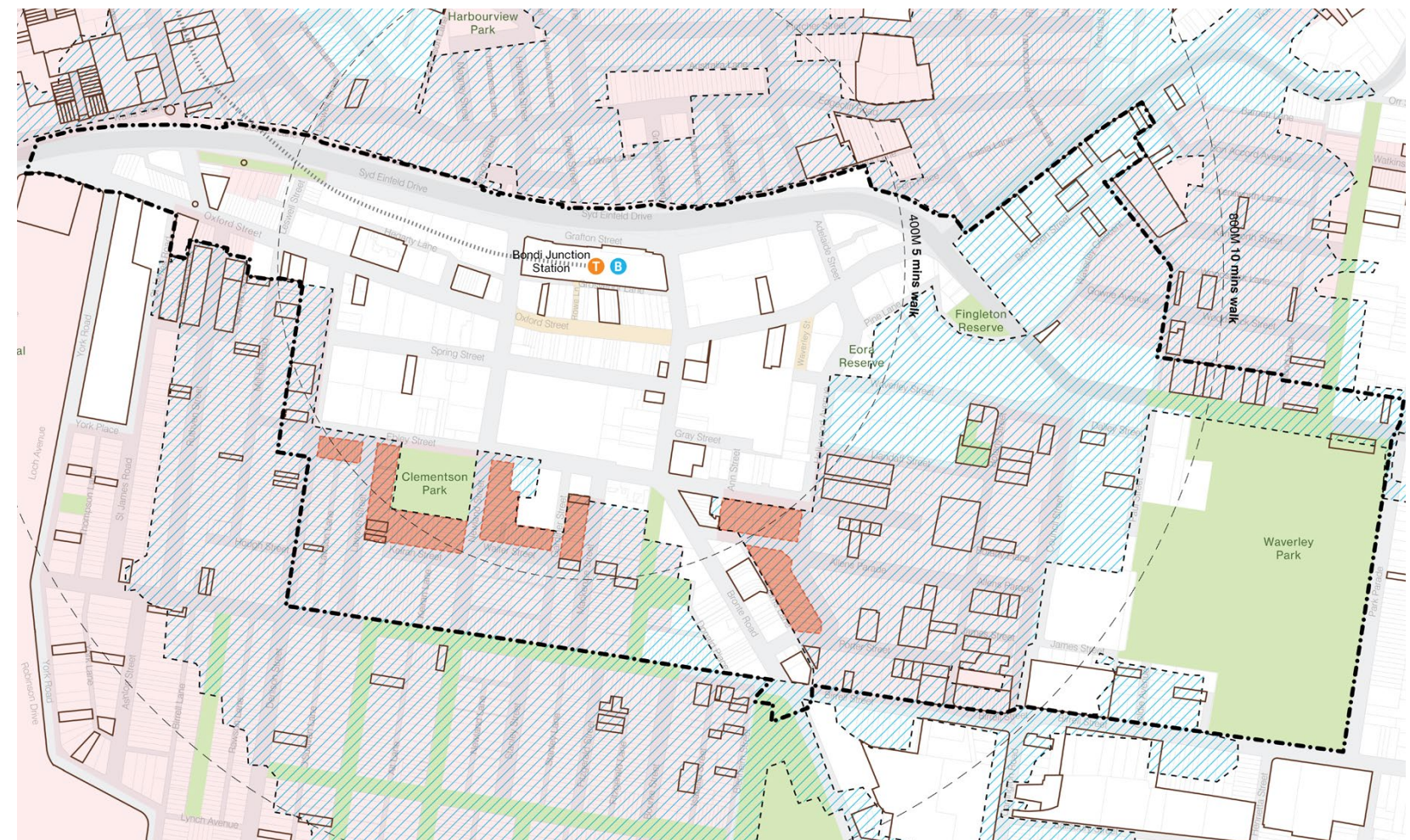
Heritage conservation areas

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.

Legend

- Bondi Junction study area
- Local heritage item
- Local heritage item-landscape
- Heritage conservation area (HCA)
- Opportunity for uplift within HCAs
- Indicative low and mid-rise housing area (NSW Government)



Heritage map

The Heart of the East

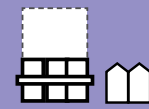
5 targeted areas

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.

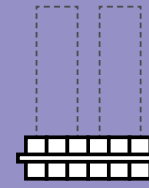
Redevelopment in these areas will help to fund and deliver broader public benefits such as open space, streetscape and community infrastructure upgrades.

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

- 150 additional dwellings
- fine grain local shops and food and beverage
- leafy streetscape, bike path and great pedestrian linkages



Oxford Street Mall

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

3000
Additional dwellings

52,000sqm
Non-residential GFA



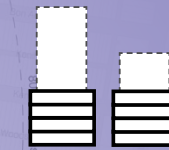
Civic Precinct

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



Bronte Road Village

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



Bondi Road East Gateway

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



The Heart of the East

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 ranging 24-30 storeys. 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 11am-2pm to at least 50% of the new open space area.
- 4 Maintain a 2-storey street wall along Oxford Street with development set back 6m 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 Ensure well-designed slender and well-separated tower forms above the street wall to maximise solar amenity, provide view sharing and minimise building scale and bulk.



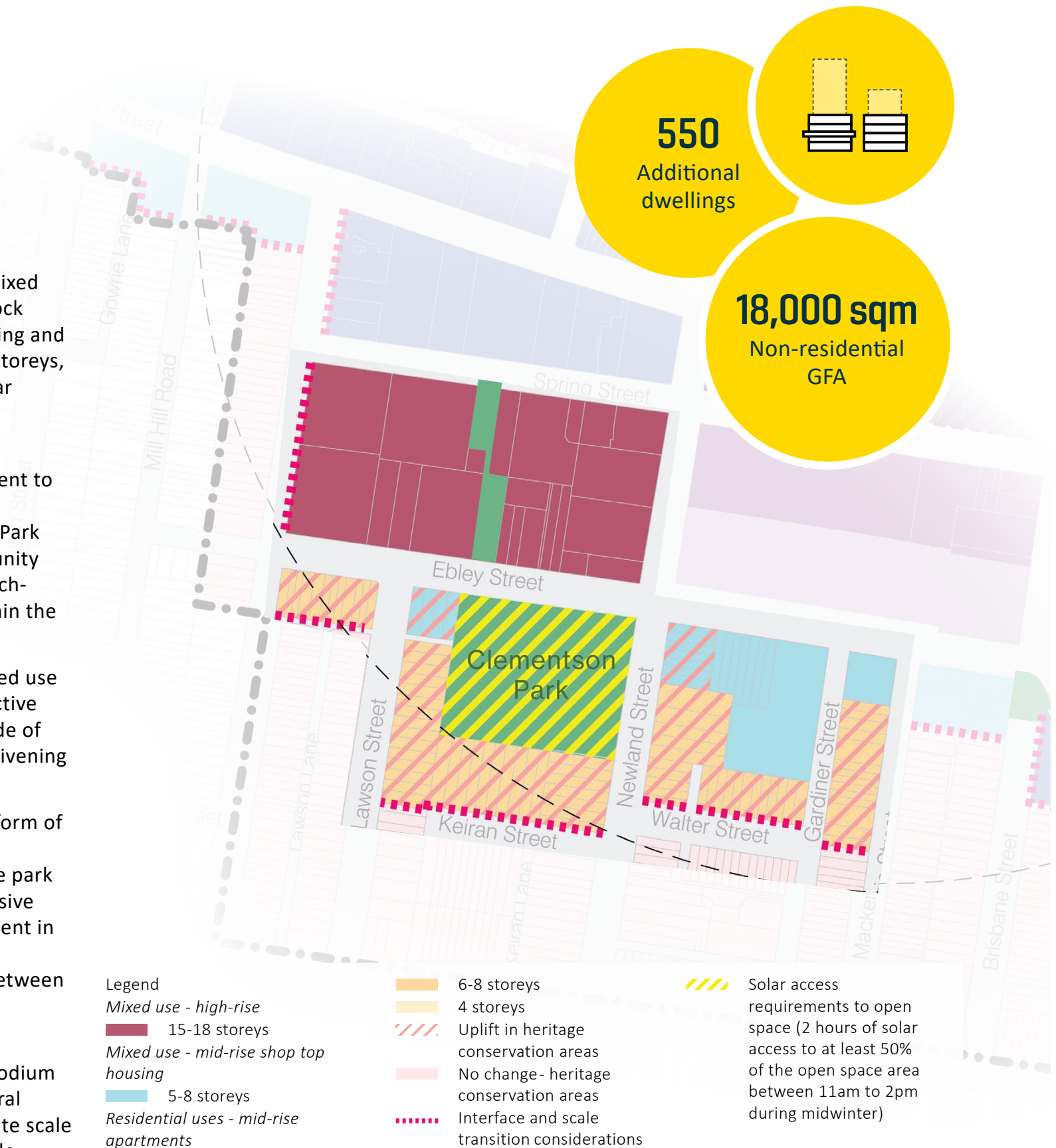
The Heart of the East

Civic Precinct

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

- 1 Create 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 Explore a new location for a consolidated community facility whether on the Officeworks site, where it can be integrated with new housing, or within an expanded Clementson Park, or alternatively, a series of community buildings and pavilions.
- 3 Provide consolidated Council offices, civic uses and public services, as well as other commercial office spaces, medical and allied health facilities, boosting local jobs within the precinct, accommodated within ground floor and podium levels (with residential above) or standalone commercial buildings.

- 4 Support increased height and mixed use opportunities within the block bounded by Ebley, Denison, Spring and Newland Street, ranging 15-18 storeys, however ensuring sufficient solar access is maintained to Clementson Park.
- 5 Engage with the State Government to reduce the footprint of existing community uses in Clementson Park into a smaller 2-3 storey community pavilion, in order to provide much-needed usable green space within the city centre.
- 6 Support mid-rise 6-8 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 6-storey apartments around Clementson Park 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 4-storey street wall/podium with articulation and architectural detailing that ensures appropriate scale interfaces to adjacent lower scale areas and HCAs.





The Heart of the East

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 15-18 storeys 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 10-12 storeys.
- 3 Provide mid-rise 4 storey apartments east of Bondi Road, to align with the LMR controls, supporting more housing within an 800m walk of the station.
- 4 Opportunity to utilise Council-owned assets to integrate a new mixed-use development with recreational facilities and enhancement to Fingleton Reserve.
- 5 Opportunity to explore redevelopment of the former Council Chambers building into a standalone sports and recreational facility.
- 6 Provide a green landscape setback along Bondi Road with increased canopy to improve pedestrian connections to Waverley Park.



Legend

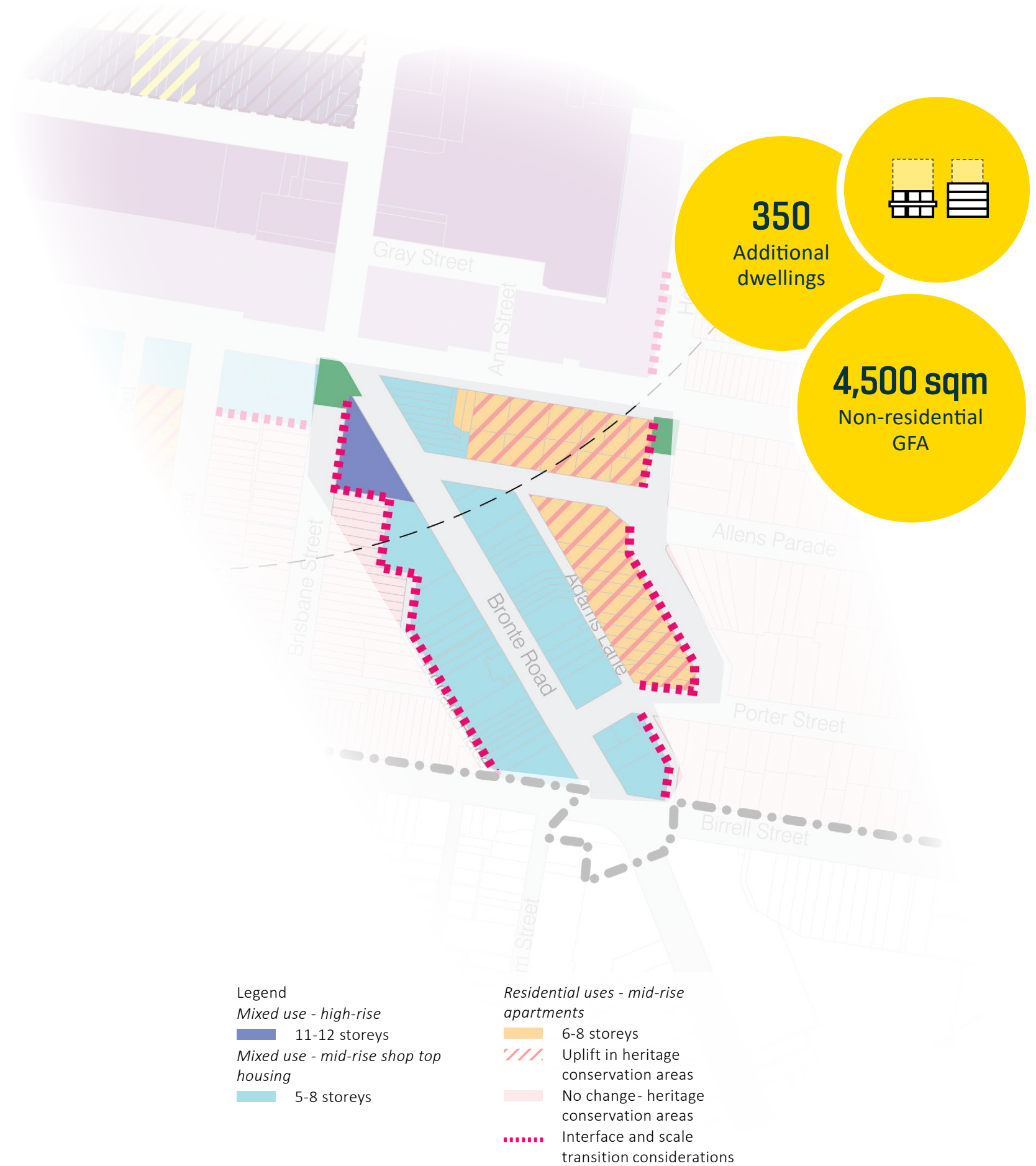
- Bondi Junction study area
- Mixed use - high-rise*
 - 15-18 storeys
- Mixed use - mid-rise shop top housing*
 - 5-8 storeys
- Recreation/community facility
- Residential uses - high-rise apartments*
 - 15-18 storeys
 - 11-12 storeys
- Residential uses - mid-rise apartments*
 - 4 storeys
- Interface and scale transition considerations
- Solar access requirements to open space (2 hours of solar access to at least 50% of the open space area between 11am to 2pm during midwinter)

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 5-6 storeys, with opportunity for marker development at the northern and southern entry points.
- 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 6-8 storey mid-rise development in the adjoining blocks bounded by Hollywood Avenue and Ebley Street in the heritage conservation area, 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.





