

24 June 2026

Ms Emily Scott  
General Manager  
Waverley Council  
55 Spring Street  
BONDI JUNCTION NSW 2022

Sent to: [engagement@waverley.nsw.gov.au](mailto:engagement@waverley.nsw.gov.au)

Dear Ms Scott

## **Bondi Junction Master Plan**

Urban Taskforce Australia welcomes Council's new Master Plan for Bondi Junction, and its positive approach to greater density and renewal.

Council should be commended on the speed with which it has moved from releasing its Vision for Bondi Junction in late 2025 to exhibiting the Master Plan in mid-2026.

As with our comments on the Vision, the proposal to encourage the delivery of more housing, better civic and open spaces, an increase in late-night dining and entertainment, the activation of the street frontage and ground plane, along with more transport connectivity, will all help to revitalise this important precinct.

Urban Taskforce is supportive of the Master Plan's target to deliver 3,000 dwellings within five targeted areas. Given Waverley as a whole has a modest housing target of 2,400 new homes to be delivered by 2029, this Master Plan is a step in the right direction.

However, as noted in our response to the Vision, this target for Waverley should be more than doubled to bring life and vitality back to the suburb while renewing its tired and dilapidated town centre. In short, the Masterplan should aim to significantly over-perform in this area.

Planning for growth around the Bondi Junction centre is a smart way of achieving National Housing Accord housing targets, and shows that Council is leaning in to transport-adjacent development as a tangible solution.

Urban Taskforce supports the concept that this Master Plan be a partnership between the council, state agencies and the private sector and recommends that key stakeholders be brought in early to relevant discussions.

A precinct that embraces commercial, retail, and residential needs as a mix of uses, rather than focusing on single building types, will help to deliver the vibrancy and activity that are referred to as some the Master Plan's most important goals.

Bondi Junction needs to be both a late night and an early morning precinct.

It needs to be somewhere people want to go as a destination, rather than as a staging point for further travel or the place you go through to get to Westfield Bondi.

It needs to recapture its past to embrace its future. Urban Taskforce notes with concern the use of an AI tool by opponents to the Master Plan. This is completely inappropriate and responses to Council that have utilised this tool should be perfunctorily ignored.

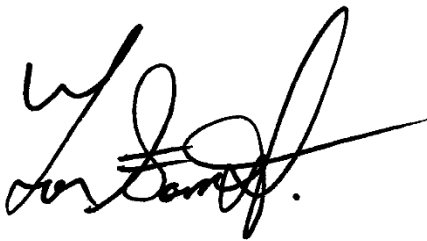
The last thing we need is AI NIMBY robots influencing planning outcomes when they are in direct conflict with the Minns Government's housing supply agenda.

Urban Taskforce welcomes the Master Plan. We look forward to the Council's ongoing consultation on its proposals and its willingness to engage with subject matter experts who can help it to shape the controls and principles that will help it to deliver.

As previously noted in our submission on the Vision, Urban Taskforce urges Council to also turn its attention to Bondi Road to fix up the main thoroughfare to Australia's most famous beach and to revitalise what used to be a very important part of Sydney.

Should you wish to discuss any aspect of this submission further, please call our Economist and Planning Analyst, William Hughes, on 0418-286-530 or via email [will@urbantaskforce.com.au](mailto:will@urbantaskforce.com.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a stylized flourish extending to the right.

**Tom Forrest**  
Chief Executive Officer