

Oxford & Spring, Bondi Junction

For the Application of SEAR's

Prepared for
APT. Residential

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SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage our First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.

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Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
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Executive Summary

This report is for three amalgamated sites in Bondi Junction, and explores their development opportunities to enhance the vibrancy, liveability and appeal of Bondi Junction as a place to live, visit and enjoy.

Bondi Junction plays a multi-functional role within Sydney's eastern suburbs, offering strong public transport connectivity, a major retail hub, and significant employment opportunities, all within close proximity to expansive public open spaces and Sydney's incredible eastern coastline.

The sites are located at the heart of Bondi Junction, forming part of the Oxford Street Mall block. Despite its location at the core of a significant precinct, Oxford Street Mall has yet to reach its full potential as a vibrant destination. Nevertheless, Oxford Street Mall has incredible potential, and this report proposes a Masterplan that will form a significant role in its enhancement and revitalisation.

The sites' development potential is explored through strategic and site-specific analysis to determine its appropriate use and scale. The proposed scheme reflects three mixed-use buildings, supported by significant community benefit in the form of a new public plaza that adjoins Oxford Street Mall and enhances connectivity across the precinct.

This report combines urban design, landscape architecture and architecture to deliver a comprehensive proposal that ensures a high quality outcome is delivered at multiple scales.



Visualisation of the proposal.

Project Team



BATESSMART ARCHITECTS

Bates Smart is a leading Australian architecture and urban design firm known for its innovative, context-driven solutions across commercial, residential, and public projects. With a focus on design excellence and sustainability, Bates Smart adds a collaborative approach to shaping vibrant urban environments.



SJB ARCHITECTS

SJB is a multi-studio collective of experts in architecture, urban design, and interiors. We deliver unique places and spaces that support creativity, equity and the environment. Taking a holistic approach to design and management, we offer a fresh approach to the built environment.



TCL LANDSCAPE

TCL is one of Australia's most awarded landscape architecture practices, with over 35 years of experience in creating iconic projects that are both beautiful, and ecologically and culturally enriched.



MECONE PLANNING

Mecone's diverse team of over 50 professionals have contributed industry-leading experience and knowledge to some of Australia's largest and most complex urban planning and development projects.

1

Introduction

1.1 The Site

This proposal is for three sites, Bondi East, Bondi North and Bondi West, which have recently been amalgamated for the purpose of development. Unless it is necessary to distinguish between them, the three sites will be regarded as the site throughout this report.

The site is part of the block surrounding Oxford Street Mall and Rowe Street, in Bondi Junction, located in the Waverley Council (Council) Local Government Area (LGA). The block comprises of 42 properties, owned by 26 different landowners and Council.

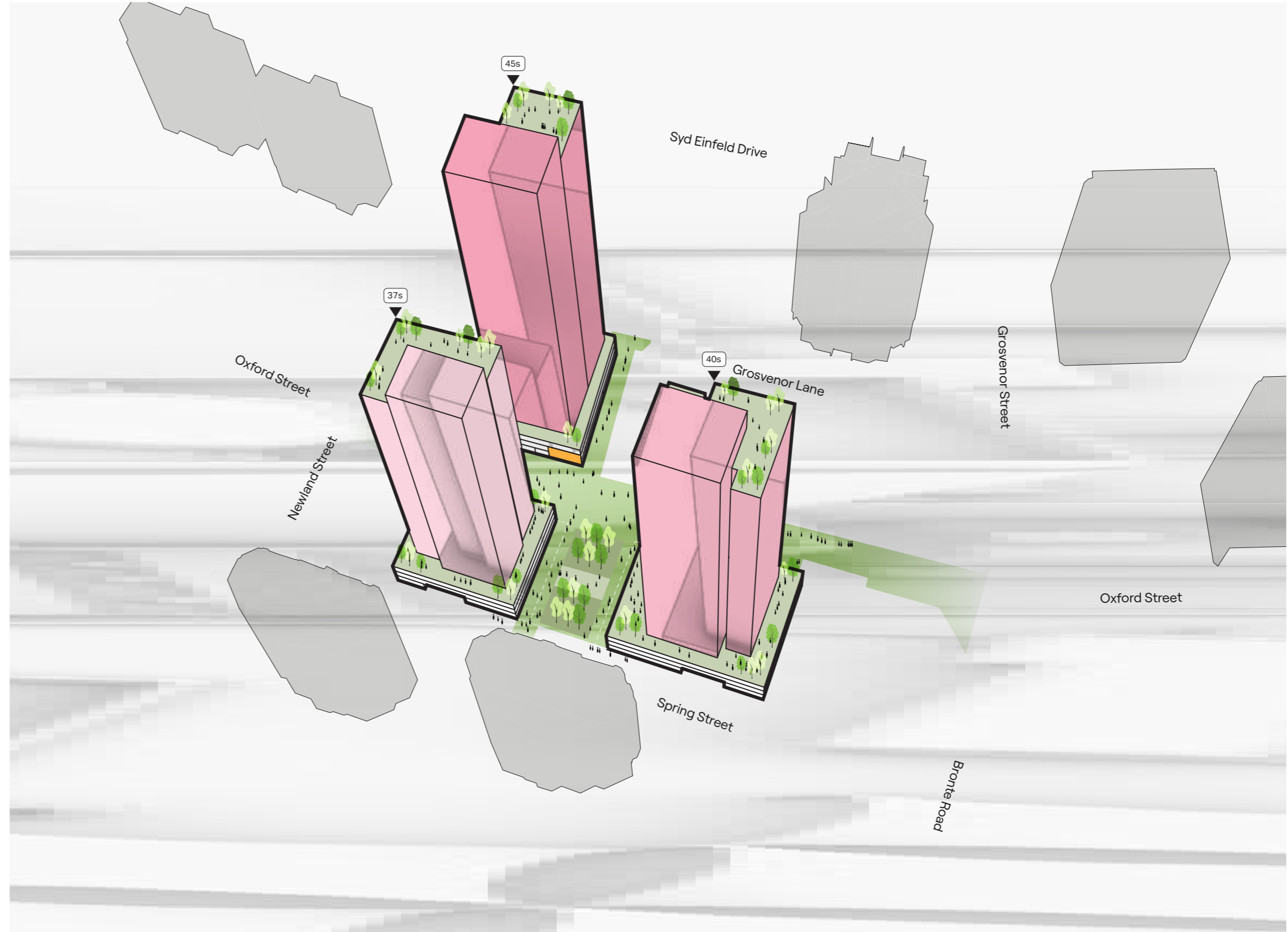
Bondi North is located along the north of Oxford Street Mall, while Bondi East and Bondi West are located along the south. The site, along with the following components make up the entire Oxford Street Mall block:

- **Subject sites: 6,430m²**
- **Oxford Street Mall: 4,195m²**
- **Rowe Street: 300m²**
- **Total block: 19,780m²**

While Oxford Street Mall is the primary east-west pedestrian connection within Bondi Junction, Rowe Street is the primary entry point from Oxford Street Mall to the Bondi Junction Interchange to the north.

Currently, the site comprises of 10,000 - 15,000m² of non-residential GFA in the form of small scale retail and hospitality uses that range from cafes, to takeaway restaurants and some shopping opportunities.

The Bondi Junction Westfield and Eastgate Bondi Junction to the east and south of the Oxford Street Mall deliver additional retail opportunities, providing a major shopping destination and employment hub for the precinct.

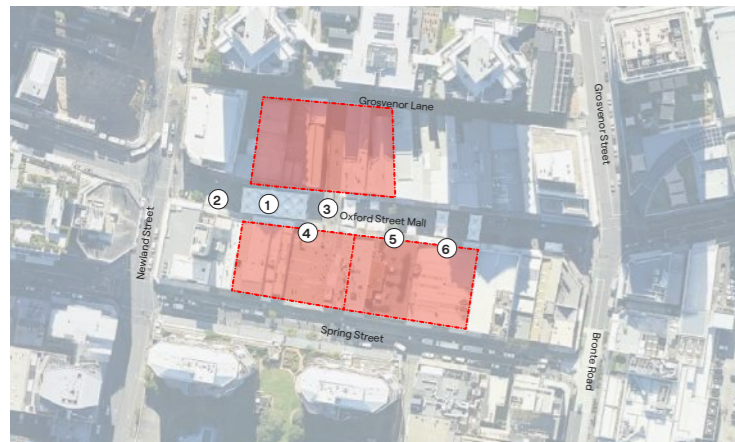
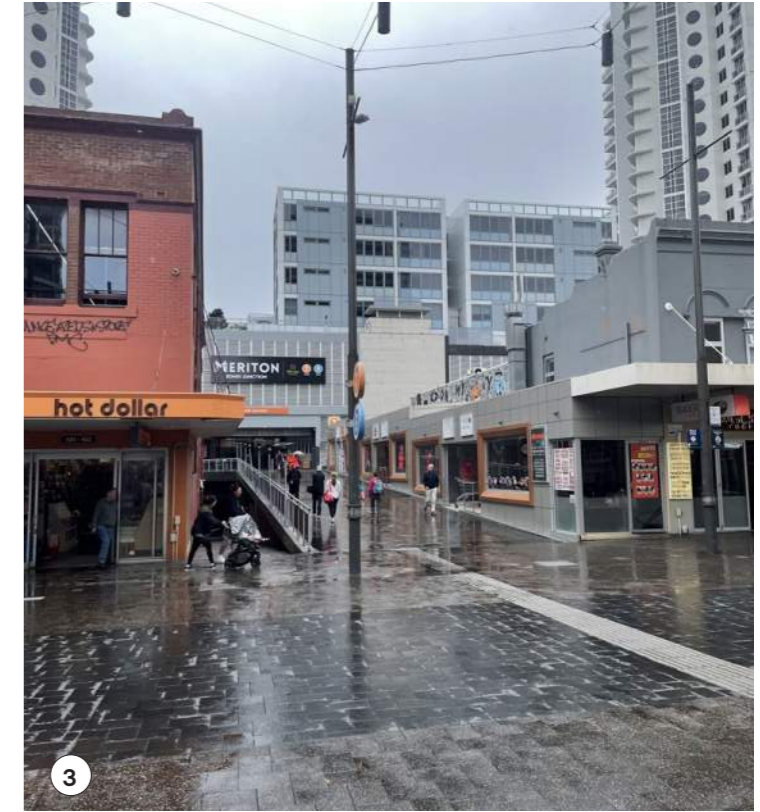
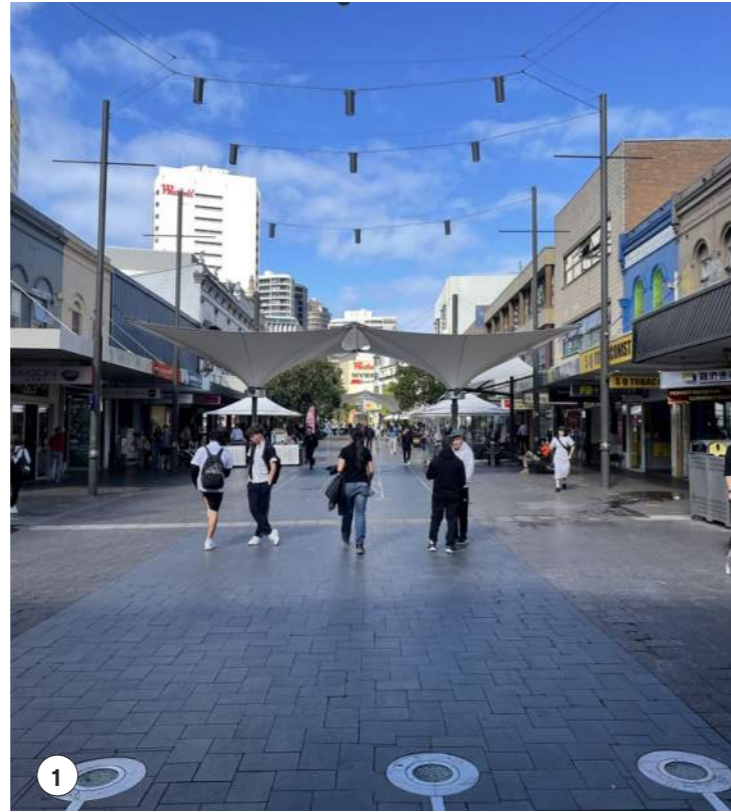