The Heart of the East

West Oxford Street Village

West Oxford Street Village will be retained and revitalised as the fine grain village centre at the western edge of Bondi Junction, anchored by heritage markers, and within a short walk and bike to Centennial Park. At the westernmost point, a new apartment tower development will mark the western gateway into Bondi Junction.

- 1 Retain the fine grain shop-top character of the village centre while enabling moderate mid-rise development with new housing opportunities ranging 5-8 storeys.
- 2 Provide a 2-3 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 Celebrate heritage markers within the precinct, including the Nelson Hotel and Westgate House, and ensure appropriate setbacks, street wall heights and datums adjoining heritage areas.
- 5 Build on existing public domain improvements and traffic calming measures through increased tree canopy and landscape, enhancing the green and local village feel



Legend
 [Dashed Box] Bondi Junction study area
 [Blue Box] Mixed use - high-rise 11-12 storeys
 [Light Blue Box] Mixed use - mid-rise shop top housing 5-8 storeys
 [Pink Box] No change- heritage conservation areas
 [Dotted Line] Interface and scale transition considerations

150
Additional dwellings

4,000 sqm
Non-residential GFA

The Heart of the East

Growth Action Plan

Actions / Deliverables		Key stakeholders	Stage of implementation	Timeframe
Growth strategy				
G.1	Deliver new homes to address NSW Government Housing targets	DPHI, L, B, C	Planning	Short to medium-term
G.2	Apply 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	Implement a design excellence strategy to ensure high quality architectural and urban design outcomes are achieved	L, B, C, D	Planning	Short-term
G.8	Require eligible developments to meet minimum building sustainability target, including all electric and lower emissions, as a condition of approval.	L, B, C, D	Planning	Short-term

DPHI Department of Planning, Housing and Infrastructure
 TfNSW Transport for NSW
 DEdu Department of Education

L Landowners
 B Businesses
 C Community

Catalyst Projects

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.



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.



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

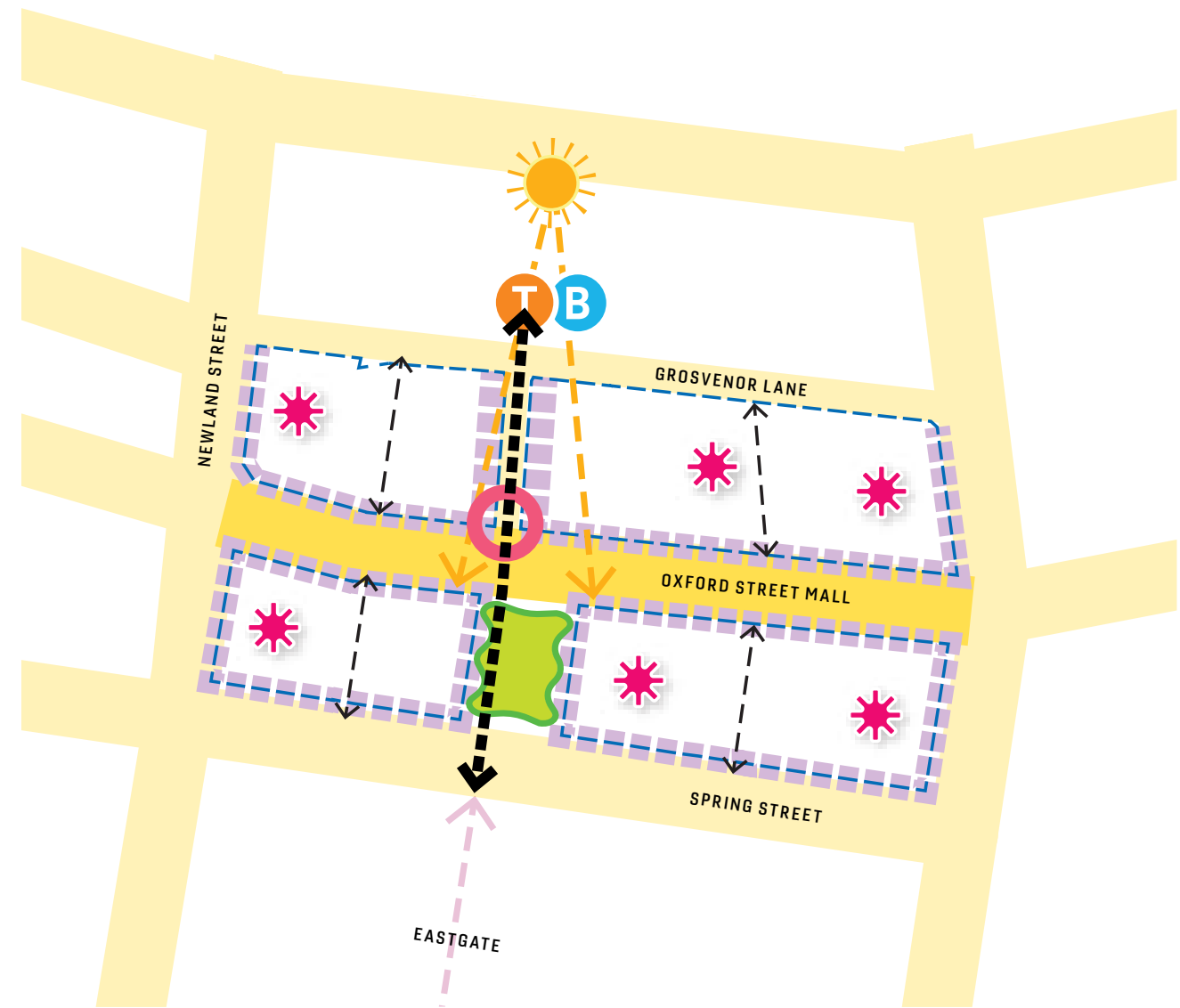
To address these issues and unlock its full potential, a set of guiding principles has been developed to shape its future as a lively, inclusive, and people-focused place.

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.



1 Catalyst Project

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**
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

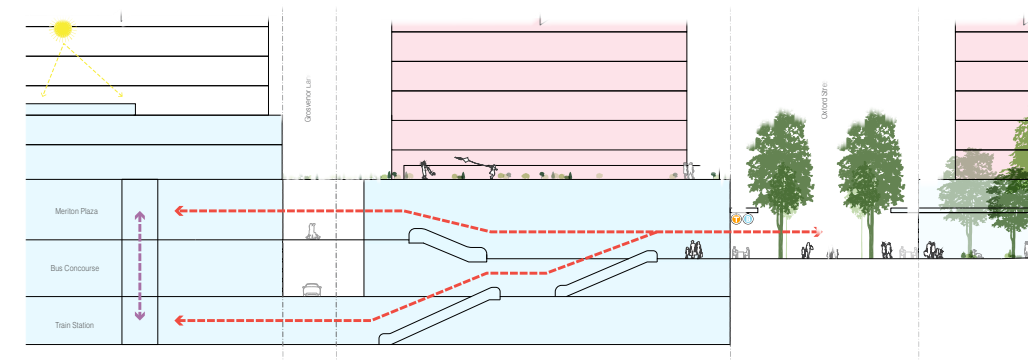
A seamless arrival

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 50% of the open space between 11am and 2pm at midwinter.





1 Catalyst Project

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.

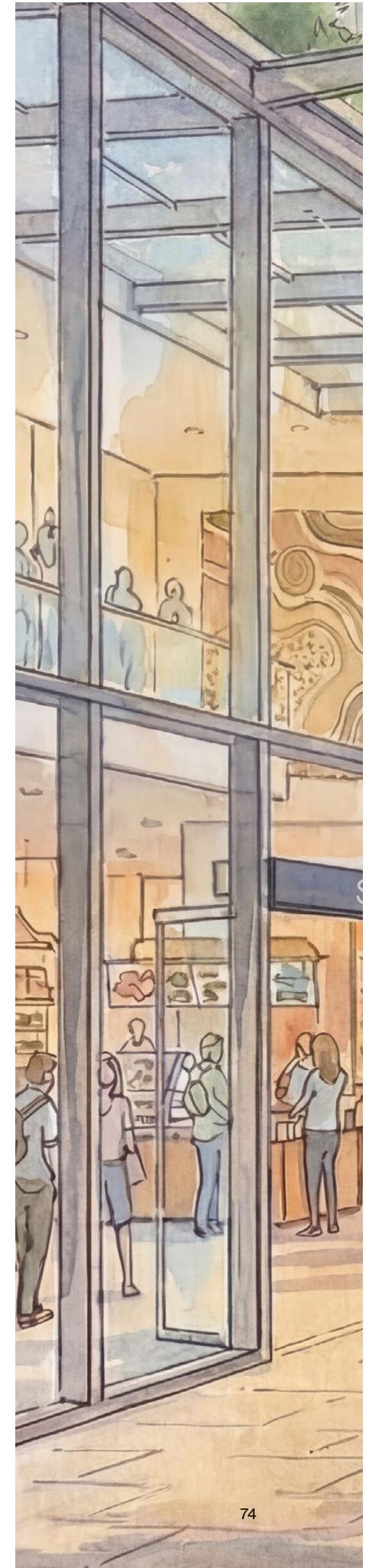
Upgraded lighting, seating, planting and paving make the Mall a more inviting place to stay, with flexible space for markets, events and everyday use that reinforces its role as the social heart of Bondi Junction.

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.





1 Catalyst Project

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.



Catalyst Project

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

2 The Civic Precinct

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.









The Civic Precinct

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.

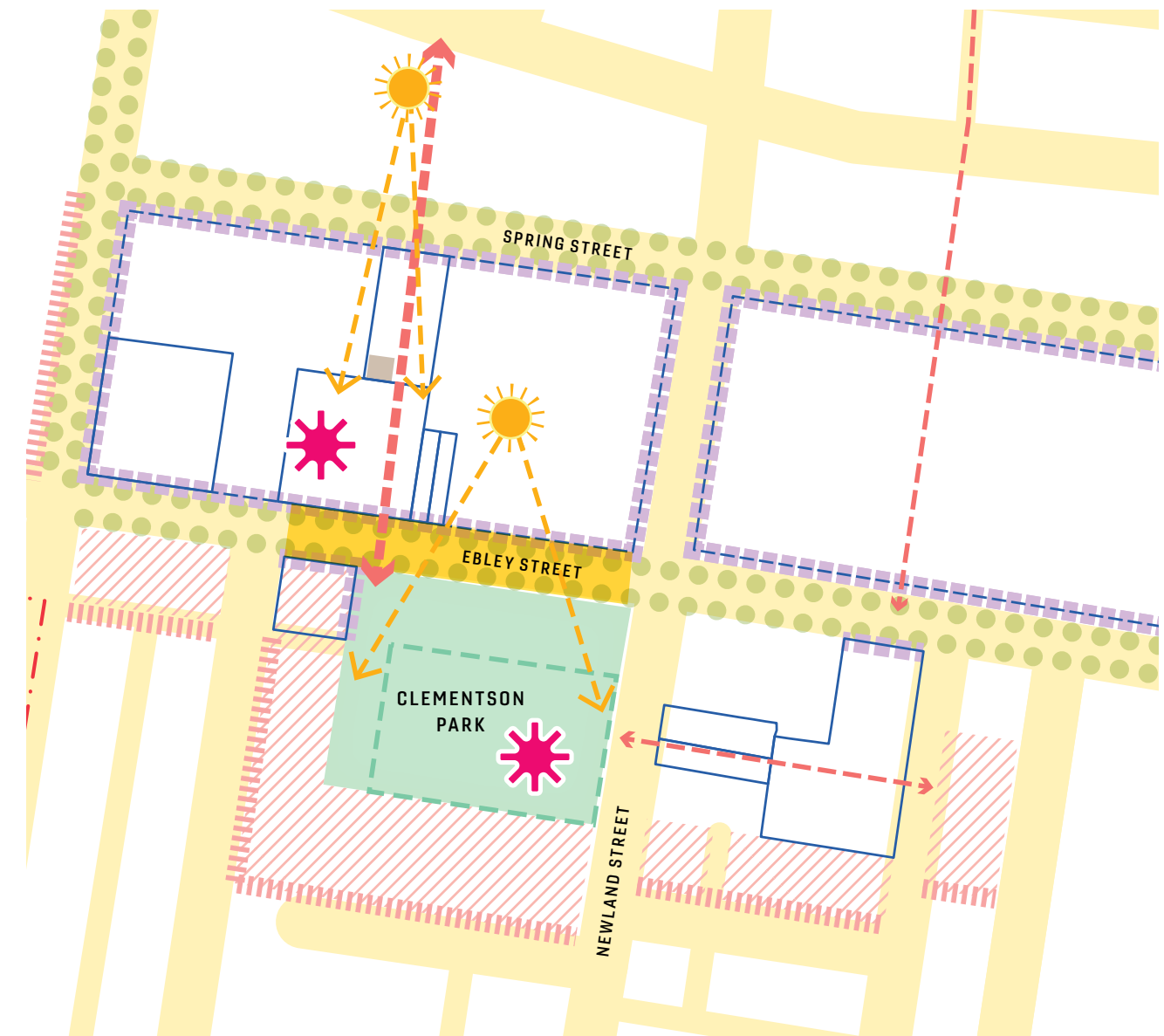
Urban Design principles

-  **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.



2 The Civic Precinct

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.



- 1 Clementson Park becomes greener with expanded open space, 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 Ebley Street transforms into a people-friendly shared zone
- 4 A new through-site link stitches Spring Street to Ebley Street
- 5 Potential for a new and relocated library closer to park
- 6 Boot Factory heritage heart
- 7 Norman Lee Place community plaza (recently upgraded)
- 8 Mill Centre (Council offices and community spaces)
- 9 New/enhanced street tree canopy
- 10 Rooftop terrace
- 11 Park-edge homes bring life to the green heart
- 12 Active ground-floor cafés and shops animate the precinct



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:

- 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 a 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.

2

The Civic Precinct

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 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	Consolidation of Council assets to deliver a Civic and Community Precinct including a library, community uses, cultural and event spaces and child care	L, B, C	Delivery	
CP.6	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 relocation of replacement of existing childcare and new community pavilion	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

3

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

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.

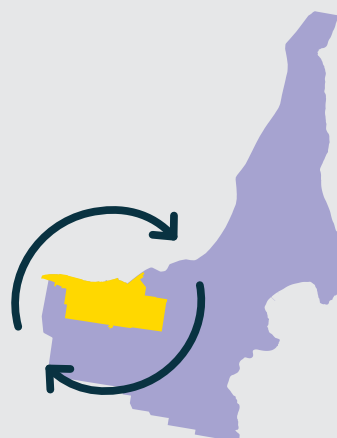
In response, the Bondi Junction Master Plan establishes a clear approach to growth — a coordinated delivery framework that sets out the mechanisms and responsibilities required to implement change, providing a practical pathway to realise the vision.

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.

Delivery framework

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.



