

**BONDI WARD
BONDI PRECINCT**

Waverley Council Response Report to requests from the June 2026 Bondi Precinct meeting

Meeting Date	Motion	Council Officer Response	Directorate	Status
June 2026	Motion 1: That Council extend the public consultation period for the Bondi Junction Masterplan due to insufficient notification given the Mayor's significant amendments made at the May 19th Council Meeting.	The Bondi Junction Master Plan was adopted at the 21 July Council Meeting. The following was decided: That Council: 1. Notes the outcomes of the community consultation on the Bondi Junction Vision and Master Plan attached to the report (Attachment 1). 2. Notes that Council received 830 written submissions, with the majority being received via the Bondi Junction Deserves Better website that utilised an AI-assisted tool to draft personalised written submissions. 3. Notes that all submissions were treated as a unique contribution and reviewed. 4. Notes that 7% of the email submissions were from respondents that also completed a survey via the Have Your Say survey portal. 5. Notes that the community broadly supported the vision for Bondi Junction's future but were more divided, and in some cases strongly opposed, when it came to the detail of how that vision would be delivered. 6. Adopts the amended draft Bondi Junction Vision and Master Plan attached to the report (Attachment 3). 7. Treats Attachment 4 of 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)(g) of the Local Government Act 1993. The attachment contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege 8. Notes the supporting Urban Design Report developed to inform the draft Bondi Junction Vision and Master Plan (Attachment 5). 9. Notes that officers will commence work on the actions outlined in the draft Master Plan, including the preparation of an amendment to the Waverley Local Environmental Plan 2012 (LEP) and Waverley Development Control Plan 2022 (DCP), to give effect to the draft Master Plan. 10. Notes that the future LEP amendment will be informed by detailed technical studies, including detailed traffic and transport analysis in consultation with	Planning, Sustainability and Compliance	Complete

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		Transport for NSW; threedimensional modelling to calibrate site-by-site impacts; wind analysis; and infrastructure funding arrangements. 11. Requests the Mayor to write to the following individuals informing them of this resolution: (a) Member for Coogee – Dr Marjorie O’Neill MP. (b) Minister for Planning and Public Spaces – The Hon Paul Scully MP. A notice of motion to rescind the resolution of Council was presented at the 4 August Council Meeting which was lost. View the Council Meeting minutes at https://waverley.infocouncil.biz/		
	Motion 2: That the Council maintain the present library, Waverley Ron Lander Library, In its current form, structure and purpose.	Refer to response to Motion 1.	Planning, Sustainability and Compliance	Complete
	Motion 3: That Council provide a complete list of all Council assets proposed for sale, Including a timetable for disposal, the projected budget outcomes, and Council’s financial plan for adapting to the loss of recurring income from these assets.	There is currently no list of assets planned for sale. The Civic Precinct Action Plan within the Master Plan includes and action to undertake a study of all Council-owned assets. Any property decisions require Council approval and a full analysis including impacts to service delivery and recurrent income will be considered by Council.	Assets and Operations / Planning, Sustainability and Compliance	Complete
	Motion 4: That the Master Plan be amended to include clear and specific floor space ratio details, particularly for all zones where the CBD and new developments directly adjoin established residential areas.	Refer to response to Motion 1.	Assets and Operations / Planning, Sustainability and Compliance	Complete

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	Motion 5: That the Council prepare and make available in the Waverley Library, the Oxford St Mall, the Bondi Pavilion and other high traffic destinations, a full Three-dimensional 3D model of the area affected by the Bondi Junction Master Plan, including accurate Shadow diagrams for different times of the year.	The Urban Design Study developed to inform the Master Plan is available at Council's HYS page. This includes the 3D model and shadow diagrams. https://haveyoursay.waverley.nsw.gov.au/bondi-junction-vision-and-master-plan Following the adoption of the Master Plan on 21 July 2026, the 3D modelling undertaken to inform the Master Plan will be further developed and refined by Council officers in the detailed built form analysis required to undertake a planning proposal for an LEP amendment. This modelling would be available for the community to access through that process.	Planning, Sustainability and Compliance	Complete
	Motion 6: That design excellence and sustainability best practices be included in the Bondi Junction Master Plan.	There are specific actions in the Master Plan relating to these items G.5 - Prepare a design guide or Development Control Plan that implements built form, landscape, sustainability and climate outcomes G.9 - Maintains Waverley's existing design excellence process	Planning, Sustainability and Compliance	Complete
	Motion 7: That Council inform residents of the next steps after the Bondi Junction Master Plan has been endorsed.	As per the Council decision on 27 July 2026 as outlined in Response to Motion 1: 9. Notes that officers will commence work on the actions outlined in the draft Master Plan, including the preparation of an amendment to the Waverley Local Environmental Plan 2012 (LEP) and Waverley Development Control Plan 2022 (DCP), to give effect to the draft Master Plan.	Planning, Sustainability and Compliance	Complete
	Motion 8: The development of the block from Noah's Backpackers to the Astra is significant for Waverley's heritage and is the gateway to Bondi Beach.	The Precincts Motion was submitted to dasubmissions@waverley.nsw.gov.au This DA was considered by the Waverley Local Planning Panel (WLPP) on 22 July 2026 and was refused. The report is available to view on the DA tracker here.	Planning, Sustainability and Compliance	Complete

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	DA-477/2025 does not have merit and should not be supported by Council. Social impact on the Astra should also be a key component.	For more information on the WLPP process, please visit our website here .		
Next meeting: 13 August 2026				