Axonometric Diagram - Overview

1.2 Site Photos & Context Photos

These photos illustrate the site and the area immediately surrounding it, namely Oxford Street Mall and a network of arcades that offer pedestrian connectivity to existing retail and the Bondi Junction Interchange.

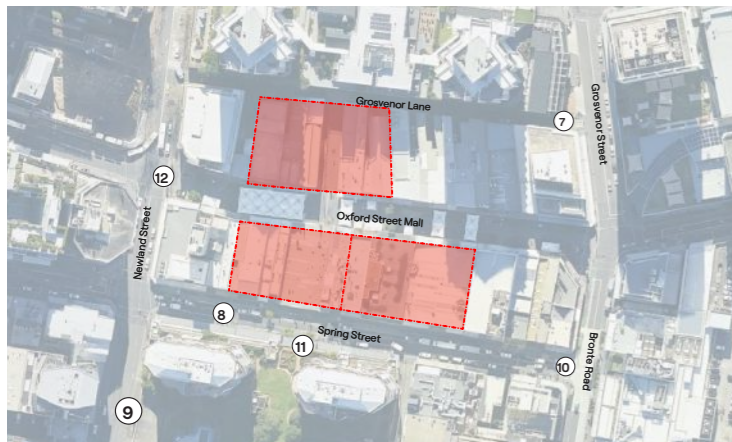
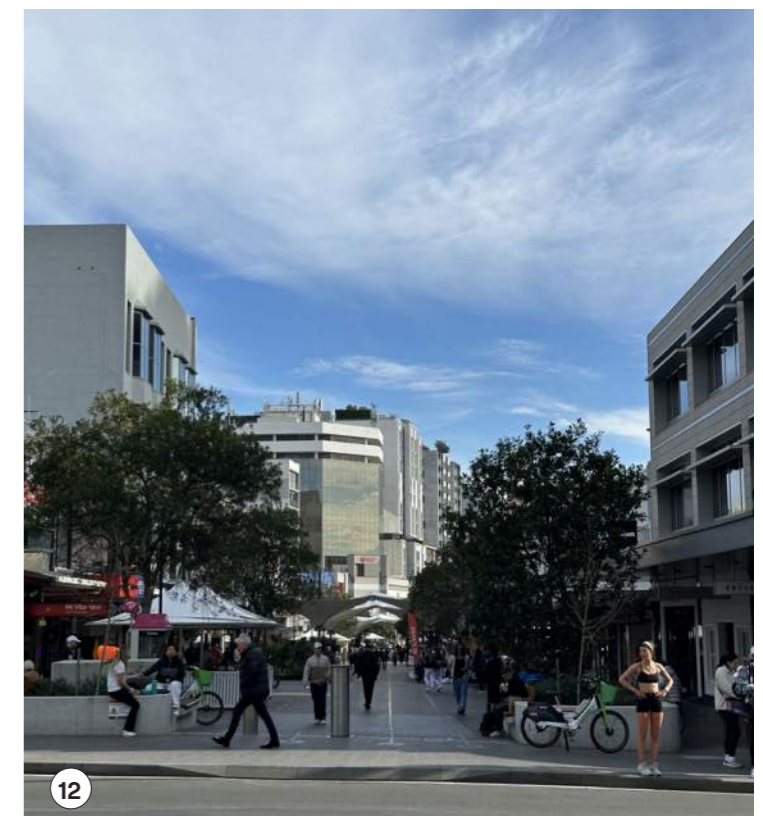
1. Oxford Street Mall as the primary pedestrian connection of the area.
2. The Junction Markets on Oxford Street Mall.
3. Rowe Street as the primary access to the Bondi Junction Exchange.
4. Bondi West accommodates Bronka Arcade, one of the three internalised connections between Oxford Street Mall and Spring Street to the south.
5. The Royal Arcade, located on Bondi East, offers another connection between Oxford Street Mall and Spring Street.
6. Spring Arcade, also located on Bondi East, is the third internalised connection between Spring Street and Oxford Street Mall.



1.3 Context Photos

These photos of the wider context provide insight on current conditions and existing built form, providing an indication of the setting the proposed development will respond to.

- 7. Servicing access along Grosvenor Lane along the northern boundary of the site.
- 8. Existing street furniture and cycle lane along Spring Street to the south of the site.
- 9. Existing footpath and interface along Newland Street.
- 10. Corner of Spring Street and Bronte Road towards towers on top Eastgate Shopping Mall.
- 11. Spring Street looking north towards the Westfield Shopping Mall.
- 12. Corner of Newland Street and Oxford Street looking towards Oxford Street Mall and the Westfield Shopping Mall.



1.4 Key Policy Overview

The key strategic, district, and local policies relevant to the site are outlined opposite, with summaries of the most important documents below.

Metropolis of Three Cities, 2018

This metropolitan plan identifies Bondi Junction as a key location for additional housing and job growth, while also promoting it as a low-carbon precinct that aims to reduce water consumption and greenhouse gas emissions.

Eastern City District Plan, 2018

For Bondi Junction, the plan prioritises protecting employment capacity to meet job targets, maintaining a balanced mix of uses to reinforce its economic role, and enhancing connections to open spaces and recreation areas. It also highlights the importance of improving public spaces and diversifying the night-time economy to enhance the overall quality of the centre.

Bondi Junction Complete Streets, 2013

This policy seeks to strengthen pedestrian movement across Bondi Junction through measures such as creating a main entry to the Bondi Junction Interchange from Oxford Street Mall and establishing Spring Street as a secondary 'main street' to promote walkability and safety.

Bondi Junction Evening Culture and Entertainment Strategy, 2018

Aimed at revitalising the night-time economy, this strategy focuses on improving laneways and arcades, extending trading hours, and delivering new public amenities to support evening activity.

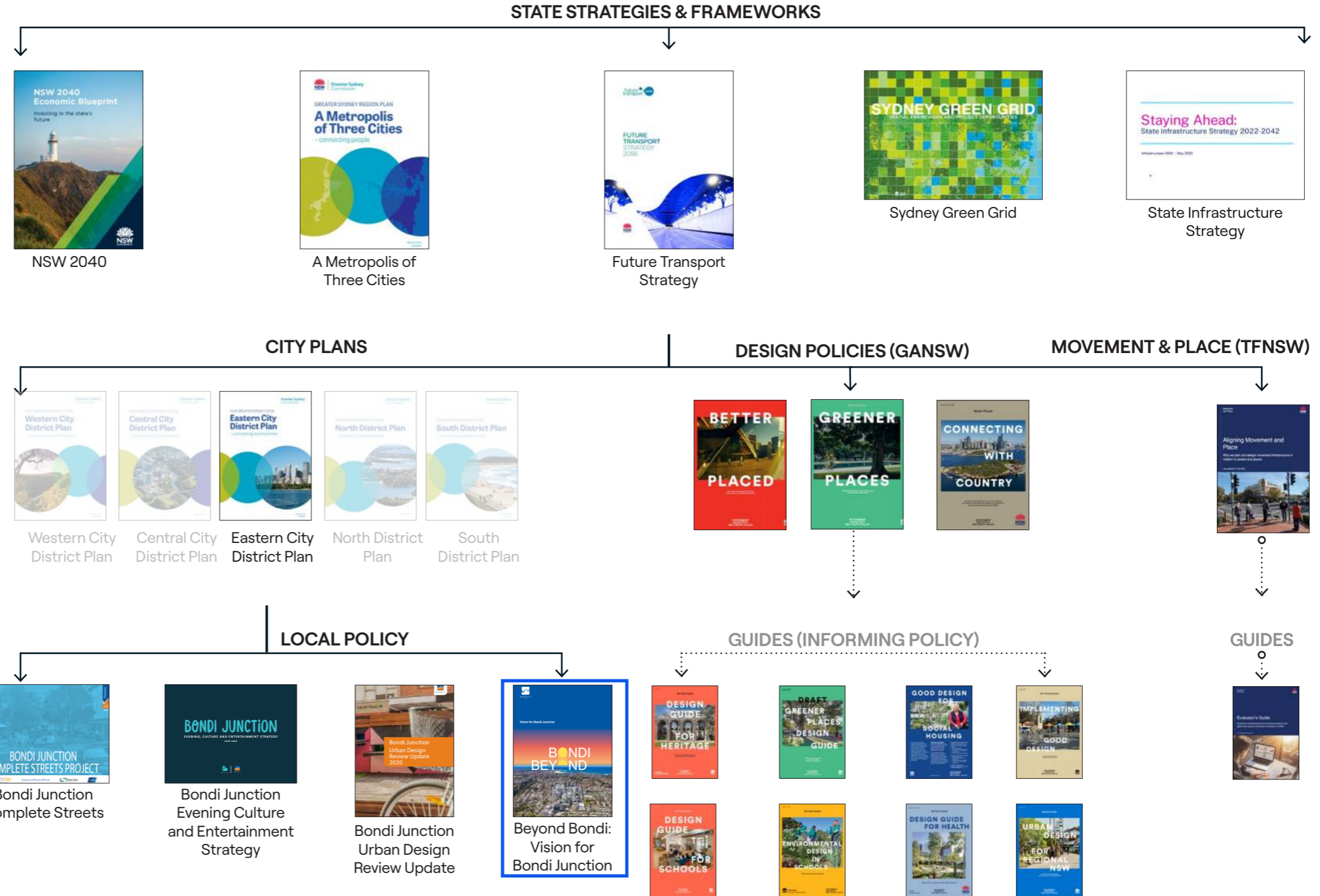
Bondi Junction Urban Design Review Update, 2020