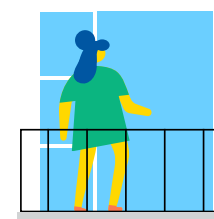
Community and cultural facilities

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 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

Activation strategy

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

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

Action plan

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	Short-term
C.2	Upgrade key intersections with raised thresholds, tree planting and reduced traffic speeds 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	Short to medium-term
C.4	Revitalise existing and create new arcades and laneways along Oxford Street Mall	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	Short-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	Short-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

DPHI Department of Planning, Housing and Infrastructure

TfNSW Transport for NSW

DEdu Department of Education

L Landowners

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C Community

Action plan

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 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 and Waverley Street	L, B, C	Investigation	Medium-term
O.6	Investigate new sporting and recreational facilities underneath Syd Einfeld Drive - investigate suitable site for new park	TFNSW, L, B, C	Investigation	Medium to long-term
O.7	Investigate new rooftop open space and community facilities above the Council car park at Eastgate Shopping Centre	L, B, C	Investigation	Medium to long-term
O.8	Protect solar access to key public spaces - new Oxford Street Mall and Clementson Park to receive minimum 2 hours of solar access to 50% of the open space area between 11am-2pm during midwinter (June winter solstice)	DPHI, L, D	Delivery	Ongoing
O.9	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.10	Implement water sensitive urban design within the public domain integrating green infrastructure and stormwater management.	TFNSW, C	Planning	Ongoing

DPHI Department of Planning, Housing and Infrastructure

TfNSW Transport for NSW

DEdu Department of Education

L Landowners

B Businesses

C Community

Action plan

Growth strategy

Action	Key stakeholders	Stage of implementation	Implementation timeframe	
Growth				
G.1	Deliver new homes to address NSW Government Housing targets	DPHI, L, B, C	Planning	Short to medium-term
G.2	Apply 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 and landscape 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	Implement a design excellence strategy to ensure high quality architectural and urban design outcomes are achieved	L, B, C, D	Planning	Short-term
G.8	Require eligible developments to meet minimum building sustainability targets as a condition of approval.	L, B, C, D	Planning	Short-term

DPHI Department of Planning, Housing and Infrastructure
 TfNSW Transport for NSW
 DEdu Department of Education

L Landowners
 B Businesses
 C Community

Action plan

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, D	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, D	Delivery	Short to medium-term
M.8	Designation of Bondi Junction as a Special Entertainment Precinct	L, B, C, D	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

Action plan

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 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	Consolidation of Council assets to deliver a Civic and Community Precinct including a library, community uses, cultural and event spaces and child care	L, B, C	Delivery	
CP.6	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 relocation of replacement of existing childcare and new community pavilion	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

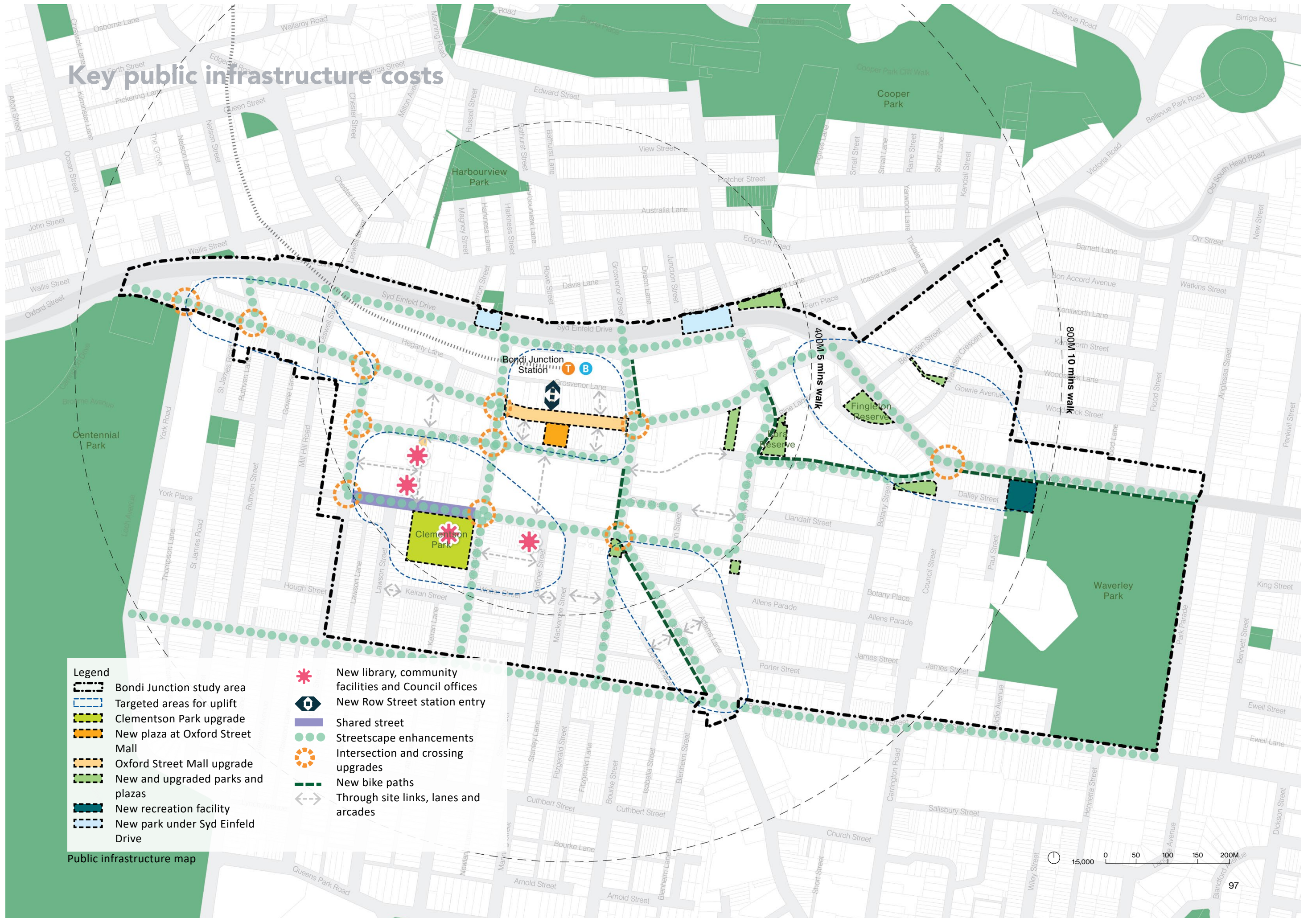
L Landowners
 B Businesses
 C Community

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 park 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



REPORT
PD/5.2/26.05

Subject: Environmental Planning and Assessment
Amendment (Planning System Reforms) Act 2025
Implementation - Submissions

TRIM No: A11/0500

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Sharon Cassidy, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Authorises the General Manager to make submissions to the NSW Department of Planning, Housing and Infrastructure on the implementation of the *Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025* in accordance with the principles set out in the report.
2. Officers prepare a report to Council following the full implementation of the Act, including:
 - (a) An explanation of how the Act has ultimately changed the planning system.
 - (b) The General Manager's submissions on the implementation.
3. Approves the submission to the Department attached to the report (Attachment 1) on the draft Statewide Community Participation Plan.

1. Executive Summary

The *Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025* (the EP&A Act) has been passed to amend state-wide planning legislation and changes how development is assessed and determined in NSW.

The changes are being implemented in stages in 2026, accompanied by updates to other legislation and policy which still need to be exhibited and approved by the NSW Government.

Council will be invited to provide feedback on the future updates to legislation and policy associated with the roll out of the passed EP&A Act.

To allow for a prompt and meaningful response from Council, this report recommends that the General Manager is granted delegation to prepare and submit feedback on behalf of Council on material relating to the passed EP&A Act as long as it is consistent with agreed principles outlined in this report. Under this proposed process, individual submissions relating to the passed EP&A Act will not be reported to Council for approval.

The NSW Government are currently exhibiting a draft Statewide Participation Plan, which proposes prevailing reduced notification requirements for development applications compared to the existing

community participation plans of most councils. A submission has been prepared (Attachment 1) requesting the retention of Council's own community participation plan.

2. Introduction/Background

The EP&A Act was introduced by the NSW Minister for Planning and Public Spaces, Paul Scully. It was passed by NSW Parliament on 11 November 2025 and granted assent by the Governor on 24 November 2025.

The passed EP&A Act changes the NSW planning system in various ways, which affects Waverley Council because staff are legally required to work within the system to undertake strategic planning and development assessment relating to land within the Waverley local government area.

Specifically, the changes amend:

- The processes for development assessment exhibition, timing and NSW agency advice
- The pathways for seeking development consent for development, and subsequently the services which councils must provide, and
- The types of planning matters and impacts that councils can approve or refuse a development on.

3. Relevant Council Resolutions

Nil.

4. Discussion

Whilst the changes to the EP&A Act have been already been approved, they are being implemented in phases through the staged publication of clauses throughout 2026. Each phase is accompanied by updates to other legislation and policy, which need to be exhibited and approved by the NSW Government.

Council will be invited to provide feedback on the future updates to legislation and policy associated with the roll out of the passed EP&A Act. Council input is required to be prompt based on feedback from the NSW Government.

The current submission process that Council follows can be problematic for timely responses, so an updated submission process is proposed in the resolution. To allow for a prompt and meaningful response from Council, this report recommends that the General Manager is granted delegation to prepare and submit feedback on behalf of Council on material relating to the passed EP&A Act as long as it is consistent with agreed principles outlined in this report. Under this proposed process, individual submissions relating to the passed EP&A Act will not be reported to Council for endorsement.

Both the contents of the passed EP&A Act and NSW Government media communications allude to at least three upcoming matters for public exhibition:

- Targeted Assessment Development (TAD) approvals – A new type of development pathway which Council assess and determine. Eligible development will not be required to be publicly notified or have its impacts assessed outside of local environmental plan and development control plan requirements.
- Variations to complying development certificate (CDC) approvals – A new type of service that Council will assess and determine. It allows Councils to determine minor variations to state

- planning controls, such as the Exempt and Complying Development Code SEPP, where previously any non-compliance would require a DA.
- NSW-wide standard conditions of consent to integrate with the individual conditions of every local council – Changing conditions of consent.

Council officers intend to review the detail of the above once information is released in the coming months and prepare feedback on Council's behalf. These matters are largely administrative and operational.

Principles for submissions

Feedback will be reflective of Council views and would need to be consistent with the following submission principles:

Council submissions relating to the EP&A Act will:

- *Support a clear and modern planning system, that is fit for purpose and delivers high quality planning outcomes consistent with the applicable strategic vision.*
- *Be consistent with views and positions communicated in recent Council resolutions, and Council-endorsed documents, strategies and policies.*
- *Be consistent with Council's current approach to development assessment, including public exhibition expectations.*
- *Request that Council retain self-determination with regards to development assessment processes, including consideration of impacts, public exhibition and conditions of consent.*
- *Request that the NSW Government provide Council with upfront and ongoing financial support to undertake the additional services and responsibilities associated with the passed EP&A Act.*

Submission on the draft Statewide Participation Plan

Council's Community Engagement Strategy currently sets out which types of development applications in the Waverley area need to be placed on public exhibition and notified to neighbours, and for how long.

The NSW Government is exhibiting a draft Statewide Community Participation Plan that will prevail over a council's own notification requirements. The draft Plan proposes reduced or removed notification requirements for development applications compared to Waverley Council, including the:

- Elimination of public exhibition for most development types if the proposal meets the Local Environmental Plan (LEP) and Development Control Plan (DCP) controls, is permissible in the relevant zone and does not include a clause 4.6 variation (seeking to alter the principal development standards). This includes residential flat buildings and shop top housing
- Replacement of the current 7-14 day written notice before a complying development certificate is determined with a 7-day pre-commencement of work notification for new buildings, additions and demolition.

The proposed Statewide Community Participation Plan (SCPP) can be accessed [here](#).

A submission has been prepared (Attachment 1) requesting the retention of Council's own community participation plan and highlighting the unintended negative consequences of reducing or removing notification requirements. This report seeks Council's approval of the submission. Feedback is due by 3 June 2026.

5. Financial Impact

There are no anticipated direct financial impacts of the recommendation of this report at this stage.

6. Risks/Issues

Without supporting the recommendation of this report, there is a risk that the NSW Government may not consider Council's feedback on the upcoming legislation and policy changes associated with the EP&A Act. This will increase the chances of the planning system being altered in a way which is not beneficial to the Waverley Council community.

There is also a risk that feedback does not capture the views of Council. However, this risk is mitigated by ensuring that feedback provided without Council endorsement will be consistent with the principles outlined in this report.

7. Attachments

1. Submission on draft Statewide Community Participation Plan [↓](#) .



Our ref: A11/0500
24 April 2026

Statewide Community Participation Plan team
NSW Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150
CPP@dphi.nsw.gov.au

Dear Statewide Community Participation Plan team,

Re: Waverley Council feedback on the proposed Statewide Community Participation Plan

Waverley Council welcomes the opportunity to provide feedback on the Statewide Community Participation Plan. We note that the Plan as proposed will prevail over a council's own development application notification requirements, with the key changes summarised as follows:

- Removal of public exhibition for most development types (including dwelling houses, commercial development, residential flat buildings and shop top housing) if the proposal complies with local environmental plan, state environmental planning policy and, development control plan controls and is permissible in the relevant zone.
- replacing the current 7-14 day written notice before a complying development certificate is determined, with a 7-day pre-commencement of work notification for most development types.

While Waverley Council support efforts to decrease overall assessment timeframes and increase high quality and well-located residential housing supply, there are concerns that the proposed reduction or removal of exhibition periods for certain planning processes will not achieve the intended aims as it will:

- represent a shift away from place-based planning and facilitate unintended negative built form outcomes,
- not shorten assessment times, due to the increased complexity and risk of litigation, and
- reduce transparency and trust in the planning system.

For these reasons, we recommend not proceeding with the proposed Statewide Community Participation Plan in its current form and instead implement standardised notification timeframes that do not create adverse impacts. These could be firm 14-day mandatory notification period timeframes for all development other than s4.55(1) modification applications.

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The proposed Statewide Community Participation Plan represents a shift away from place-based planning and will facilitate unintended negative built form outcomes

The proposed change will not result in planning outcomes that meet the needs of the existing and future local community. This represents a shift away from place-based planning. Place-based planning is the process of planning collaboratively with local stakeholders, and with special consideration of local opportunities, needs and constraints.

The development assessment process allows for neighbouring residents to provide detailed feedback based on their detailed site understanding. This can often lead to the identification of impacts that may otherwise not be addressed due to inaccurate documentation. The proposal will remove the opportunity for community members to provide feedback on most developments that affect them. This will create a risk that projects will be approved that are unsuitable for the current or future communities. For example, currently the community can comment on view loss and privacy impacts from the private domain, and the specific infrastructure needs or elements of special local character in an area, which would be difficult to ascertain by a consent authority alone. Without this input, a development may not suit or function successfully in a location. Community feedback also ensures that development assessment is accurate and speedy, by highlighting local information for the consent authority to consider. This includes document inaccuracies that would otherwise take a long time for assessing officers to notice such as errors in shadow diagrams and site surveys, or the aforementioned view loss and privacy impacts from the private domain. Having the documentation to be able to be viewed not only by the assessing officer but also adjoining properties who may be impacted helps to ensure that development application documentation is accurate and representative of facts.

Without community feedback, local opportunities and issues identified by the community may be missed and worse built form outcomes will be facilitated. Any missed negative amenity impacts arising from development that are missed would be 'baked in' for generations and so it is important to ensure this is addressed.

The proposed Statewide Community Participation Plan will not improve overall development assessment timeframes

A reduction in exhibition periods will not actually impact overall development application assessment times. Whilst exhibition periods do technically contribute to the length of an overall assessment period, the complex nature of most development applications means that in reality the exhibition periods are of no impact to the overall assessment time.

It is acknowledged that there is a varying degree of exhibition timeframes provided for throughout New South Wales and there is no current consistent approach across all Councils. While this could be seen as a disbenefit, it is a direct result of the substantial differences and nuances in topography, existing lot size, existing dwelling typology and community expectations across Greater Sydney and NSW. Depending on the nature of the site and its location, there may be factors which need to be considered by adjoining properties, which can't be ascertained through a site visit or review of plans, site survey or aerial photography submitted with an application.

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Public exhibition will typically run concurrently with an assessment team's preliminary assessment and advice requests to various external agencies such as Sydney Water and internal referral groups. Due to the high workload of assessment teams, external agencies and internal referral groups, and the time required to comprehensively review development documentation, it is unlikely that these tasks would be complete within the current typical 14 day public notification period. Therefore, the public exhibition period does not make a difference to the overall application assessment timing and there is no true benefit in this regard to reducing or removing the period.

Under the proposed Statewide Community Participation Plan, if a development meets the relevant controls in the relevant local environmental plan, state environmental planning policy or development control plan that public exhibition will not need to occur. This proposed approach is flawed as compliance based on the planning report (Environmental Impact Statement or Statement of Environmental Effects) submitted by the applicant cannot be initially taken on face value as these reports can often draw different conclusions to that of the council assessing officer or leave out areas of non-compliance altogether. This means that compliance with the relevant controls will not be able to be ascertained until assessment is completed. If the assessment is progressed on the assumption of compliance being achieved but later found to be non-compliant (for example, an applicant has incorrectly calculated the height or omitted areas required in FSR calculations), public exhibition will need to occur after the assessment, which will add on time to the process rather than reduce it.

Where issues are raised during exhibition and have meaningful impacts for compliance, requests for responses regarding these matters are often coupled with issues or requests for additional information that the assessing officer has found during their preliminary assessment. This makes for an efficient process and avoids duplication, streamlining the process and reducing assessing timeframes at present.

The following table compares the current process against the anticipated future process, highlighting the anticipated adverse timing impacts of the proposed Statewide Community Participation Plan.

Table 1 – Comparison of existing and anticipated proposed development application assessment timeframes

Existing process for a typical DA in Waverley Council under the current Waverley Community Engagement Strategy	Anticipated future process for a typical DA in Waverley Council under the proposed Statewide Community Participation Plan
DA lodged, with SEE that indicates compliance with LEP and DCP.	DA lodged, with SEE that indicates compliance with LEP and DCP.
DA placed on public exhibition and simultaneously referred to external agencies and internal referral groups for advice.	DA referred to external agencies and internal referral groups for advice.

DA assessed by staff, informed by community feedback and referral advice.	DA assessed by staff, informed by referral advice.
If necessary, a request for information letter is sent to the applicant, requesting a revised design to overcome all issues to lead to an approval.	DA takes longer to assess, because of lack of information on local issues, document discrepancies, and amenity impacts from private domain.
Applicant responds with revised design that overcomes all issues.	First request for information letter is sent to the applicant, requesting a revised design to overcome issues.
Process complete: Consent authority approve the design and issue notice of determination.	The revised design has an LEP or DCP non-compliance, triggering the need to notify for 14 days. Notification occurs.
	Feedback received during notification highlights more issues for consideration, such as view loss or privacy caused by a non compliance that the assessing officer was unable to know.
	Second request for information letter is sent to the applicant, requesting another revised design to overcome the new issues. Note: This triggers an additional financial cost to the applicant too, as their consultants are required to make changes a second time.
	Applicant responds with revised design that overcomes all issues.
	Process complete: Consent authority approve the design and issue notice of determination.

It is important to note that risk of legal litigation on procedural grounds is a serious concern for councils. Insufficient notification of development applications is one of the grounds that any member of the public can raise and take action against councils for. Responding to such actions is a time consuming and expensive exercise for councils and removes resourcing away from undertaking assessments and approving housing. The proposed Statewide Community Participation Plan is vague on what constitutes development controls being met or not (one of the proposed triggers for needing to notify), increasing the chances of legal action being taken

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against councils in the event of council assuming that notification was not required when it was in fact required.

The proposed Statewide Community Participation Plan will reduce transparency and trust in the planning system surrounding complying development certificate processes

Some of these changes, particularly relating to notification for aspects of complying development for relatively minor works (such as the outdoor deck case study referred to in the documentation) are sensible and reasonable. However, the removal of more lead-in-time notification for complying development for all development types is not supportable given the expansion of scale of certain development types as complying development. Whilst it is noted objections and feedback can't be provided under the current 7-14 day notice period before a complying certificate is determined, it at least informs neighbouring properties of works which are about to commence in the immediate future (in some circumstances a complete knockdown rebuild or intensification on the site) and allows them to plan ahead for disruptions and associated impacts of construction. Without adequate notice to action relocation arrangements during disruptive construction, the wellbeing of neighbours may be decreased.

It is recommended that if changes are implemented, notice requirements are proportionate to the scale and impact of the development, with pre-determination notification retained for larger more impactful development types.

In addition, the proposed pre-commencement of works notification to adjoining neighbours provided 7 days before works commence for higher impact development types assessed and approved through the development assessment process does not provide enough consideration for those impacted. This includes people who have small children and families at home during business hours, shift workers, and people who work from home some or all of the time. If feedback is desired to be removed altogether, it would be more appropriate to at least notify surrounding properties when the application has been submitted (or determined) to provide for more lead time for affected residents to make any necessary adjustments to their existing arrangements, schedule or work plans to reduce the impacts of construction to their day to day lives.

Conclusion

Whilst it is acknowledged that reducing timeframes is sought to increase housing supply to meet the targets required under the National Housing Accord, reducing community participation from the process has the potential consequence of undermining public trust in the planning system and not actually reducing development assessment timeframes for every council.

Waverley Council has a long established and refined approach to public exhibition which allows for useful community input without delaying the development assessment process. It is for the reasons described throughout this position that Waverley Council recommend not proceeding with the proposed Statewide Community Participation Plan in its current form and instead implement standardised notification timeframes that do not create adverse impacts. These

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could be firm 14-day mandatory notification period timeframes for all development other than s4.55(1) modification applications.

Yours sincerely,

Sharon Cassidy,
Director Planning, Sustainability and Compliance

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REPORT

PD/5.3/26.05



Subject: Planning Agreement - 100-102 Ramsgate Avenue, Bondi Beach

TRIM No: SF25/4537

Manager: Tim Sneesby, Acting Executive Manager, Urban Planning

Director: Sharon Cassidy, Director, Planning, Sustainability and Compliance

RECOMMENDATION:

That Council:

1. Approves the planning agreement attached to the report relating to 100–102 Ramsgate Avenue, Bondi Beach, offering a total monetary contribution of \$440,752 to be allocated to the Bondi Park, Beach and Pavillion Plan of Management delivery for outcomes at North Bondi Promenade and Bidjigal (Biddigal) Reserve, in accordance with Council’s Planning Agreement Policy.
2. Authorises the General Manager to sign and execute the agreement.

1. Executive Summary

This report seeks Council’s approval to execute the attached draft Planning Agreement associated with the approved development application DA-87/2024/A at 100-102 Ramsgate Avenue, Bondi Beach.

Table 1. Approval for development DA-87/2024 as modified by DA-87/2024/A.

Item	Approved DA-87/2024/A
Development description	Section 4.55(2) modification to approved residential flat building, including reconfiguration at each level
Maximum permissible gross floor area (GFA) and floor space ratio (FSR)	859.14 sqm GFA, equating to an FSR of 0.9:1
Approved GFA and FSR	943.90 sqm GFA, equating to an FSR of 0.989:1
GFA exceedance	84.76 sqm GFA, equating to a variation of 9.87% over the permissible GFA

The draft planning agreement associated with the development application was placed on public exhibition in accordance with section 7.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2. Introduction/Background

Council's Planning Agreement Policy provides a framework for managing the voluntary planning agreement (VPA) process. The policy is founded on the principle of 'value sharing' or 'value capture', which reflects the expectation that developers benefiting from a value 'uplift' through increased development rights should share a portion of this uplift with the community.

In instances where a development exceeds established planning standards and can proceed without resulting in unacceptable impacts, the value sharing mechanism enables the community to derive a net benefit in the form of additional infrastructure and enhanced amenity.

VPAs are legal documents facilitated by the *Environmental Planning and Assessment Act 1979* (the EP&A Act) between developers and government agencies (including councils and the NSW Government) for the provision of funds or works by the developer for infrastructure, services, or other public amenities. In Waverley, a VPA can be offered by a developer in conjunction with a DA that exceeds the maximum floor space ratio (FSR) permitted for a site.

If the consent authority is satisfied that the proposal is acceptable on planning grounds, a VPA offer will be received and a condition of development consent included in the determination requiring that the VPA be prepared and executed by Council prior to the commencement of work. Council will not approve a development application with a VPA unless it is satisfied that the proposed development is acceptable on planning grounds, having regard to the general heads of consideration set out in section 4.15 of the EP&A Act 1979. These considerations include 'the likely impacts of the development', 'whether a planning agreement has been entered into,' and 'the public interest'. Development that is unacceptable on planning grounds (i.e. creates additional adverse overshadowing impacts from the extra FSR) will not be approved because a developer has offered a VPA.

In Waverley, the VPA contribution amount is determined by the amount of floor space ratio (FSR) exceedance and the suburb of the development site and is intended to reflect 50% of the profit of the additional floor space that exceeds Council's controls. The contribution can include a monetary contribution to Council to fund a public benefit, or a physical in-kind public benefit.

Development standards outlined in the *Waverley Local Environmental Plan 2012* (LEP) include matters such as maximum building height and maximum FSR. The EP&A Act permits an applicant to exceed their site's maximum building height or FSR (also known as obtaining development 'uplift') for a DA if the consent authority (typically the Council, Local Planning Panel, or NSW Land and Environment Court) considers that the variation does not have an unacceptable impact and meets the objectives of the FSR standard (clause 4.6 variation).

Council is not unique in dealing with variations (non-compliances with development standards) and VPA offers. All councils in NSW are required by the EP&A Act to assess and determine DAs that involve both.

3. Relevant Council Resolutions

Nil.

4. Discussion

DA-87/2024/A has been approved with a 84.76 sqm gross floor area exceedance above the maximum permissible floor space ratio for the site. With reference to Council's benchmark rates listed in the Planning Agreement Policy, a total monetary contribution of \$440,752 applies.

\$440,752 is proposed to be allocated towards the Bondi Park, Beach and Pavillion Plan of Management delivery for outcomes at the North Bondi Promenade and Bidjigal (Biddigal) Reserve. The original application, DA-87/2024, was determined by the Waverley Local Planning Panel on 11 December 2024. The modified application, DA-87/2024/A, was determined by Council on 16 May 2025 under delegated authority.

Planning agreement's monetary contribution to a public purpose

Section 7.4 of the EP&A Act requires that the monetary contribution from a planning agreement be allocated to a public purpose. The draft planning agreement offers a total monetary contribution of \$440,752 to be allocated towards the Bondi Park, Beach and Pavillion Plan of Management and North Bondi Promenade and Bidjigal (Biddigal) Reserve. The contribution is expected to support this public purpose.

Public exhibition of the draft planning agreement

The draft planning agreement was drafted in accordance with section 7.5 of the EP&A Act, which requires an agreement to be exhibited for a period of 28 days. The draft planning agreement and explanatory note were exhibited from Friday 31 October 2025 to Thursday 27 November 2025, and included:

- Advertising on Council's Have Your Say website.
- Inclusion in the Waverley Weekly email newsletter.
- Email notice to Precincts and Councillors.

Due to an administrative error in the calculation of the previous exhibition period time frame, re-exhibition was required. Re-exhibition occurred between Wednesday 4 March 2026 to Wednesday 1 April 2026.

There was no change between the contents of the previous exhibition and most recent exhibition, and any community members who provided their feedback during the first exhibition were not required to provide feedback again.

Submissions

Four submissions were received during the combined public exhibition periods. One submission was in support of the proposed public purpose, another was in support of the physical approved design.

Two submissions were not in support and raised concerns about Council approving development applications that exceed the LEP development standards. The mechanism to vary a development standard is facilitated by the NSW Government and is dealt with during the development assessment stage. A VPA does not influence whether a variation to a development standard is approved or not, so this feedback does not influence the recommendation of this report.

5. Financial Impact

Once the planning agreement has been executed, the applicant will be required to pay a total monetary contribution of \$440,752, in accordance with Council's Planning Agreement Policy.

6. Risks/Issues

The Planning Agreement Policy guides the VPA process to recognise and mitigate risks such as ensuring planning agreements are underpinned by proper strategic land use and infrastructure planning carried out on a regular basis, do not improperly rely on its position in order to extract

unreasonable public benefits from developers, and not used as a means of general revenue raising or to overcome revenue shortfalls.

The planning agreement document itself as a legal contract between Council and the Developer also mitigates the risks associated with levying a development contribution, making provision for scenarios where the developer is unable to satisfy the contribution amount.

If Council decides to amend the VPA then, under s7.5(a) of the Act, Council would be required to publicly exhibit the VPA again for 28 days and report back to the soonest available Council meeting. This may create a delay for the applicant in obtaining their construction certificate.