This review promotes better accessibility for pedestrians and cyclists, upgrades to Spring Street, and the protection of solar access along Oxford Street.

Beyond Bondi: Vision for Bondi Junction, 2025

Waverley Council's newest Vision sets a long-term framework to transform Bondi Junction into a vibrant, mixed-use urban hub that supports more housing, culture, and a stronger night-time economy. The strategy emphasises public space improvements, sustainable transport connections, and urban renewal.

As this vision outlines Council's most recent ambitions for the future of Bondi Junction, the following page provides a detailed analysis of this document.



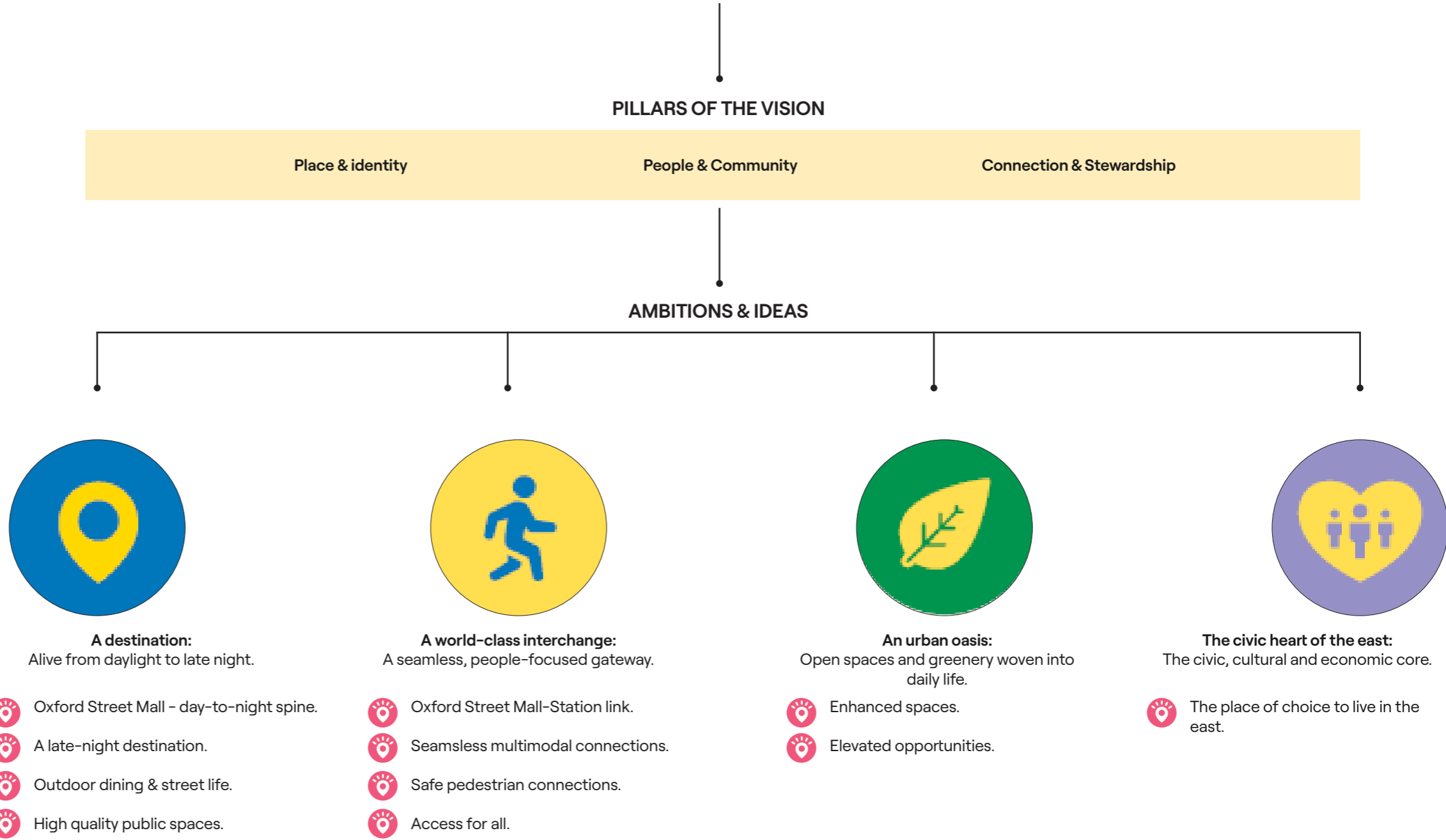
1.5 Beyond Bondi: Vision for Bondi Junction

The extensive range of local policies and frameworks outlined previously clearly demonstrates Council’s commitment to revitalising Bondi Junction through the enhancement of land uses, built form, community assets, and connections. This will realise Bondi Junction’s potential as a key strategic centre and the mixed-use heart of the Eastern Suburbs.

Released in October 2025, Council’s vision document ‘Beyond Bondi’ reinforces this ambition, setting out a series of pillars, ambitions and ideas that support their Vision for Bondi Junction. A detailed Masterplan, expected to be published in April 2026, will provide specific actions and implementation strategies to deliver on this vision.

The summary opposite outlines the key pillars, ambitions and those ideas considered most relevant for the purpose of this report. This establishes a baseline to inform the proposed Masterplan, ensuring alignment with Council’s overarching intent for the precinct.

“Bondi Junction is the civic heart and cultural centre of Sydney’s East. From first light to late night, it hums with the energy of the city and the spirit of the coast. Bondi Junction is where the east comes together Bondi, Beyond” (Council Vision).



1.6 LEP Controls: Built Form



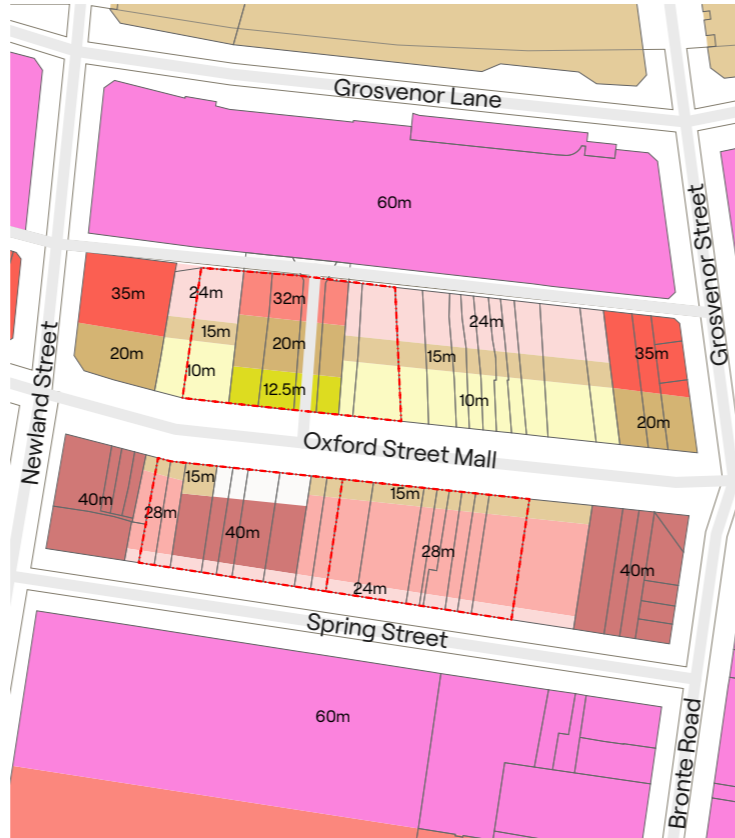
Land Zoning

The site is zoned Commercial Core.

The surrounding environment is zoned Mixed Use.

KEY

- Site boundary
- MU1 - Mixed use
- E - Commercial core



Height of Building (HOB)

The current LEP Height of Building plan imposes complex controls across Oxford Street Mall, resulting in a patchwork of building heights. The site is characterised by various height of building controls, ranging between 10m - 40m, to allow solar access across Oxford Street Mall.

KEY

- Site boundary
- 10m
- 12.5m
- 15m
- 20m
- 24m
- 28m
- 32m
- 40m



Floor Space Ratio (FSR)

The LEP Floor Space Ratio varies across the site, with the highest FSR of 6:1 imposed on Site C. This is the highest FSR across the Oxford Street Mall block.

KEY

- Site boundary
- 3.75
- 5
- 5.5
- 6



Heritage

The site does not contain any heritage items. However, five lots along Oxford Street Mall are listed heritage, namely because of the building's façades. Two of these are outlined below.



2

Place Considerations

2.1 Country

The adjoining plan illustrates the wider topography and corridors of hydrology the land now referred to as Bondi Junction is a part of, and the connections this creates to the wider Country.

The surrounding terrain is undulating. For example, nearby suburb Bondi (to the east) has an average elevation of -49m with maximum elevations around -113m.

Bondi Junction itself has significant built form and commercial activity, so the natural terrain has been modified by development (roads, elevated bypass, and buildings).

Bondi Junction has no natural streams, but its hydrology is shaped by its elevated position on the ridgeline between Sydney Harbour and the Pacific coast. The underlying Hawkesbury Sandstone and overlying sandy soils allow for limited infiltration, meaning surface runoff dominates local drainage patterns. While most of the streams are now heavily modified or enclosed, but they reflect the area's original drainage pattern.

Prior to European settlement in the early 1800s, the area formed part of a network of coastal pathways, camps and resource sites connecting the harbour and ocean for the Gadigal people of the Eora Nation, the Traditional Custodians of this Country. Creeks, ridgelines and coastal headlands provided food, water and materials, while also holding deep spiritual and cultural significance. Evidence of this enduring connection remains in nearby rock engravings, shell middens and ceremonial sites across the eastern suburbs.

The adjoining images provide a selection of sites that are of significance to First Nations people in Bondi Junction and the surrounding context.



Views to the harbour.



Syd Einfeld Drive was once a sandstone ridgeline.



Oxford Street Mall used to form part of a 'muru' or brush track.

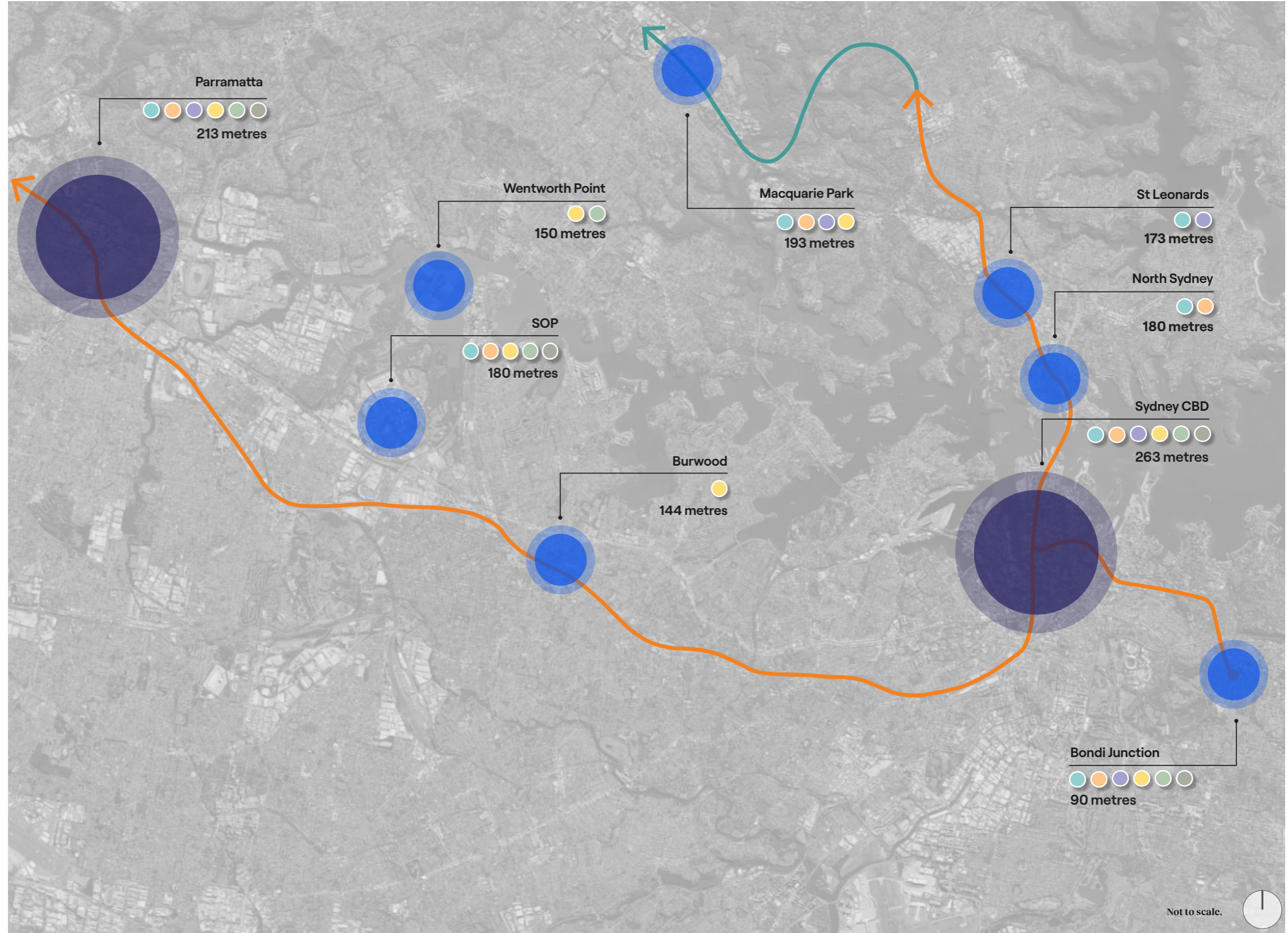


Not to scale.

2.2 Regional Considerations

Sydney's cities and strategic centres vary in building height and density, while providing a different offering amenity and infrastructure to support the residents of these locations.

Strategically Bondi Junction is similar to Macquarie Park, Burwood and St Leonards. However, compared to these well-established centres, Bondi Junction is a strategic centre that is currently characterised by relatively low building height and building height controls. Bondi Junction's capacity to accommodate higher built form and density is reinforced through its substantial offering of natural amenity, employment opportunities and community infrastructure.

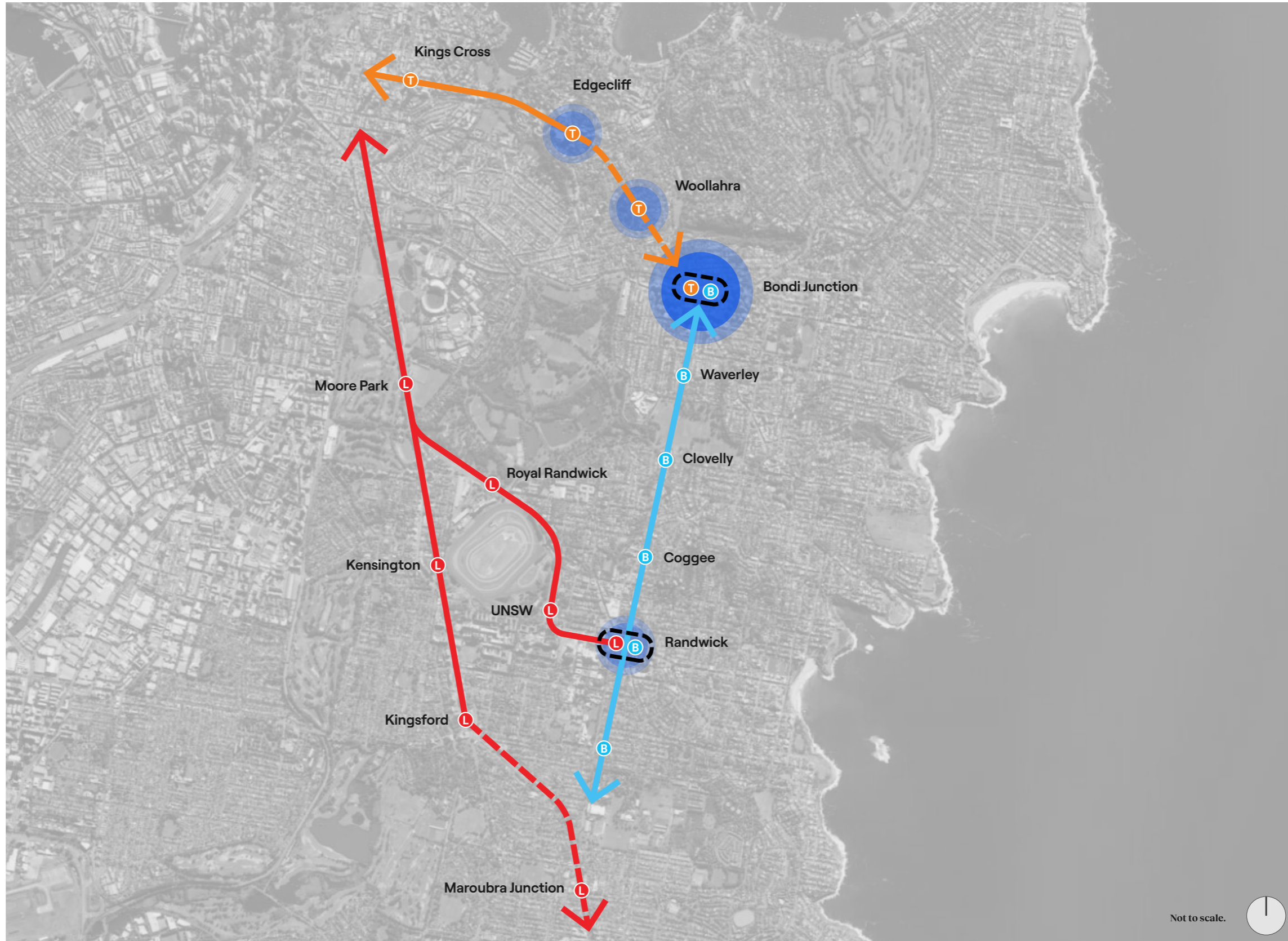


Regional context of Sydney.

2.3 District Considerations

Bondi Junction serves as a key commercial and public transport hub within Sydney's eastern suburbs, providing essential retail, business, and community services to the broader suburbs and seamless connections to Sydney's CBD and inner west suburbs.

The eastern suburbs also benefit from existing Light Rail services, providing additional public transport options for residents and visitors from Randwick. Future plans for expanded Light Rail connections will further enhance accessibility and strengthen connectivity across the wider area.



KEY

- Site boundary
- Strategic centre
- Minor centre
- Existing bus route
- Existing train route
- Existing light rail route
- Proposed train route
- Proposed light rail route

Districts of the eastern suburbs of Sydney.