7. Attachments

1. Planning agreement - 100-102 Ramsgate Avenue, Bondi Beach [↓](#) .

WAVERLEY COUNCIL

(Council)

AND

**100 RAMSGATE AVE PTY LTD
(ACN 661 909 431)**

AND

ALNEY PTY LTD (ACN 003 260 231)

AND

**GERNIS HOLDINGS PTY LIMITED (ACN 098 116
011)**

(Developers)

PLANNING AGREEMENT
(Development Contribution)

**WAVERLEY COUNCIL
55 Spring Street
Bondi Junction NSW
2022 DX 12006
Phone: 02 9083 8000
Facsimile: 02 9387 1820**

PLANNING AGREEMENT NO. _____**Section 7.4 of the Environmental Planning and Assessment Act, 1979****THIS AGREEMENT** is made on

2025

PARTIES

WAVERLEY COUNCIL of Cnr Paul Street and Bondi Road, Bondi Junction NSW 2022
ABN 12 502 583 608 ("**Council**")

AND

100 RAMSGATE AVE PTY LTD (ACN 661 909 431) of C/- Monash Advisory, Suite 2.03, Level
2, 30-36 Bay Street, Double Bay NSW 2028

AND

ALNEY PTY LTD (ACN 003 260 231) of C/- Monash Advisory, Suite 2.03, Level 2, 30-36 Bay
Street, Double Bay NSW 2028

AND

GERNIS HOLDINGS PTY LIMITED (ACN 098 116 011) of C/- Jonathan Miaster MFO
INVESTMENTS PTY LTD, Archibald Tower, Suite 102, 568 Oxford Street, Bondi Junction NSW
2022 ("**Developers**")

BACKGROUND/RECITALS

- A.** The Developers are the registered proprietors of the Land.
- B.** The Council is the local authority constituted under the Local Government Act 1993 and the planning and consent authority constituted under the Act.
- C.** On 16th June 2025, the Developers caused an application to be lodged with Council to modify DA-87/2024 (which was originally determined on 11 December 2024). On 16 June 2025 the Developers also made an offer to enter into a planning agreement and provide a development contribution to Council towards a public purpose in accordance with Council's Planning Agreement Policy if development consent to such modification was granted as the proposed Development exceeds the gross floor area permissible for such a development

upon the Land pursuant to relevant planning controls.

- D. The modification application DA 87/2024/A (the Development Consent) was granted on 8 August 2025.
- E. This Agreement is consistent with the Developer's offer referred to in Recital C.

OPERATIVE PROVISIONS:

1 PLANNING AGREEMENT UNDER THE ACT

The parties agree that this Agreement is a planning agreement governed by Section 7.4 and Subdivision 2 of Division 7.1 of Part 7 of the Act.

2 APPLICATION OF THIS AGREEMENT

This Agreement applies to the Land and to the Development proposed in the Development Application, as may be modified.

3 OPERATION OF THIS AGREEMENT

This Agreement shall take effect on and from the date of this Agreement. The parties must execute and enter into this Agreement as soon as possible after the Development Consent is granted and prior to the issue of any Construction Certificate for the Development.

4 DEFINITIONS AND INTERPRETATION

4.1 Definitions

In this Agreement unless the context otherwise requires:

"Act" means the *Environmental Planning and Assessment Act 1979* (NSW);

"Agreement" means this agreement;

"Bank Guarantee" means an irrevocable and unconditional undertaking by a trading bank approved by the Council to pay the Development Contribution amount on demand without an expiry or end date and containing terms and conditions acceptable to Council and in accordance with clause 9 of this Agreement;

"Business Day" means a day that is not a Saturday, Sunday or public holiday, on which banks are open for general services in Sydney, New South Wales;

"Caveat Form" means an irrevocable authority to Waverley Council to register and maintain a caveat on the Land, in a form acceptable to Council and executed by the owner of the Land, or such other form of owner's consent to caveat as may be required by Council;

"Certifying Authority" means any accredited private certifier including where

appropriate, a Principal Certifying Authority (PCA) appointed or to be appointed to certify the Development or any aspect of it;

“**Council**” means Waverley Council and herein includes any local government authority with which that Waverley Council may merge or any other local government authority responsible for a local government area that the Land is located within;

“**Construction Certificate**” means any construction certificate as referred to in s 6.4 of the Act in respect of the Development Consent;

“**Development**” means the development the subject of the Development Application described in item 4 of the Schedule;

“**Development Application**” means the development application referred to in item 3 of the Schedule;

“**Development Consent**” means the development consent granted in respect of the Development Application described in item 3 of the Schedule as may be modified;

“**Development Contribution**” means the amount of money referred to in item 5 of the Schedule;

“**Development Contribution Date**” means the time the Development Contribution is to be paid as specified to in item 7 of the Schedule;

“**GST**” has the same meaning as in the GST Law;

“**GST Law**” has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST;

“**Land**” means the land described in item 2 of the Schedule;

“**Occupation Certificate**” means any occupation certificate as referred to in s 6.4 of the Act in respect of the Development or any part of the Development;

“**Party**” means a party to this Agreement including their successors and assigns;

“**Public Purpose**” for the purpose of this Agreement means the public purpose described in item 6 of the Schedule;

“**Registration Application**” means an application for registration of this Agreement as a planning agreement on the title of the Land pursuant to Section 7.6 of the Act in a form approved by the Registrar General;

“**Schedule**” means the schedule to this Agreement.

4.2 Interpretation

In the interpretation of this Agreement, the following provisions apply unless the context otherwise requires:

- (a) Headings are inserted for convenience only and do not affect the interpretation of this Agreement;
- (b) A reference in this Agreement to a business day means a day other than a

Saturday or Sunday on which banks are open for business generally in Sydney, New South Wales;

- (c) If the day on which any act, matter or thing is to be done under this Agreement is not a business day, the act, matter or thing must be done on the next business day;
- (d) A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars;
- (e) A reference in this Agreement to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision;
- (f) A reference in this Agreement to any agreement, Agreement or document is to that agreement, Agreement or document as amended, novated, supplemented or replaced;
- (g) A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement;
- (h) An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency;
- (i) Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- (j) A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders;
- (k) References to the word 'include' or 'including' are to be construed without limitation;
- (l) A reference to this Agreement includes the agreement recorded in this Agreement;
- (m) A reference to a party to this Agreement includes a reference to the servants, agents and contractors of the party, and the party's successors and assigns; and
- (n) Any schedules and attachments form part of this Agreement.

5 DEVELOPMENT CONTRIBUTION TO BE MADE UNDER THIS AGREEMENT

- 5.1 The Developers agree to make, and the Council agrees to accept, the Development Contribution to be applied for the Public Purpose.
- 5.2 The Developers must pay the Development Contribution to the Council by bank cheque on or before the Development Contribution Date and time is essential in this respect.

- 5.3 Notwithstanding any other provision herein, the Development Contribution herein, as set out in condition 15A(1)(b) of the Development Consent of \$440,752.00 is subject to increase in accordance with paragraph 7 of the offer made by the Developers referred to in Recital C.

6 APPLICATION OF THE DEVELOPMENT CONTRIBUTION

- 6.1 The Council will apply the Development Contribution towards the Public Purpose as soon as practicable.

7 APPLICATION OF S7.11 AND S7.12 OF THE ACT TO THE DEVELOPMENT

- 7.1 This Agreement does not exclude the application of Sections 7.11, 7.12 or 7.24 of the Act to the Development.
- 7.2 The Development Contribution provided by the Developers will not be taken into consideration in determining any development contribution under Section 7.11 or 7.12 of the Act.

7A APPLICATION OF OTHER SPECIFIC CONDITIONS OF CONSENT

- 7A.1 The Development Consent condition 15 provides for an affordable housing contribution under clause 6.17 of the WLEP of \$207,680.00 and the Development Consent condition 16 relates to the Housing and Productivity Contribution of \$42,146.46. These are separate contributions to the Development Contribution under this Agreement and are payable by the Developer in addition to the Development Contribution under this Agreement.

8 REGISTRATION OF THIS AGREEMENT

- 8.1 The Parties agree this Agreement is to be registered by the Registrar-General as provided for in section 7.6 of the Act.
- 8.2 The Developers warrant that they have done everything necessary to enable this Agreement to be registered under section 7.6 of the Act.
- 8.3 Without limiting clause 8.2, the Developers warrant that they have obtained the express written consent to the registration of this Agreement under section 7.6 of the Act from:
- (a) If this Agreement relates to land under the *Real Property Act 1900*, each person who has an estate or interest in the Land registered under that Act; or
 - (b) If this Agreement relates to land not under the *Real Property Act 1900*, each person who is seized or in possession of an estate or interest in the Land.
- 8.4 As soon as possible after entering into this Agreement and in any event prior to the issue of a Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds, that relates to works contained in the Development Consent including

the Developers will at their cost arrange and effect registration of this Agreement under s7.6 upon the title to the Land and as soon as possible will:

- (a) deliver to the Council the Registration Application in registrable form noting the Council as applicant and executed by the owner of the Land and any other person the subject of the warranty in clause 8.3;
- (b) provide the Council with a cheque in favour of NSW Land Registry Services, or deliver funds electronically as Council may direct, for the registration fees for registration of this Agreement; and
- (c) provide the Council with a cheque in favour of the Council, or deliver funds electronically as Council may direct, for its reasonable costs, expenses and fees incurred or to be incurred in connection with the preparation of this Agreement and any documents, form or instrument created or to be created in accordance with the provisions of this Agreement.
- (d) and take any other necessary action so as to ensure this Agreement is registered on the title to the Land prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained to the Development Consent.

8.5 Upon compliance with clause 8.4 by the Developers the Council will promptly lodge the Registration Application with the Registrar General.

8.6 The Parties will co-operate with each other to ensure that the Agreement is registered by the Registrar General.

8.7 Upon payment of the Development Contribution or surrender of the Development Consent, the Developers may request in writing the removal of the dealing created by registration of the Agreement from the title to the Land. The Council will not withhold its consent to such removal, provided the Developers pay all reasonable costs, expenses and fees of the Council relating to such removal.

8.8 Should payment of the Development Contribution occur upon the date of this Agreement and prior to issue of a Construction Certificate, then there will be no obligation to register this Agreement in accordance with this clause nor provide the Bank Guarantee in accordance with clause 9.1.

8.9 Upon registration of this Agreement by the Registrar General, this Agreement is binding on, and is enforceable against the owner of the Land from time to time as if each owner for the time being had entered into this Agreement.

9 BANK GUARANTEE

9.1 Provision of Bank Guarantee

- (a) Subject to clause 8.8, prior to the issue of a Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary

works for construction purposes including site hoardings and temporary site sheds that relates to works contained in the Development Consent, the Developers must deliver to the Council a Bank Guarantee, which must be:

- (i) in a form and from an institution approved by the Council;
- (ii) irrevocable and unconditional;
- (iii) with no expiry date;
- (iv) issued in favour of the Council;
- (v) for an amount equivalent to the Development Contribution set out in Item 5 of the Schedule;
- (vi) drafted to cover all of the Developers' obligations under this Agreement; and
- (vii) on the terms otherwise satisfactory to the Council.

- (b) The Developers acknowledge that the Council enters into this Agreement in consideration of the Developers providing the Bank Guarantee as a security for the performance of all of the Developers' obligations under this Agreement, including without limitation the delivery of the Development Contribution to Council in accordance with this Agreement.

9.2 Calling on Bank Guarantee

- (a) The Council may call on the Bank Guarantee in the event that the Developers:
 - (i) fail to make a payment of any part of the Development Contribution in accordance with this Agreement or any other amount payable under this Agreement by its due date for payment; or
 - (ii) breach any other term or condition of this Agreement,and fail to remedy the relevant failure or breach within 7 days after the Council's notice.
- (b) If the Council calls on the Bank Guarantee as a result of the Developers' failure to pay any amount due under this Agreement, then the Council will apply the amount received pursuant to its claim on the Bank Guarantee towards the Developers' obligation to pay the relevant amount and will deduct that amount from the total amount payable under this Agreement. In those circumstances, the Developers will be required to pay to the Council any outstanding balance of the Development Contribution and other amounts payable under this Agreement.

9.3 Return of Bank Guarantee

Subject to clause 9.2, provided that the Developers have complied with its obligations under

this Agreement, to pay the Development Contribution or any other amount payable under this Agreement, the Council will return the Bank Guarantee to the Developers.

10 REVIEW OF THE AGREEMENT

Any amendment or review of this Agreement shall be by agreement in writing and in compliance with section 7.5 of the Act.

11 DISPUTE RESOLUTION

11.1 Notice of dispute

If a Party claims that a dispute has arisen under this Agreement ("Claimant"), it must give written notice to the other Party ("Respondent") stating the matters in dispute and designating as its representative a person to negotiate the dispute ("Claim Notice").

No Party may start Court proceedings (except for proceedings seeking interlocutory relief) in respect of a dispute unless it has first complied with this clause.

11.2 Response to notice

Within 10 business days of receiving the Claim Notice, the Respondent must notify the Claimant of its representative to negotiate the dispute.

11.3 The nominated representative must:

- (i) Meet to discuss the matter in good faith within 5 business days after services by the Respondent of notice of its representatives;
- (ii) Use reasonable endeavours to settle or resolve the dispute within 15 business days after they have met.

11.4 Further notice if not settled

If the dispute is not resolved within 15 business days after the nominated representatives have met, either Party may give to the other a written notice calling for determination of the dispute ("Dispute Notice") by mediation under clause 11.5 or by expert determination under clause 11.6.

11.5 Mediation

If a Party gives a Dispute Notice calling for the dispute to be mediated:

- (i) The Parties must agree to the terms of reference of the mediation within 5 business days of the receipt of the Dispute Notice (the terms shall include a requirement that the mediation rules and the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply);
- (ii) The mediator will be agreed between the Parties, or failing agreement within 5 business days of receipt of the Dispute Notice, either Party may request the

President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;

- (iii) The mediator appointed pursuant to this Clause 11.5 must;
 - (a) Have reasonable qualifications and practical experience in the area of disputes; and
 - (b) Have no interest or duty which conflicts or may conflict with his function as mediator, he being required to fully disclose any such interest or duty before his appointment;
- (iv) The mediator shall be required to undertake to keep confidential all matters coming to his knowledge by reason of his appointment and performance of his duties;
- (v) The Parties must within 5 business days of receipt of the Dispute Notice notify each other of their representatives who will be involved in the mediation.
- (vi) The Parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement.
- (vii) In relation to costs and expenses
 - (a) Each Party will bear their own professional and expert costs incurred in connection with the mediation; and
 - (b) The cost for the mediator will be shared equally by the Parties unless the mediator determines a Party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full cost of the mediation to be borne by that Party.

11.6 **Expert Determination**

If the dispute is not resolved under clause 11.3 or 11.5 the dispute may, by agreement between the Parties, both acting reasonably having regard to the nature of the dispute, be resolved by expert determination, in which event:

- (i) The dispute must be determined by an independent expert in the relevant field:
 - (a) Agreed upon and appointed jointly by the Council and the Developers; or
 - (b) In the event that no agreement is reached or appointment made within 30 business days, appointed on application of a Party by the then current President of the Law Society of New South Wales;
- (ii) The expert must be appointed in writing and terms of the appointment must not be inconsistent with this clause;
- (iii) The determination of the dispute by such expert will be made as an expert and not as an arbitrator and will be in writing and containing reasons for the determination;
- (iv) The expert will determine the rules of the conduct for the process, but must

conduct the process in accordance with the rules of natural justice;

- (v) Each Party will bear its own costs in connection with the process and the determination by the expert together with an equal proportion of the expert's fees and costs; and
- (vi) Any determination made by an expert pursuant to this clause is final and binding upon the Parties except where the determination is in respect of, or relates to, termination or purported termination of this Agreement by any Party, in which event the expert is deemed to be giving a non-binding appraisal and any Party may commence litigation in relation to the dispute if it has not been resolved within 20 business days of the expert giving his or her decision.

11.7 **Litigation**

If the dispute is not finally resolved in accordance with this clause 11, either Party is at liberty to litigate the dispute.

11.8 **Continue to Perform Obligations**

Each Party must continue to perform its obligations under this Agreement, notwithstanding the existence of a dispute.

12 **ENFORCEMENT**

12.1 Nothing in this Agreement prevents the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Agreement (including the breach of this Agreement by the Developers) or any matter to which this Agreement relates.

12.2 Until such time as the Development Contribution has been paid in full, an Occupation Certificate must not be issued and the Developers must:

- (a) notify the Council in writing of the name and contact details of any Certifying Authority to which it has applied for an Occupation Certificate at the same time that such application is made;
- (b) at the time it lodges any application for an Occupation Certificate notify the Certifying Authority in writing of the existence and terms of this Agreement; and
- (c) procure and provide to Council a written acknowledgement from the Certifying Authority addressed to Council confirming that the Certifying Authority will not issue an Occupation Certificate until Council provides written confirmation that the Development Contribution has been paid;
- (d) not rely on any Occupation Certificate in respect to the Development.

12.3 The Developers acknowledge and agree that:

- (a) the Land is charged with the payment to Council of the Development Contribution

- until the Development Contribution is paid in full to Council;
- (b) Council has a caveatable interest in the Land from the later of the date of the Development Consent and this Agreement until the Development Contribution and any other monies due to Council under this Agreement are paid in full to Council;
 - (c) Council has the right to lodge and maintain a caveat against the title to the Land to notify of and protect its interest created by this Agreement (including the charge in (a), until the Development Contribution and any other monies due to Council under this Agreement are paid in full to Council;
 - (d) unless the Development Contribution is paid to Council by the Developers upon entering into this Agreement, the Developers shall provide Council with the Caveat Form; and
 - (e) Upon payment of the Development Contribution, the Developers may request in writing the removal of the caveat from the title to the Land. The Council will not withhold its consent to such removal, provided the Developers pay all costs, expenses and fees of the Council relating to such removal and has complied with all its obligations under this Agreement.

13 NOTICES

- 13.1 Any notice, consent, information, application or request that must or may be given or made to a Party under this Agreement is only given or made if it is in writing and sent in one of the following ways:
- (a) delivered or posted to that Party at its address set out below in Item 8 of Schedule 1;
 - (b) faxed to that Party at its fax number set out below in Item 8 of Schedule 1;
 - (c) emailed to that Party at its email address set out below in Item 8 of Schedule 1.
- 13.2 If a Party gives the other Party 3 business days' notice of a change of its address, fax number or email address, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted, faxed or emailed to the latest address, fax number or email address.
- 13.3 Any notice, consent, information, application or request is to be treated as given or made at the following time:
- (a) If it is delivered, when it is left at the relevant address.
 - (b) If it is sent by post, 2 business days after it is posted.
 - (c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
 - (d) If delivered by email, when received by the recipient's email server, unless the sender receives an automated notice that delivery has failed.
- 13.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on

a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

14 APPROVALS AND CONSENT

Except as otherwise set out in this Agreement, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Agreement in that Party's absolute discretion and subject to any conditions determined by the Party. A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

15 ASSIGNMENT AND DEALINGS

Until the Development Contribution is paid in full, the Developers cannot sell, transfer, assign, novate, charge, encumber or otherwise deal with the Land or attempt or purport to do so.

16 COSTS

Council's costs of and incidental to the preparation and execution of this Agreement and any related documents and registration of same shall be borne by the Developers. The Developers shall be responsible to pay their own costs and any stamp duty arising from this Agreement or its preparation.

17 ENTIRE AGREEMENT

This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Agreement was executed, except as permitted by law.

18 FURTHER ACTS

Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

19 GOVERNING LAW AND JURISDICTION

This Agreement is governed by the law of New South Wales. The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them. The Parties will not object to the exercise of jurisdiction by those courts on any basis.

20 JOINT AND INDIVIDUAL LIABILITY AND BENEFITS

Except as otherwise set out in this Agreement, any obligation, agreement, covenant, representation or warranty under this Agreement by each of the Developers binds them jointly and each of them individually, and any benefit in favour of them is for the benefit of them jointly and each of them individually.

21 NON FETTER

The Developer acknowledges and agrees that:

- (a) in addition to its obligations under this Agreement the Council is also responsible for the conduct and administration of local government in the Waverley Local Government Area;
- (b) this Agreement in no way affects Council's statutory obligations, functions or powers, including without limitation, its obligations, functions or powers in respect of the Development Application, Development Consent and any other approvals required in respect of the works to be carried out under the Development Consent;
- (c) nothing which the Council does or fails to do under this Agreement will limit or otherwise affect the Developer's obligations under the Development Consent; and
- (d) nothing which the Council does, fails to do or purports to do in performing the Council's statutory functions or powers will constitute or amount to a breach of this Agreement.

22 REPRESENTATIONS AND WARRANTIES

The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

23 SEVERABILITY

If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

24 MODIFICATION

No modification of this Agreement will be of any force or effect unless it is in writing and signed by the Parties to this Agreement.

25 WAIVER

The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another Party. A waiver by a Party is only effective if it is in writing. A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

26 GOODS & SERVICES TAX

- 26.1 The Parties agree and acknowledge, all amounts payable by one party to the other party in relation to a supply under this Agreement have been calculated exclusive of GST which may be imposed on the supply.
- 26.2 If any supply made under this Agreement is, or becomes, subject to GST, the party to whom the supply is made ("**Recipient**") must pay to the party making the supply ("**Supplier**"), as consideration, in addition to any consideration payable or to be provided elsewhere in this Agreement, subject to issuing a Valid Tax Invoice, an additional amount on account of GST, such amount to be calculated by multiplying the consideration by the applicable rate of GST.
- 26.3 Any amount in respect of GST payable under clause 26.2 must be paid to the Supplier immediately on receipt of the Valid Tax Invoice.
- 26.4 If any party is required to reimburse or indemnify the other party for a cost or expense ("**Cost**") incurred by the other party, the amount of that Cost for the purpose of this Agreement is the amount of the Cost incurred, less the amount of any credit for, or refund of, GST, which the party incurring the Cost is entitled to claim in respect of the Cost.

27 EXECUTION IN TRIPLICATE

- 27.1 The Parties shall execute this Agreement in triplicate so as to provide one original signed by both parties and a further copy for registration of the Agreement under s7.6 of

the Act. This Agreement will be dated on the day of execution by all Parties.

- 27.2 If permitted at law and in accordance with the Council protocols, this agreement may be executed electronically by a party using Docusign (or a similar secure digital signature platform), or by affixing an electronic signature.
- 27.3 Subject to clause 27.2, The parties agree to be bound by the electronic version of this agreement which has been signed in accordance with this clause.
- 27.4 Subject to clause 27.2, The parties agree they will be bound by, have complied with and will comply with the Electronic Transactions Act 2000 (NSW) and any terms and conditions of Docusign (or similar secure digital signature platform), in relation to the execution of this Agreement.

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SCHEDULE

<u>Item Number</u>	<u>Particulars</u>	<u>Description</u>
1	Developer	100 Ramsgate Ave Pty Ltd (ACN 661 909 431) Alney Pty Ltd (ACN 003 260 231) Gernis Holdings Pty Limited (ACN 098 116 011)
2	Land	100 Ramsgate Avenue Bondi Beach Lot 5 to 8 in Strata Plan 51313 and Common property in Strata Plan 10551 and 102 Ramsgate Avenue Bondi Beach Lots 1 to 4 and Common property in Strata Plan 31511
3	Development Application	DA-87/2024/A
4	Development (description)	Demolition of the existing buildings and construction of a four storey residential flat building containing four x three-bedroom units with integrated basement parking, swimming pool at rear, lot amalgamation, Strata Subdivision and associated landscaping and modification to approved residential flat building, including reconfiguration at each level.
5	Development Contribution	\$440,752.00
6	Public Purpose	Bondi Park, Beach and Pavillion Plan of Management delivery for outcomes at North Bondi Promenade and Bidjigal (Biddigal) Reserve.

7	Development Contribution Date (Payment date for the Development Contribution)	Prior to the issue of any Occupation Certificate for any part of the Development or Development Consent
8	Developer Address	100 Ramsgate Ave Pty Ltd of C/- Monash Advisory, Suite 2.03, Level 2, 30-36 Bay Street, Double Bay NSW 2028 Alney Pty Ltd of C/- Monash Advisory, Suite 2.03, Level 2, 30-36 Bay Street, Double Bay NSW 2028 Gernis Holdings Pty Limited of C/- Jonathan Miaster MFO INVESTMENTS PTY LTD, Archibald Tower, Suite 102, 568 Oxford Street, Bondi Junction NSW 2022
	Developer Fax	Not applicable
	Developer Email	deals@monashadvisory.com
	Council Address	Corner Paul Street and Bondi Road, Bondi Junction NSW 2022
	Council Fax	(02) 9387 1820
	Council Email	info@waverley.nsw.gov.au

**EXECUTED by WAVERLEY COUNCIL under delegated authority in accordance with
Section 377 of the Local Government Act, 1993.**

EMILY SCOTT

General Manager

**EXECUTED by 100 RAMSGATE AVE
PTY LTD (ACN 661 909 431)**

In accordance with section 127 of the
Corporations Act 2001

GEOFFREY HOWARD LEVY

Director/Secretary

JONATHAN MAISTER

Director

ALNEY

PTY LTD (ACN 003 260 231)

In accordance with section 127 of the
Corporations Act 2001

DEBORAH MERLE LEVY

Director/Secretary

GEOFFREY HOWARD LEVY

Director

GERNIS HOLDINGS

PTY LIMITED (ACN 098 116 011)

In accordance with section 127 of the
Corporations Act 2001

DENNIS ARNOLD MAISTER

Director/Secretary

ANDREA NATHAN

Director

GERDA MAISTER

Director

JONATHAN MAISTER

Director

REPORT
PD/5.4/26.05

Subject: Rose Bay Secondary College - Community Access

TRIM No: A20/0651

Manager: Alberto Martinez, Acting Executive Manager, Infrastructure Services

Director: Shane Smith, Acting Director, Assets and Operations

RECOMMENDATION:

That Council:

1. Notes the update on Council's negotiations with the Department of Education to provide public access to the playing field at Rose Bay Secondary College.
2. Does not enter into a Joint Use Agreement with the College to enable public access due to the substantial financial and resource impacts on Council.
3. Continues to support the Department's Share Our Space program and advocate for shared use of school facilities.

1. Executive Summary

Rose Bay Secondary College is located on Hardy Street at the intersection of North Bondi, Dover Heights and Rose Bay.

Historically, the public had access to the school grounds outside of school hours until 2004 when perimeter fencing was installed by the school. Local residents have been advocating for formal community use of the school playing field outside of school hours since 2006.

Adjoining residences continued to enter the school grounds without authorisation from the backyards for 20 years. The illegal access points from private properties were formally closed by the school in April 2026 when the Department of Education (the Department) installed permanent fencing between the private residences and the school playing field.

Council officers have been in conversations with the Community Infrastructure NSW (CINSW) team from the Department intending to address the community request. The CINSW team has been communicated between Council and the College and has provided a proposal of Joint Use Agreement and its terms and conditions in November 2025. Upon assessment, the agreement is deemed to have significant financial and resource implications for Council and is not recommended to be accepted.

2. Introduction/Background

The western section of Rose Bay Secondary College has a 75 m x 40 m turf playing field and a footpath delineating the eastern edge of the field for approximately 100 m.

The section was accessible to the public from 1937, providing green open space for passive recreation when it was not used by the school and an informal pedestrian link between south and north on Reina Street.

Due to safety concerns, Rose Bay Secondary College closed the field and the walkway by installing perimeter fencing in 2004 and electronic gates in 2017.

Despite the implementation of such security measures, residential houses adjoining the playing field from north, west, and south, remained to have unauthorised access to the playing field via their private backyards.

In 2006, the then responsible Minister advised the North Bondi Residents Action Group that the Department would investigate options to provide public access through the school grounds. Council considered a report in March 2006 that requested the General Manager to hold further discussions with the school for managed community access to the playing field and the walkway. The results of the discussions were unclear.

In April 2024, the school notified the adjoining private properties that the school planned to install fencing on 5 September 2024 to permanently close the access and secure the school campus. The works were suspended since the Department received the request from Councillor Steven Lewis to stop the proposed fencing works and to have further negotiations about local access to the school with residents and Council.

On 16 July 2024, the matter was considered at a Council meeting (see section 3 of this report).

On 13 September 2024, Council was included in a letter from the North Bondi Residents Action Group (Attachment 1) to the Minister of Education and Early Learning, advocating for community access to the school playing field and walkway for after-hours use. The letter was seeking the Minister's intervention in negotiating the matter. Council did not receive communications from the Minister regarding this matter.

In late 2024, all private backyard access points were temporarily sealed by the school to ensure full compliance with the *Inclosed Lands Protection Act 1901*.

The Act is intended to prevent trespassing and other offences on 'inclosed lands' which includes schools as defined under the Act a 'prescribed premises'.

Entering the school without a lawful excuse and the consent of the school principal is an offence. The Act authorises school principals to manage entry to the school grounds.

In April 2026, the Department installed permanent fencing to formally close the access.

3. Relevant Council Resolutions

Meeting and date	Item No.	Resolution
Council 16 July 2024	CM/8.1/24.07	That Council: <ol style="list-style-type: none"> 1. Notes that the Rose Bay Secondary College has recently written to surrounding residents advising that from April 2024 they would be securing all gates that lead in and out of school grounds to keep the school safe and secure. 2. Notes that for many years there was an informal

		<p>pedestrian link from Reina Street north around the perimeter of the Rose Bay Secondary College playing field and that this pedestrian link was closed from the commencement of a substantial upgrade to the school in 2004.</p> <p>3. Notes that Council considered a report in 2006 regarding the walkway, as well as managed community access to the school grounds.</p> <p>4. Requests the General Manager and Council officers to hold discussions with the Department of Education and Rose Bay Secondary College around options for provision of managed community access to the school grounds.</p>
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4. Discussion

School security

The Department for many years has been securing grounds of public school for the reasons of student and faculty staff safety and ongoing security.

Community Infrastructure NSW provides the following summary on their website:

Security fencing is designed with the school community in mind, tailored to the school's specific needs. Schools with security fencing report a significant reduction in the number of break-and-enter, trespass and vandalism incidents.

Fences can be effective in protecting schools from loss and damage and help to ensure school students and local communities have access to safer facilities and playing fields through programs like [Share Our Space](#) and [shared use arrangements](#).

Although security fencing is effective, it should be part of an overall security plan. This might include security guard patrols, electronic surveillance such as alarms and CCTV, along with other risk mitigation strategies that suit the needs of individual schools.

Security fencing is an effective barrier to intruders, both during school operating hours and after-hours. Generally, security fencing is 2.1 metres high, deters and prevents climbing and is designed to provide casual surveillance opportunities through the choice of materials, design and construction.