Not to scale.

2.4 Precinct Considerations

As a dynamic, high-traffic centre, Bondi Junction's urban environment must reflect the scale, pace, and functionality of the precinct. The Masterplan Council is currently developing, will support Bondi Junction's role as a vibrant gateway to Sydney's iconic eastern coastline, while improving connectivity and public open spaces.

Bondi Junction is within close proximity to public open spaces, with several parks and access to green space, 5 to 15 minutes walk from the precinct. However the density of this popular area calls for immediate respite. While a 'typical park' may not be appropriate for this context, a new square and revitalised streetscapes will contribute much needed relief to the area.

- 1 Centennial Park - 10min walk
- 2 Waverley Park - 15 min walk
- 3 Cooper Park - 15min walk
- 4 Queens Park - 15min walk
- 5 St James Reserve - 9 min walk
- 6 Clementson Park - 4 min walk
- 7 Harbour View Park - 4 min walk



Centennial Park.



Waverley Park.



Cooper Park.

KEY

- Site boundary
- Commercial
- Residential
- Park land
- Train line
- Train station
- Primary bus routes
- Waverley Council Bondi Junction study area



Analysis of existing open spaces within proximity to Bondi Junction.

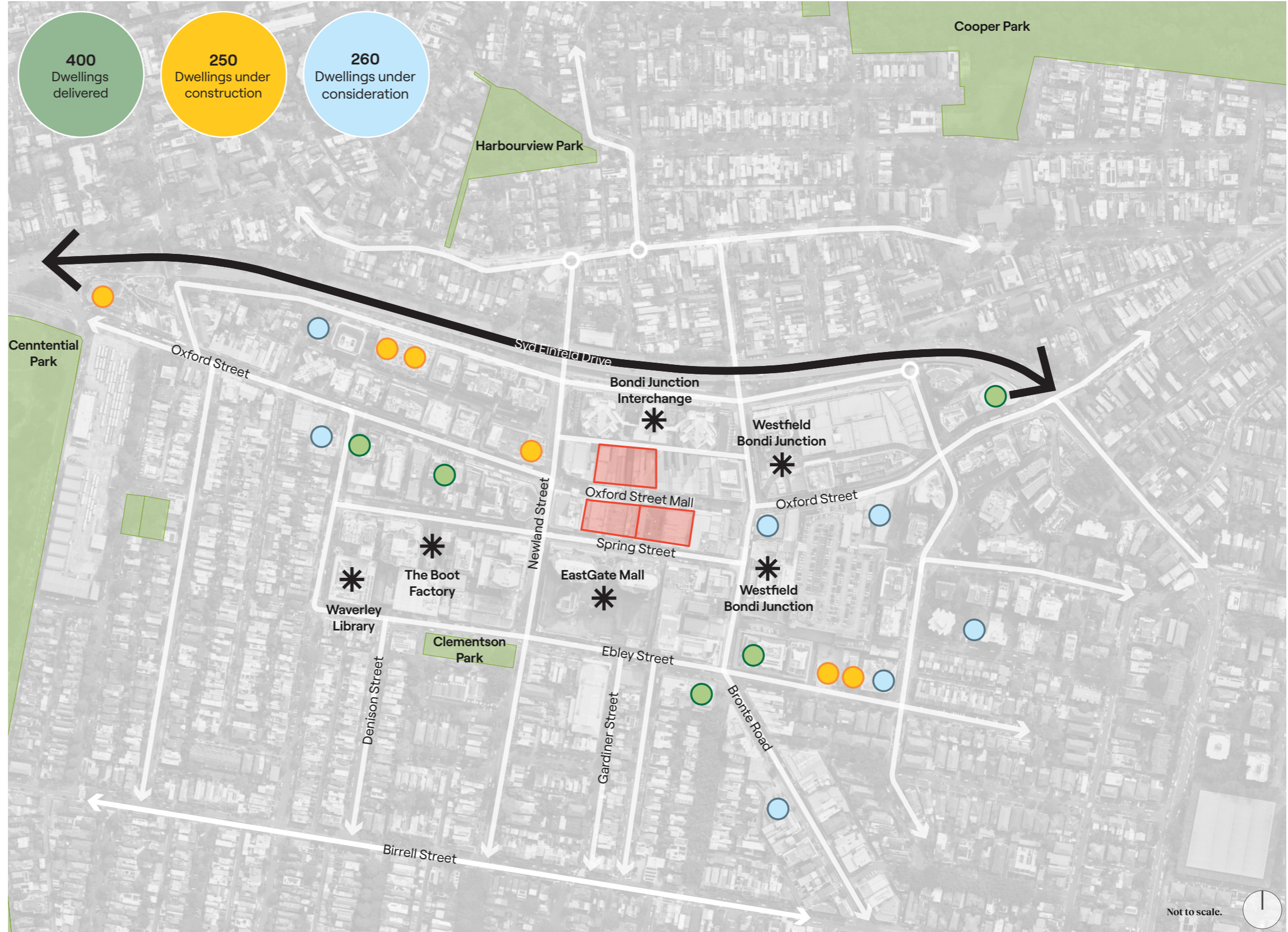
2.5 Local Considerations

At the local scale, Bondi Junction offers a diversity of urban elements and infrastructure that support ongoing growth and housing development across the precinct. Key community facilities, including Waverley Library and the recently renovated Boot Factory, provide important public spaces for learning, gathering and cultural engagement. These are complemented by a series of smaller public open spaces that offer residents places for respite and play, providing relief from the urban setting.

Together with the Bondi Junction Interchange and the major retail hubs at the Westfield and Eastgate malls, these amenities create a high-quality precinct that is capable of supporting a growing population.

Opposite, the number of dwellings recently delivered, currently under construction, or under assessment (including HDA approvals and DAs) highlights the growing ambition and investment in Bondi Junction. Together, these projects signal the area's capacity, and increasing momentum to become a key location for development, particularly much-needed housing across Sydney.

Given the site's size and its central position within Bondi Junction, it is uniquely placed to accommodate a significant share of this growth and to help shape the precinct's evolution.



Local considerations of Bondi Junction.

KEY

- Site boundary
- Existing open space
- Recently completed
- Under construction
- Under consideration for development
- Proposed train route
- Proposed light rail route

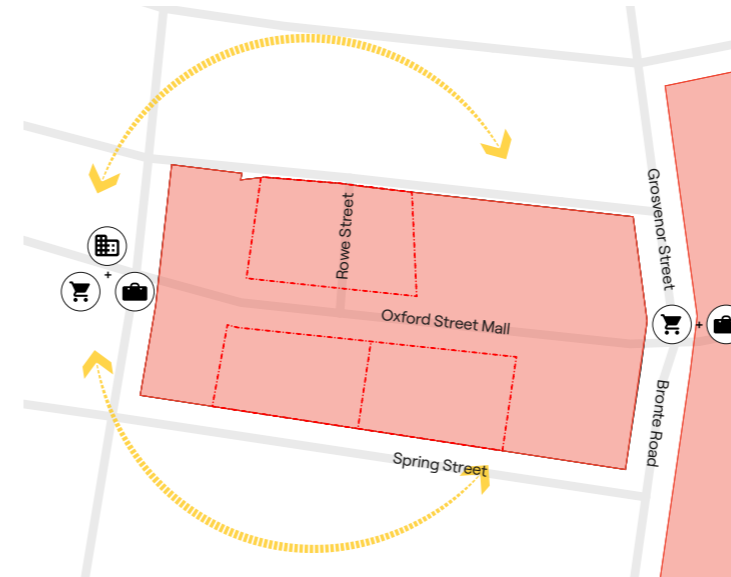
2.6 Constraints

The constraints that apply to the site range from environmental considerations to uncertainties regarding the development of adjoining sites and Oxford Street Mall as a block. The constraints will be carefully addressed and managed in future development, to minimise these as much as possible.



ENVIRONMENTAL CONSTRAINTS

- No additional overshadowing over Oxford Street Mall as per LEP control.
- Height of building restriction on Site C as per LEP control.
- Consider overshadowing of residential towers to the south.
- Consider existing views of residential towers to the south.
- Significant noise pollution from surrounding street network.



RESTRICTIVE LAND USE

- Existing Commercial Zone of the site and land uses to the east restricts opportunities for development and is in contrast to the Mixed Use Zone to the north, south, and west of the site.



UNCERTAIN DEVELOPMENT SITES

- Fine-grain lot ownership restricts amalgamation and large-scale development across the Oxford Street Mall block.
- Heritage listed sites further constrain development across the Oxford Street Mall block.

KEY

- Site boundary
- LEP solar control
- LEP height control
- Consider overshadowing
- Noise impacts
- Views
- LEP commercial zone
- Listed heritage items
- Restricted access
- No access
- Minor sloping topography
- Steep sloping topography
- Area of conflict
- Low amenity interface



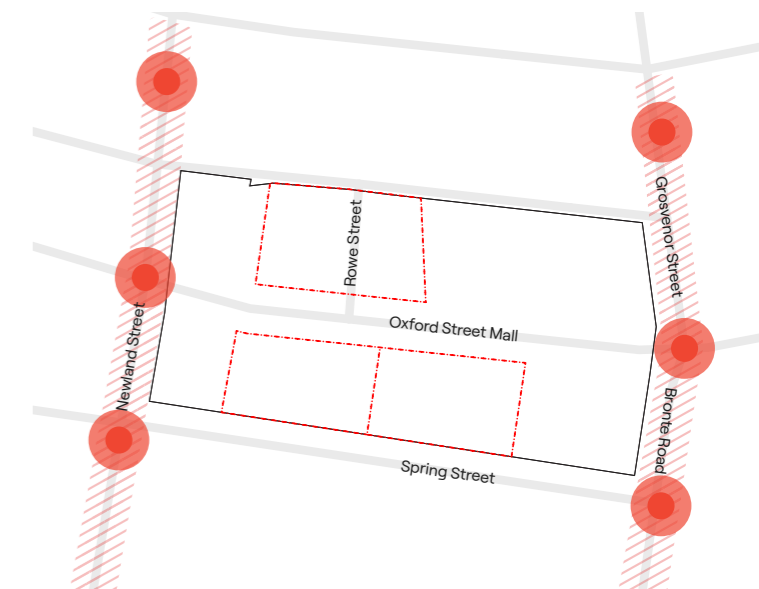
VEHICLE & SERVICING RESTRICTIONS

- No access to the Oxford Street Mall block of Bronte Road and Newland Street.
- Restricted access of Spring Street to the south of Oxford Street Mall.



TOPOGRAPHY

- Steep sloping topography towards the north of the site.
- Minor slope from east to west along Oxford Street Mall and towards the south of the site.

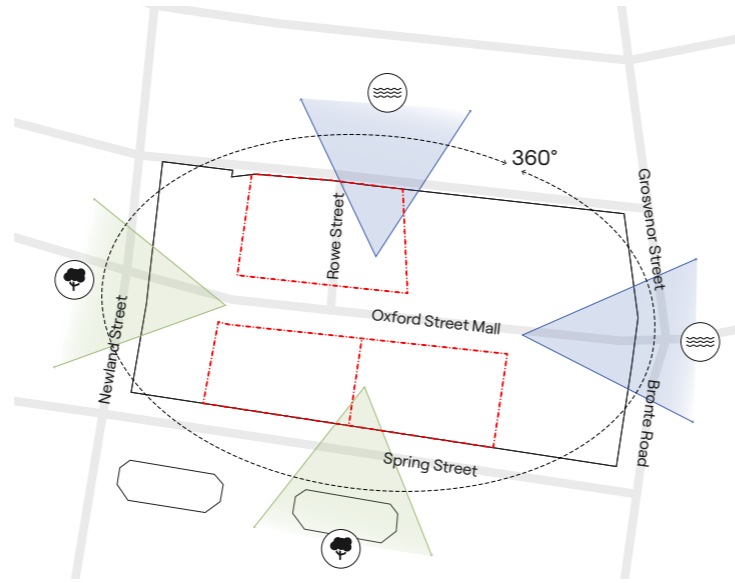


LOW AMENITY INTERFACE & AREAS OF CONFLICT

- Areas of conflict between pedestrians and busses reduce safety of the street network.
- Low amenity interface due to harsh street environment to the east and west of Oxford Street Mall.

2.7 Opportunities

Identifying opportunities allows future development to build on the site's strengths and unique characteristics. The site's strengths include its distinct location at the heart of Bondi Junction and between existing land uses that already generate high levels of activity for the precinct.



SHARED AMENITY

- Maximise opportunities to share views with existing developments.



BUILDING ON ACTIVITY

- Bondi Junction Westfield, Eastgate Mall and Bondi Junction Interchange as major anchors.
- Consider role of minor anchors in the form of bus stops to the east and west of the site.
- Opportunity to build on activity along Oxford Street Mall.

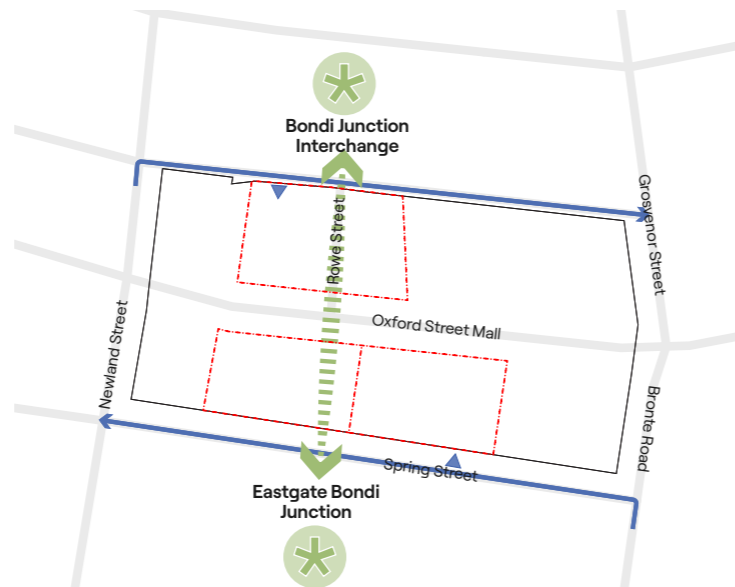


OPTIMISE DEVELOPMENT

- Maximise development of key ownership sites.
- Establish a diversity of land to extend activation and enhance land use offering.

KEY

- Site boundary
- Opportunity for views
- Oxford Street Mall as the central spine
- Major anchors
- Minor anchors
- Amalgamated sites
- Pedestrian connection
- Vehicle access
- Central open space
- Amplified public domain
- High amenity interface
- Activation of public domain
- Positive edge



STRENGTHEN CONNECTIVITY & OPTIMISE ACCESS

- Opportunity to improve pedestrian access to Bondi Junction Interchange from Oxford Street Mall and Spring Street.
- Location of sites adjacent to each other, offers opportunity to combine servicing and minimise vehicle crossings of Spring Street.



AMPLIFY THE PUBLIC DOMAIN

- Opportunity to create a destination for people to amplify the role of the public domain.
- Opportunity to prioritise people in the public domain and create quiet environment away from noise pollution.



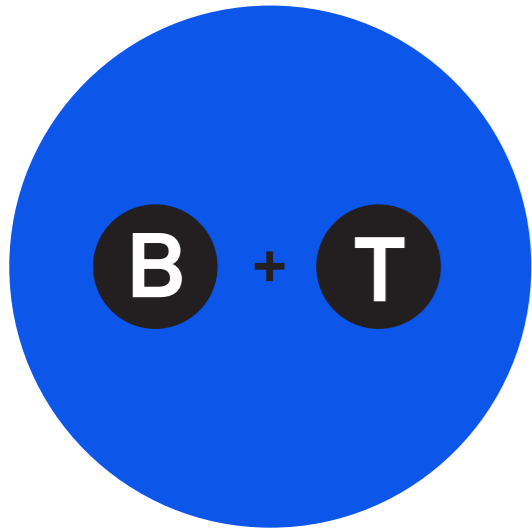
MAXIMISE POSITIVE INTERFACES

- Opportunity to strengthen existing positive interfaces along Rowe Street, Oxford Street Mall and Spring Street.

2.8 Findings

These design and spatial parameters reflect the key findings that have been identified following the analysis of the site and its surroundings. These form the baseline for the development of this proposal.

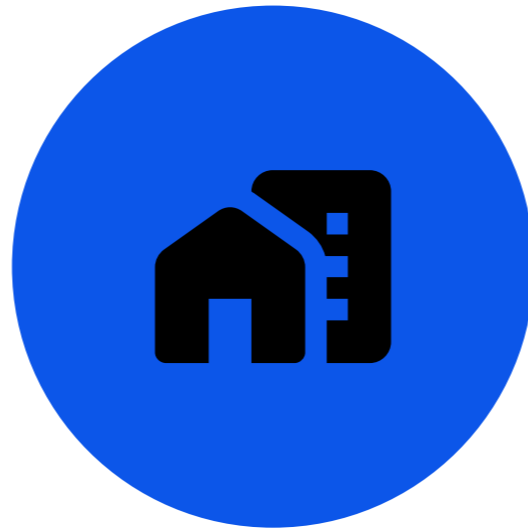
DESIGN PARAMETERS



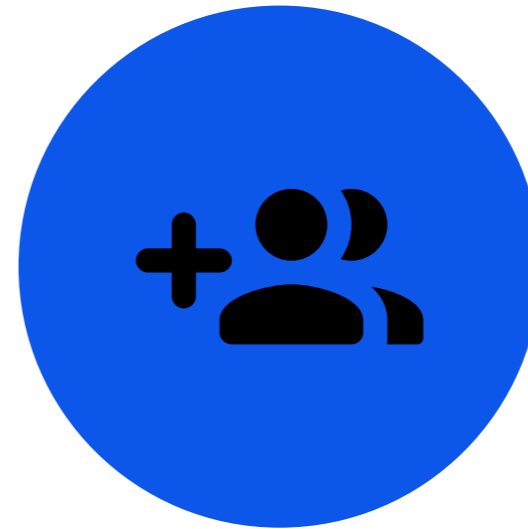
Eastern suburb's primary public transport connection.



Surrounded by places of amenity, but devoid of open space at its core.



Significant development around its edges, but not at the core.



Suitable to accommodate increased density and population.

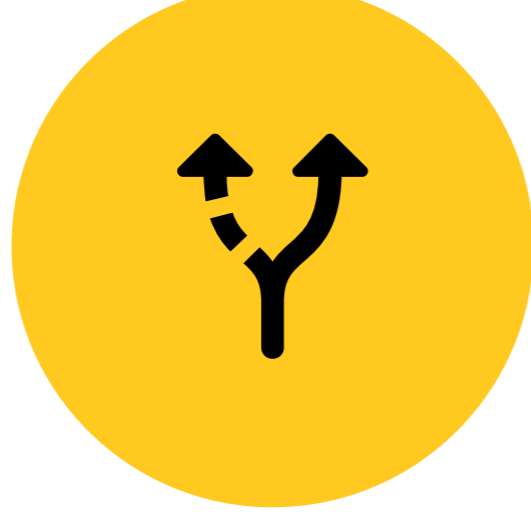


Lack of identity and evening activation.