The school has rights to permanently block off uncontrolled private access to the campus grounds under the NSW *Inclosed Lands Protection Act 1901*, and from a child safety and security perspective, it is considered fair and reasonable to do so.

The risk of not effectively controlling/closing the school grounds in Rose Bay Secondary College is heightened by the fact that there is an inclusive learning support unit at the school providing learning opportunities for students with special needs for physical and cognitive disabilities.

Council would assert a similar position if a private resident had a gate accessing the grounds of one of Council's childcare centres.

School Asset Activation Program

Since 2023, the Community Infrastructure NSW team (CINSW, former School Infrastructure NSW) from the Department has been having bi-monthly meetings with relevant Council officers regarding the School Asset Activation Program.

The Program aims to identify and facilitate shared use of school facilities, such as playing fields, courts, halls and the like, between schools and local communities for outside of school hours and after school care programs.

The shared use must be executed by formal agreements which must be signed off by the school principals. School principals have the authority to decide whether to enter an agreement or not. Under the School Asset Activation Program, there are two pathways to achieve the shared use:

1. Share Our Space Program – Community Use Agreements directly between community groups/ organisations and schools for up to 12 months.
2. Shared use licenses and Joint Use Agreements – Long-term licence agreements that Council can enter with individual schools for shared use of the school facilities.

Conditions of each licence agreement are negotiated on a case-by-case basis.

General understanding is the licence agreement would require Council to fund the management of the facilities as if they were Council assets and Council could also grant recreation licences to hirers for revenue gaining.

Negotiation regarding Rose Bay Secondary College

The Rose Bay Secondary College playing field is one of the potential sites under the School Asset Activation Program and the public recreational use/access is technically possible to be achieved via a Joint Use Agreement between Council and the school.

In previous discussions, Council advised CINSW that the use of the playing field would be passive recreation only and organised sports would not be played considering its proximity to residential properties.

This means the field would be mainly used for passive recreation, such as dog walking and picnicking etc, along with some active recreation such as fitness training and casual ball games.

Based on the consensus of the above, CINSW had negotiations with the school separately and provided Council in the latest meeting on 10 November 2025 that:

- The school supports the proposal only if new containment measures and Council management responsibilities are implemented to mitigate the new security risks to the continuity of educational use of the field and school buildings.
- Joint Use Agreement proposal by the Department (Attachment 2). In summary:
 - Estimated cost: \$585,000 (inc. GST).
 - Proposed term: five years plus one five-year option.
 - Licence fee: nil.
 - Council management responsibilities: security, cleaning, field maintenance and community liaison.

- Required capital works:
 - Internal fencing (100 m) with four pedestrian gates along the east boundary to separate the field from the school.
 - Perimeter fencing (240 m) with two vehicle and two pedestrian gates along the north, west and south boundaries to contain community use.
 - Ball-stop netting (3 m high, 175 m) along the north, west and south boundaries to reduce disturbance to neighbours.
 - Field renovation to support increased use.

Current community uses of the school are listed as follows:

- There are no public rights of way/easements on the school grounds currently.
- Rose Bay Secondary College currently has two direct Community Use Agreements through the Share Our Spaces Program, separately with Maccabi NSW and East Basketball League, to allow exclusive use of the indoor and outdoor courts.

Financial and resource implications to Council are significant and are detailed in the resource implications section of this report.

Community benefit

The Waverley Open Space and Recreation Strategy 2021-2031 identified that:

- It will be difficult to create more public open space with the current population and development density in Waverley and competition for new land.
- 500 square metres of additional active open space is needed by 2031 to maintain today's level of provision of 1.47 hectares of open space per 1,000 people.
- There will be an increasing need for more public outdoor spaces to walk, socialise, play and for dogs to exercise.
- There is increasing participation in non-organised sport and activity and the need for flexible spaces that can be used by individuals for various activities.

The playing field in Rose Bay Secondary College would be a beneficial addition to Council's current open space network, providing new outdoor recreational spaces for the local community.

The walkway also provides an important pedestrian link from the end of The Avenue and Reina Street south to Chaley Street and Hardy Street, making the neighbourhood more connected and walkable.

5. Financial Impact

The proposed Joint Use Agreement would have ongoing financial and resources costs listed as follows:

- The agreed use of the asset is expected to generate very limited revenue for Council.
- Initial cost for Council entering the Joint Use Agreement is \$585,000 (inc. GST) including upgrading the facility as required by CINSW and the school.
- Estimated total cost per annum for Council's management responsibilities including daily locking the gates, cleaning and waste collection, regular field maintenance, and compliance inspection is approximately \$90,000 (inc. GST) based on 2025 rates.
- Estimated cost for field renovation every five years is \$225,000 (inc. GST) in 2025.
- It will add workload to Council's Open Space and Recreation Operations team to maintain and renovate the field.
- It will add workload to Council's Compliance teams to monitor and regulate use of the field.

- Council will need to fund the maintenance and renewal of the Capital works required by the school as per proposal in the Long Term Financial Plan.

A 10-year probable costs estimate is prepared for the capital works and maintenance if Council accepts the proposed Joint Use Agreement in Attachment 3.

6. Risks/Issues

Financial risks

Should Council enter a Joint Use Agreement with the College, it is estimated there would be an average \$130,000 (ex GST) annual capital works and asset maintenance costs for Council to maintain and keep the space safe for public access and in acceptable condition for school use. Staff salary is additional to the estimated amount.

Operational risks

Shared use of the area between the school and the public would require a higher level of maintenance than similar assets owned by Council in terms of cleanliness, safety, facilities, and playing surface condition.

There are risks that the level of maintenance required by the school would be unbearable for Council in a long run regarding human and financial resources.

Relationship risks

Should Council and the school establish the partnership, there would be risks of damaging the relationship between if the operation risks mentioned above became an issue.

Reputation risks

Council had in previous years committed to negotiate with the Department and the school for public use of the school ground, and Council has adopted the direction in the Community Strategic Plan to 'Expand the network of parks and open spaces, sporting and recreational facilities'.

There would be risks that Council's reputation and public trust are damaged if seen as not advocating for the community.

7. Attachments

1. North Bondi Residents Action Group - Letter to Minister [↓](#)
2. Community Infrastructure NSW Rose Bay Secondary College Proposal [↓](#)
3. 10-year probable costs for Joint Use Agreement [↓](#) .

North Bondi Residents Action Group

██████████
North Bondi NSW 2026
██████████

13 September 2024

The Honourable Ms Prue Car MP
Minister for Education and Early Learning
GPO Box
5341
Sydney NSW 2001
E: lodonderry@parliament.nsw.gov.au

Dear Minister

Rose Bay Secondary College, lower field

We are writing to you out of community concerns that recent actions and statements that have been issued on behalf of Rose Bay Secondary College ('RBSC') run counter to the Share Our Space ('SOS') program sponsored by your department, impacting on our community.

The SOS program which is sponsored through the Department of Education on its website is stated to be a program to provide an opportunity for community members to use our state schools' outdoor facilities outside of school hours and during holidays, particularly for sports and recreation and to build stronger ties between our State schools and the broader community. Our dispute relates to community access to the RBSC lower field.

The current dispute between the neighbouring community members and the RBSC school has a long history, key features of which are set out below:

1. Prior to 2005, the RBSC lower field had been open to the community since 1937 and for the previous 65 years had provided a much-needed amenity of open green space in what was becoming an increasingly densely populated area.
2. Community outrage followed from a discovery in about July 2005 that the lower field would be closed off to the public by 3 gates made of diplomat fencing at Reina Street, The Avenue and Reina Street North (Chaleyer Street), North Bondi, which would provide the only points of access around the lower field. An extensive renovation of the hilltop school was undertaken using funding from Federal and State Governments. Residents had not been notified, specifically at the time of the development application in approximately 2002, that the lower field would be closed off to the public or that gates would be erected at the entry points to the lower field which would exclude the public. There was no community consultation regarding closing off of the lower field from community use which had been in continual use for the previous 65 years.

3. On 6 September 2005, the P&C Committee of the school resolved to close off the lower field to the community at all times, even when the school did not require it for use. This was not done in consultation with community representatives.
4. This led to the formation of the North Bondi Residents Action Group which communicated with and met with the Department of Education & Training at the Minister's office on 22 November 2005. It was agreed that the Department would investigate options to provide continued access through the school grounds via the existing concrete pathway which surrounds the rear of the playing field. We attach a copy of a letter from the Parliamentary Secretary for Education & Training dated 15 March 2006, so that you may identify through your own departmental records, the background history to the current dispute.
5. Many neighbouring properties had back gate access to the concrete perimeter pathway around the lower field until recently, when these gates were permanently rendered inoperative by the school, for no good reason, as will appear from the below.
6. Over the years the school gates were from time-to-time left open during school holidays and outside of school use so that the local community, including supervised toddlers, infants and older children, could have a safe haven upon which to play and be part of the broader community within the school precinct. The surrounding residents whose properties overlook the field kept a watchful eye and also physically picking up broken glass and rubbish and reporting concerns as and when necessary.
7. Following the 2005 / 2006 representations made by the residents' action group, there was a meeting held between Waverley Council, the then school principal, local Police and representatives of the Department. Waverley Council did not proceed with plans for the inclusion of the perimeter pathway or the field as part of its then program for a Green Links strategy, however, the general manager was requested to hold discussions with school representatives about options for managed community access to school facilities and the field itself.
8. Goodwill towards the community reached a high point during Covid when a Department-sponsored letter came from the then Principal of Rose Bay Secondary College advising that the gates to the field would be left open outside of school hours. Ironically, the pandemic helped to build a sense of community, with the college at its epicentre. This worked extremely well and without incident.
9. Matters deteriorated post-Covid when surrounding school neighbours received a NSW Department of Education letter from the Sydney Asset Management Unit dated 11 November 2022, terminating any de facto access to the lower field, citing the *Inclosed Lands Protection Act 1901* (NSW) and stating that the college does not permit either in or out of school hours access onto its grounds via gates built into adjoining homes' fences. The content of the letter ran counter to the SOS program that the Department is publicly spruiking on its website. The school has since then repeatedly failed to countenance any representations being made to it to even discuss that edict.
10. By letter dated 4 April 2024 to neighbours, signed by [REDACTED] Principal of Rose Bay Secondary College, surrounding residents were informed that, "*The School Security Unit conducted a security risk assessment and recommended that to ensure the safety and security of our students and staff, all unauthorised access points to the*

school site must be controlled.” The letter stated that on 29 April, the school will be permanently securing all gates that lead in and out of the school grounds with neighbouring residences.

11. The letter was an affront to surrounding neighbours as nothing could be further from the truth to suggest that neighbours presented a security / safety risk to the school grounds and the lower field or students and staff. Moreover, despite many of our members written email requests, neither the Principal nor the School have entered into any dialogue with surrounding residents. In particular, the school has refused to share information about its own security risk assessment report, by which RBSC came to its own conclusions without discussion with neighbouring residents or with Council.
12. Experience over the years has shown that despite efforts by RBSC to prevent unauthorised access to the lower field, students and others are jumping the gates. The only effect of the school edicts is to ostracize the law-abiding neighbours and residents. There is little doubt, based on previous experience, that a community presence on the field is more likely to deter acts of vandalism on school property rather than detract from vigilance and security.
13. Despite numerous requests from various of our members to institute a dialogue with the school over the issue of permanent closure of the field to the community, only one response was received from the Principal by email dated 14 June 2024 and this only stated, *“School infrastructure has responsibility for this matter and it is with our legal department. They will be in communication.”* No dialogue with residents has occurred.
14. The matter of Community concerns received consideration by Waverley Council on 16 July 2024 when the below resolutions were passed. In the background notes to the council meeting (copy attached), the Council noted that residents in the area have again raised the issue of access to the field outside of school use *in a secure and accountable way*. The motion which was before Council was to authorise the General Manager to raise the issue with the Department of Education and the School to explore options for the provision of managed community access to the school grounds. The resolutions unanimously passed by Council on 16 July 2024, were as follows:
 1. Notes that the Rose Bay Secondary College has recently written to surrounding residents advising that from April 2024 they would be securing all gates that lead in and out of school grounds to keep the school safe and secure.
 2. Notes that for many years there was an informal pedestrian link from Reina Street North around the perimeter of the Rose Bay Secondary College playing field and that this pedestrian link was closed from the commencement of a substantial upgrade to the school in 2004.
 3. Notes that Council considered a report in 2006 regarding the walkway, as well as managed community access to the school grounds.
 4. Requests the General Manager and Council officers to hold discussions with the Department of Education and Rose Bay Secondary College around options for provision of managed community access to the school grounds.

15. The school has not entered into any further dialogue with surrounding residents. A further Department of Education letter dated 27 August 2024 was sent to residents; *“We wish to advise that we will be resuming work to secure the unauthorised access gates along the boundary fence between your property and Rose Bay Secondary College.”*, advising that this would take place on 5 September 2024. This clearly represents a displaced set of priorities which have been set by the school. In any event, residents’ back gates had already been closed off to prevent access. The letter goes on to state, *“We understand the importance of maintaining positive relationships with our neighbours.”*, which clearly is not the case as there simply has not been any dialogue despite numerous requests.
16. A further Department of Education letter dated 12 September 2024 was sent to neighbours advising; *“Negotiations for use of the school grounds outside of school hours with Waverley Council are continuing. **We will update the community about the outcome of these discussions in due course.**”*. The letter also stated that the works to secure the access gates which was scheduled to take place on 5 September would now occur on Friday 13 September 2024. There was reference in the letter to a 5 September notification that the work had been temporarily paused *“while we negotiate a community use agreement”* which if the agreement comes into effect *“will benefit all members of the community who wish to gain access to school grounds outside of school hours”*. One wonders about these negotiations, when neighbours, nearby residents or our representative who addressed Council on 16 July, have not been contacted by the School, the Department or the Council for any dialogue.

The Minister and her department’s intervention is sought to put real and meaningful negotiations into effect. This is now mandatory as the correspondence is now coming from the Department of Education, and the school itself has abandoned responsibility and said that a response will be coming from school infrastructure. There is no shortage of goodwill amongst neighbours and nearby residents to resolve issues. It has clearly been acknowledged from inception that access is only sought outside of school use and outside of school hours. Neighbours with back gates could be asked to enter into a user agreement with the school and would willingly enter into one if any further assurance is required.

An example of a broader solution which could be adopted, would be the simple matter of installing electronic access from the school gates and a user agreement being entered into on access cards being issued, on application to the school or perhaps the Council.

We find it extraordinary that a taxpayer funded facility could deprive a community of such a resource in such a high-handed manner. There is no competition between the community’s desire to use the field with the school’s right to have exclusive access to it for school purposes. The community is seeking to do this in an accountable way in co-operation with the school. This is consistent with the Department’s SOS program.

This is much needed community space in what has become the highest density area in Australia, and where there is precious little green space for children to play in safety. Local children should be encouraged and be made to feel welcome on the school field, where they might indeed become enrolled students at the school, rather than be excluded from it. This is what builds communities. As a matter of policy, the surrounding public should not be denied access to this much needed amenity, when there is no good reason to exclude us.