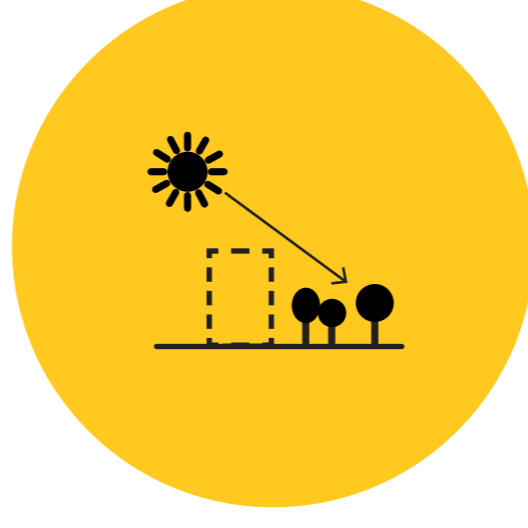
SPATIAL PARAMETERS



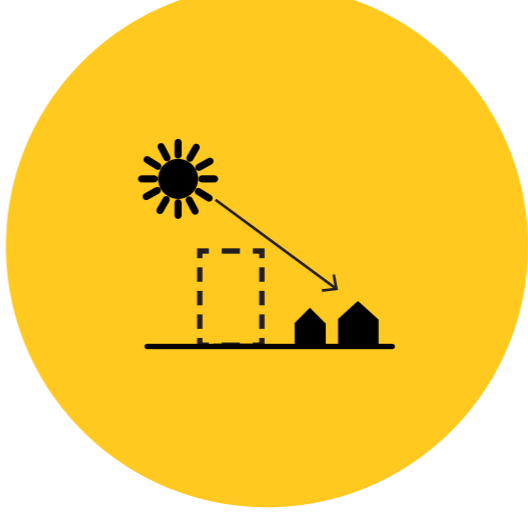
Fine grain ownership pattern at its core.



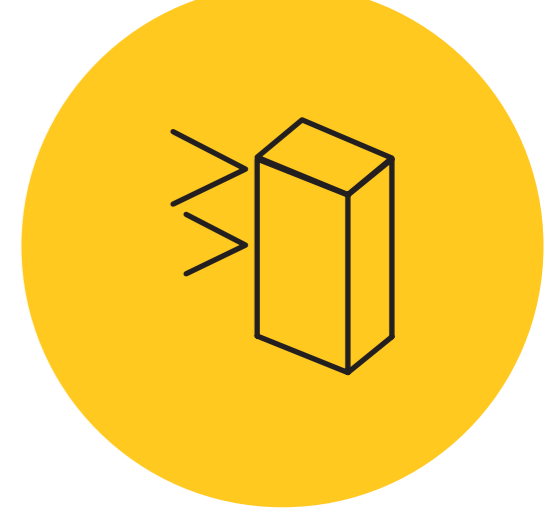
Access and vehicle circulation restrictions.



LEP open space solar controls that need to be considered.



Consider overshadowing over existing built form and streets.



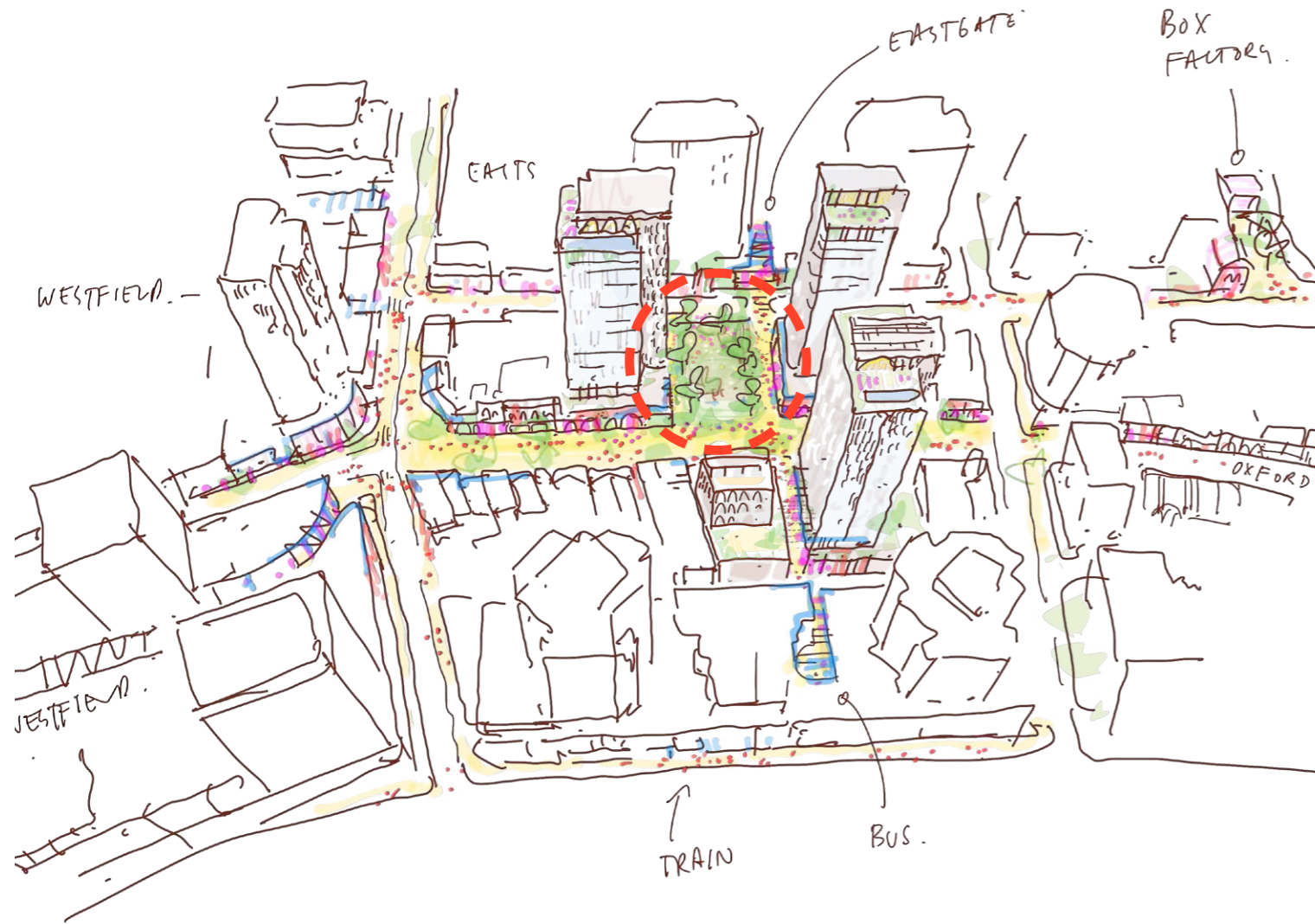
View sharing with existing built form.

3

Concept Design

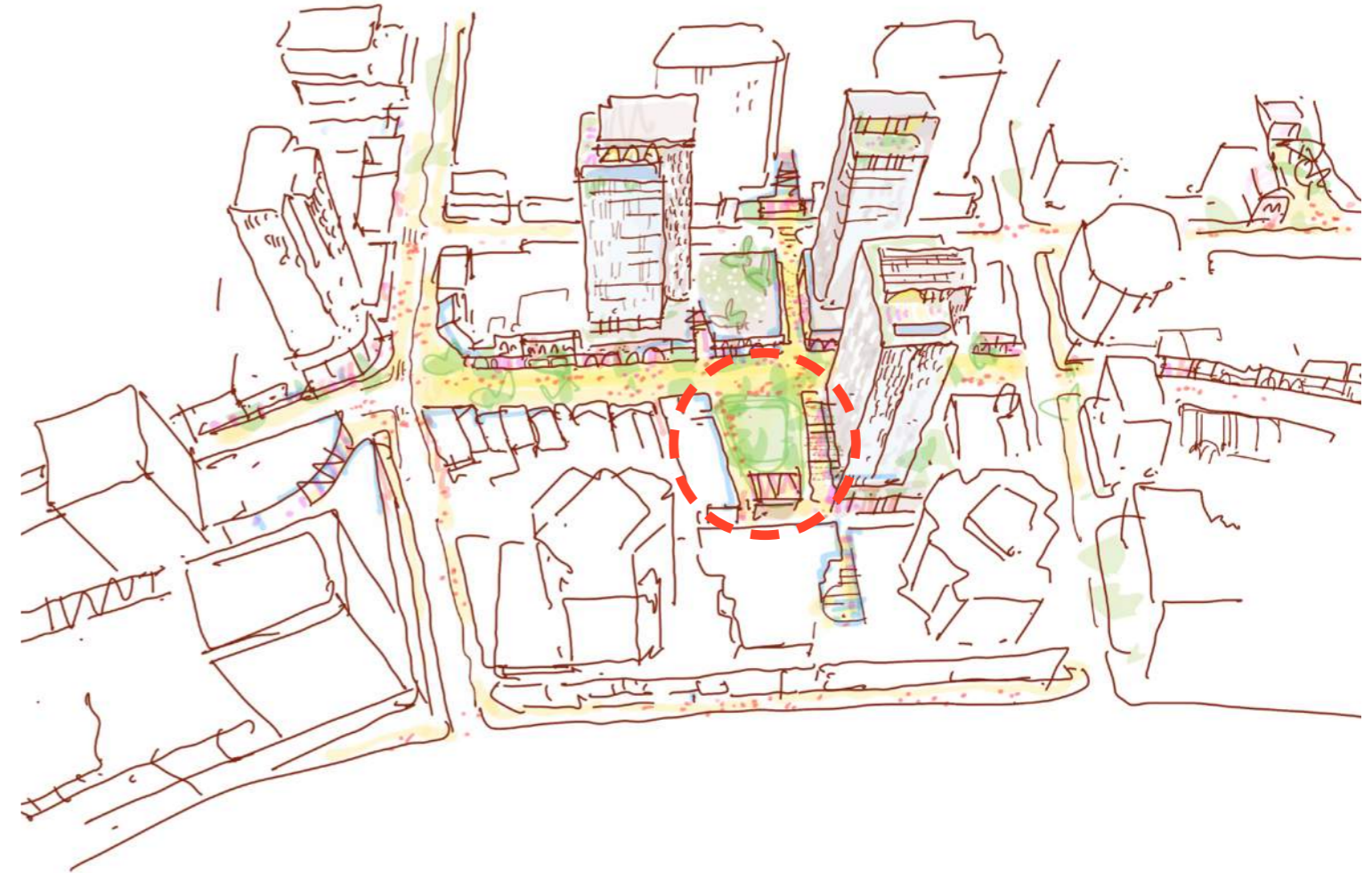
3.1 Concept Options

Concept A: Open Space to the South



Proposed concept of the development, showing the open space to the south.

Concept B: Open Space to the North



Proposed concept of the development, showing the open space to the north.