The Minister's responsibility is to balance the competing public interest of the need for school security and the community's need for the space.

We request a meeting be urgently convened with our representatives and other interested parties to address our concerns and to look at options for provision of managed community access to the lower field with a view to a workable solution.

Yours sincerely

Signed:



cc Ms Emily Scott, General Manager, Waverley Council

Ms Sharon Cassidy, Acting General Manager, Waverley Council

 Principal, Rose Bay Secondary College

NSW Department of Education – School Infrastructure

Enclosures: Letter - Minister for Education and Training, 15 March 2006 (1), Notice of Motion – Waverley Council, 16 July 2024 (2)



New South Wales
Government

Carmel Tebbutt MP
Minister for Education and Training

RML 06/565

[REDACTED]
North Bondi Residents' Action Group
C/- 83 Chaleyer Street
ROSE BAY NSW 2029

Dear [REDACTED]

I refer to your letter dated 25 November 2005, on behalf of the North Bondi Residents' Action Group, regarding security fencing of the lower field of Rose Bay Secondary College.

I am advised that during your meeting with a senior officer of the Department of Education and Training at the Minister's office on 22 November 2005, it was agreed that the Department would investigate options to provide continued access through the school grounds via the existing pathway at the rear of the playing field.

A meeting was subsequently held between Waverley Council, the School Principal, local Police representatives and the Department at the school on 19 January 2006.

A report from Council Officers will be considered by Council at its next General Meeting in March 2006.

In the interim, the school's request of no public access to the oval will remain in place to meet child protection and Department obligations.

I trust the above information helps to clarify the situation for you.

Yours sincerely

Linda Burney MP
Parliamentary Secretary for
Education and Training

15 MAR 2006

Level 33, Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000 Ph: (02) 9228 5360 Fax: (02) 9228 5366

NOTICE OF MOTION CM/8.1/24.07

Subject: Rose Bay Secondary College - Community Access

TRIM No: SF21/372

Submitted by: Councillor Lewis
Councillor Masselos



MOTION:

That Council:

1. Notes that the Rose Bay Secondary College has recently written to surrounding residents advising that from April 2024 they would be securing all gates that lead in and out of school grounds to keep the school safe and secure.
2. Notes that for many years there was an informal pedestrian link from Reina Street north around the perimeter of the Rose Bay Secondary College playing field and that this pedestrian link was closed from the commencement of a substantial upgrade to the school in 2004.
3. Notes that Council considered a report in 2006 regarding the walkway, as well as managed community access to the school grounds.
4. Requests the General Manager and Council officers to hold discussions with the Department of Education and Rose Bay Secondary College around options for provision of managed community access to the school grounds.

Background

Rose Bay residents have limited access to open space in their immediate vicinity. Rose Bay College has extensive grounds to the west of the school buildings. For a number of years, local residents have sought access to the school grounds for recreational purposes when the grounds were not being used for the school's needs.

From approximately 1937 to 2005, the public had access to the lower field and also used it as a throughfare.

In 2002, the school lodged a development application to close off the lower field to the public and to erect gates at entry points to the lower field.

In 2006, the then responsible Minister wrote to the resident action group to advise that the Department of Education would investigate options to provide continuing public access through the school grounds via an existing pathway at the rear of the playing field.

A report went to Council in March 2006. At the time, Council had a 'Green Links' program. The recommendation to the Councillors at the time was not to approve the inclusion of Green Link 6 at that stage and that the General Manager be requested to hold further discussions with the school regarding options for managed community access to the grounds.

Council Agenda

16 July 2024

This year, the school has had tradesmen board up residents' back gates that front on to the field to prevent access from those properties to the school grounds.

Residents in the area have again raised the issue of access to the fields outside of school use in a secure and accountable way. This motion authorises the General Manager to raise the issue with the Department of Education and the school.

General Manager's comment

Should Council resolve to support the motion, the General Manager and Council officers will hold discussions with the Department of Education and Rose Bay Secondary College around options for provision of managed community access to the school grounds.

Shane Smith
Acting Director, Assets and Operations

NSW Department of Education

Waverley Council proposal to licence the school's playing field

Rose Bay Secondary College

Community Infrastructure
School Infrastructure

November 2025





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Acknowledgement of Country



We recognise the Ongoing Custodians of the lands and waterways where we work and live. We pay respect to Elders past and present as ongoing teachers of knowledge, songlines and stories.

We strive to ensure every Aboriginal and Torres Strait Islander learner in NSW achieves their potential through education.

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Waverley Council licencing proposal



Proposal	Site	Annotations
<p>Waverley Council seeks to licence the school’s playing field for casual community use outside of school hours</p>		<p>Green area = School playing field</p> <p>Orange arrows = Existing vehicle access gates onto the field. North from Chaley St. South from Reina St</p> <p>Pink arrows = Existing pedestrian access gates onto the field. West from The Avenue.</p>

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Site considerations



Background	Site	Annotations
<p>Historic unsupervised community access cannot continue due to safety and security risks.</p> <p>The steep slope between the school perimeter and playing field includes accessibility paths that must remain unobstructed during school hours.</p>		<p>Red area = School premises, that must remain out of bounds to community users</p> <p>Yellow arrows = pedestrian routes the school to the field down steep gradients. These must remain unobstructed and have accessibility access to the field</p> <p>Purple arrows = past unauthorised community access onto the playing field.</p>

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Department response licencing proposal



Proposal	Proposed capital works	Annotations
<p>To allow casual, unsupervised, community use of the playing field the department requires security measures that will contain community use of the field and separate community use management from the school.</p>		<ul style="list-style-type: none"> Purple line = New perimeter fence Orange arrows = 2x vehicle gates Pink arrows = 2x pedestrian gates Blue line = New internal fence Yellow arrows = 4x pedestrian gates Red line = Ball netting Field area = field renovation

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Department response licencing proposal cost estimate for Waverley Council = \$ 585,130.88 (inc. GST)



Capital works deliverable	Requirement
New perimeter fencing & gates	To address security issues, including: <ul style="list-style-type: none"> • Unauthorised access to the premises • Risk of access to the underground tunnels under the school buildings
New internal fencing & gates	To separate school areas from community use while keeping connecting pathways accessible.
Ball-stop netting	To reduce disturbances and damage to neighbours' properties
Field surface renovation	To reduce risk of wear caused by community use which can impede school use.

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Department response licencing proposal: licensee responsibilities for no licence fee



Operating responsibility	Requirement
Security patrols	Council to monitor and secure the field during community use hours.
Cleaning patrols	Council to ensure the field and access areas are clean and free of litter before school use hours
Field maintenance (mowing, line-marking if required, pesticides)	Council to maintain the field surface to a safe and playable standard, consistent with school requirements.
Managing community feedback and conduct	Council to directly manage all community enquiries and complaints. Council to report any damage from community use outside school hours to School Infrastructure .

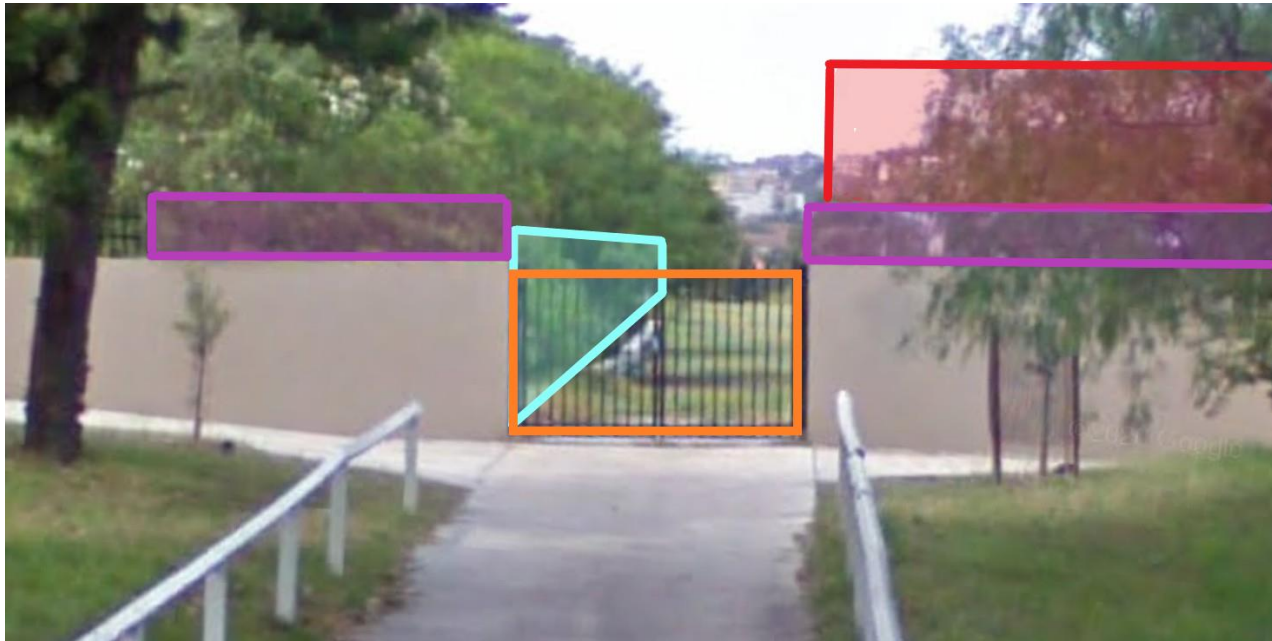
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Department licencing proposal: North view from Chaley Street

Annotated street view From Chaley St	Annotations
	<p>Red highlight = Illustrative view of the new ball-stop netting</p> <p>Blue highlight = Illustrative view of the new internal fence</p> <p>Purple highlight = Illustrative view of the new external fencing</p> <p>Orange highlight line = Illustrative view of gate from Chaley Street</p>

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Department licencing proposal: South from



Annotated street view From Reina St	Annotations
	<p>Red highlight = Illustrative view of the new ball-stop netting</p> <p>Blue highlight = Illustrative view of the new internal fence</p> <p>Purple highlight = Illustrative view of the new external fencing</p> <p>Orange highlight = Illustrative view of gate from Reina Street</p> <p>Yellow arrow = Illustrative view internal pedestrian access gate and route through new fence</p>

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**Probable Costs for
Rose Bay Secondary College Playing Field Community Use Agreement**

All figures exclude GST. Annual 3% index applied.

Item	Rate	Unit	Quantity	Year 1 (2026)	Year 2	Year 3	Year 4	Year 5 (2030)	Year 6	Year 7	Year 8	Year 9	Year 10 (2035)
Capital Works													
240 linear meter perimeter fencing with 2 vehicle and 2 pedestrian gates		Item	1										
100 linear meter internal fencing with 4 pedestrian gates		Item	1										
175 linear meter 3 meter high ball-stop netting		Item	1										
Field surface renovation		Item	1										
			sub-total	\$ 585,000.00									
MAINTENANCE													
Compliance inspection of 2 rangers twice a week (dog use etc)	\$ 110.00	Hour	100	\$ 11,000.00	\$ 11,330.00	\$ 11,669.90	\$ 12,020.00	\$ 12,380.60	\$ 12,752.01	\$ 13,134.58	\$ 13,528.61	\$ 13,934.47	\$ 14,352.51
Daily locking 4 gates	\$ 16.84	Day	365	\$ 6,146.60	\$ 6,331.00	\$ 6,520.93	\$ 6,716.56	\$ 6,918.05	\$ 7,125.59	\$ 7,339.36	\$ 7,559.54	\$ 7,786.33	\$ 8,019.92
Cleaning and waste collection (prior to maintenance costs included in maintenance)		Item	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field maintenance - mowing	\$ 350.00	Week	44	\$ 15,400.00	\$ 15,862.00	\$ 16,337.86	\$ 16,828.00	\$ 17,332.84	\$ 17,852.82	\$ 18,388.41	\$ 18,940.06	\$ 19,508.26	\$ 20,093.51
Field maintenance - fertiliser	\$ 810.00	Application	4	\$ 3,240.00	\$ 3,337.20	\$ 3,437.32	\$ 3,540.44	\$ -	\$ 3,756.05	\$ 3,868.73	\$ 3,984.79	\$ 4,104.34	\$ -
Field maintenance - herbicide broadleaf	\$ 950.00	Application	1	\$ 950.00	\$ 978.50	\$ 1,007.86	\$ 1,038.09	\$ -	\$ 1,101.31	\$ 1,134.35	\$ 1,168.38	\$ 1,203.43	\$ -
Field maintenance - herbicide pre-emergent	\$ 2,280.00	Application	2	\$ 4,560.00	\$ 4,696.80	\$ 4,837.70	\$ 4,982.84	\$ -	\$ 5,286.29	\$ 5,444.88	\$ 5,608.22	\$ 5,776.47	\$ -
Field maintenance - pesticide	\$ 1,270.00	Application	1	\$ 1,270.00	\$ 1,308.10	\$ 1,347.34	\$ 1,387.76	\$ -	\$ 1,472.28	\$ 1,516.45	\$ 1,561.94	\$ 1,608.80	\$ -
Field maintenance - aeration	\$ 1,000.00	Application	2	\$ 2,000.00	\$ 2,060.00	\$ 2,121.80	\$ 2,185.45	\$ -	\$ 2,318.55	\$ 2,388.10	\$ 2,459.75	\$ 2,533.54	\$ -
Field maintenance - top dressing (40 tonne)	\$ 6,000.00	Application	1	\$ 6,000.00	\$ 6,180.00	\$ 6,365.40	\$ 6,556.36	\$ -	\$ 6,955.64	\$ 7,164.31	\$ 7,379.24	\$ 7,600.62	\$ -
Field maintenance - rye grass oversow	\$ 4,470.00	Application	1	\$ 4,470.00	\$ 4,604.10	\$ 4,742.22	\$ 4,884.49	\$ -	\$ 5,181.96	\$ 5,337.41	\$ 5,497.54	\$ 5,662.46	\$ -
Field maintenance (watering, edging, brush cutting, pruning trees & shrubs, turf as required)	\$ 27,000.00	Year	1	\$ 27,000.00	\$ 27,810.00	\$ 28,644.30	\$ 29,503.63	\$ 30,388.74	\$ 31,300.40	\$ 32,239.41	\$ 33,206.59	\$ 34,202.79	\$ 35,228.88
Field upgrade (stripping, levelling, returfing etc) allowance every 5 years, depends on field condition	\$ 180,000.00	Item	1	\$ -	\$ -	\$ -	\$ -	\$ 205,000.00	\$ -	\$ -	\$ -	\$ -	\$ 235,000.00
			sub-total	\$ 82,036.60	\$ 84,497.70	\$ 87,032.63	\$ 89,643.61	\$ 272,020.22	\$ 95,102.90	\$ 97,955.99	\$ 100,894.67	\$ 103,921.51	\$ 312,694.81
			Total	\$ 667,036.60	\$ 84,497.70	\$ 87,032.63	\$ 89,643.61	\$ 272,020.22	\$ 95,102.90	\$ 97,955.99	\$ 100,894.67	\$ 103,921.51	\$ 312,694.81