- up to 1,042 dwellings
- up to 10% affordable housing
- up to 11,020m² Non.Res GFA
- up to 1,090m² Open space

3.2 Concept A: Upper Ground

Key Strategies

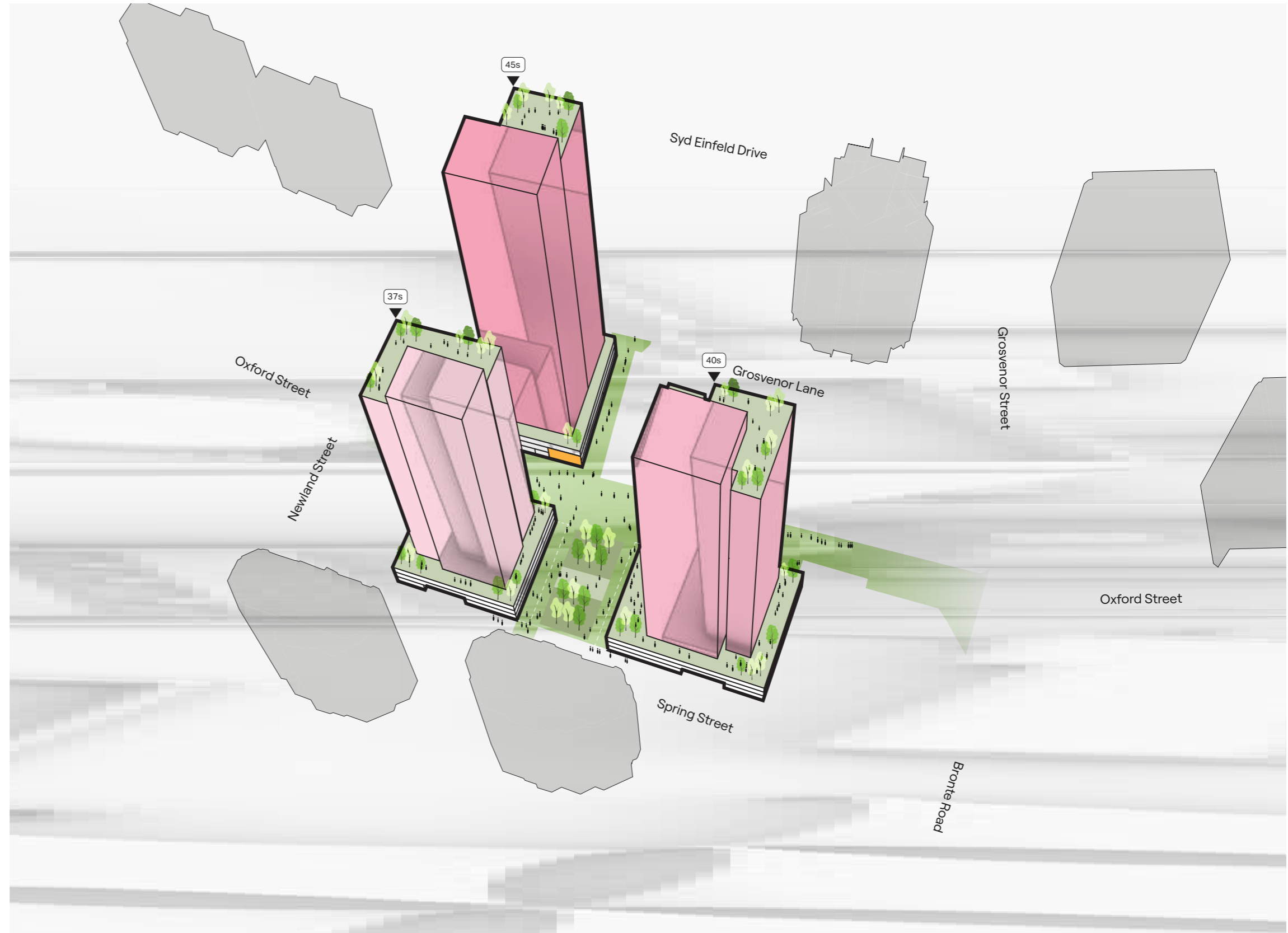
- Improve pedestrian connectivity between Eastgate Mall and key transport infrastructure, including the train and bus stations, to support transit-oriented development and precinct permeability.
- Deliver a new 1,000m² public plaza at the southern edge of Oxford Street Mall, providing a generous civic space that anchors the precinct and supports activation throughout the day and evening.
- Establish high-quality active frontages along Oxford Street Mall, the new central plaza, and Spring Street to foster vibrant street life, support the nighttime economy, and reinforce the site's role as a mixed-use urban destination.

Bondi East & Bondi West

- Introduce retail and food & beverage frontages to the new public plaza, enhancing amenity and supporting a diverse mix of uses that contribute to precinct vitality.
- Provide clearly defined residential and commercial entries from Spring Street, supporting intuitive wayfinding and reinforcing address identity.
- Consolidate vehicular access via a single entry point to a shared basement, minimising traffic disruption and prioritising pedestrian movement across the site.

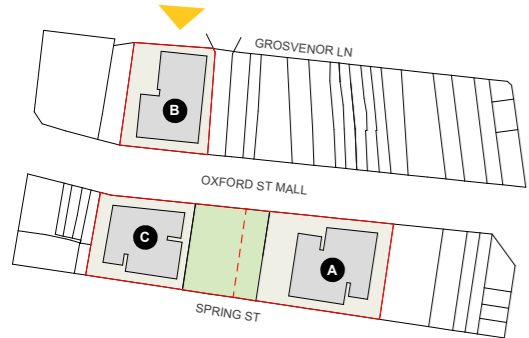
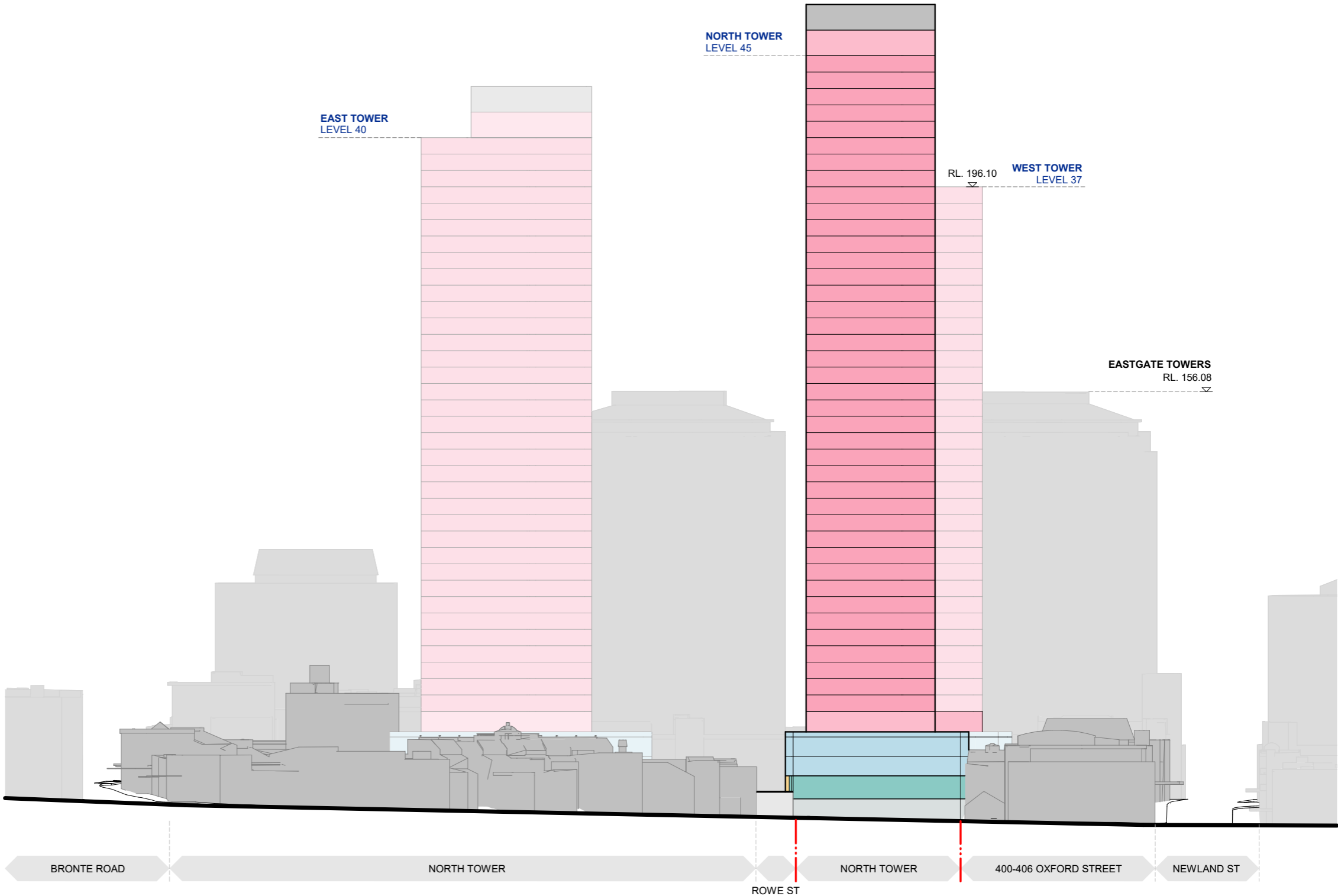
Bondi North

- Activate Oxford Street Mall and the Rowe Street ramp with retail and commercial uses, enhancing the public realm and supporting continuous engagement along key pedestrian corridors.
- Deliver a new station entry at the prominent corner of the site, establishing a strong urban marker and improving multimodal access.
- Provide residential and commercial access directly off Oxford Street Mall, reinforcing the site's integration with the surrounding urban fabric and supporting legibility.



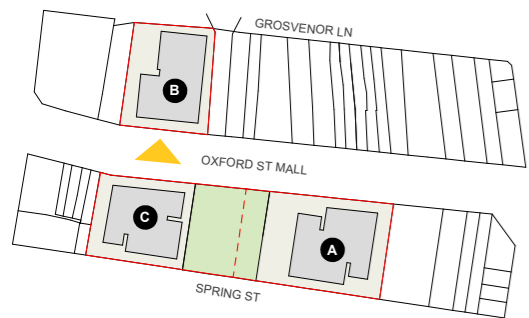
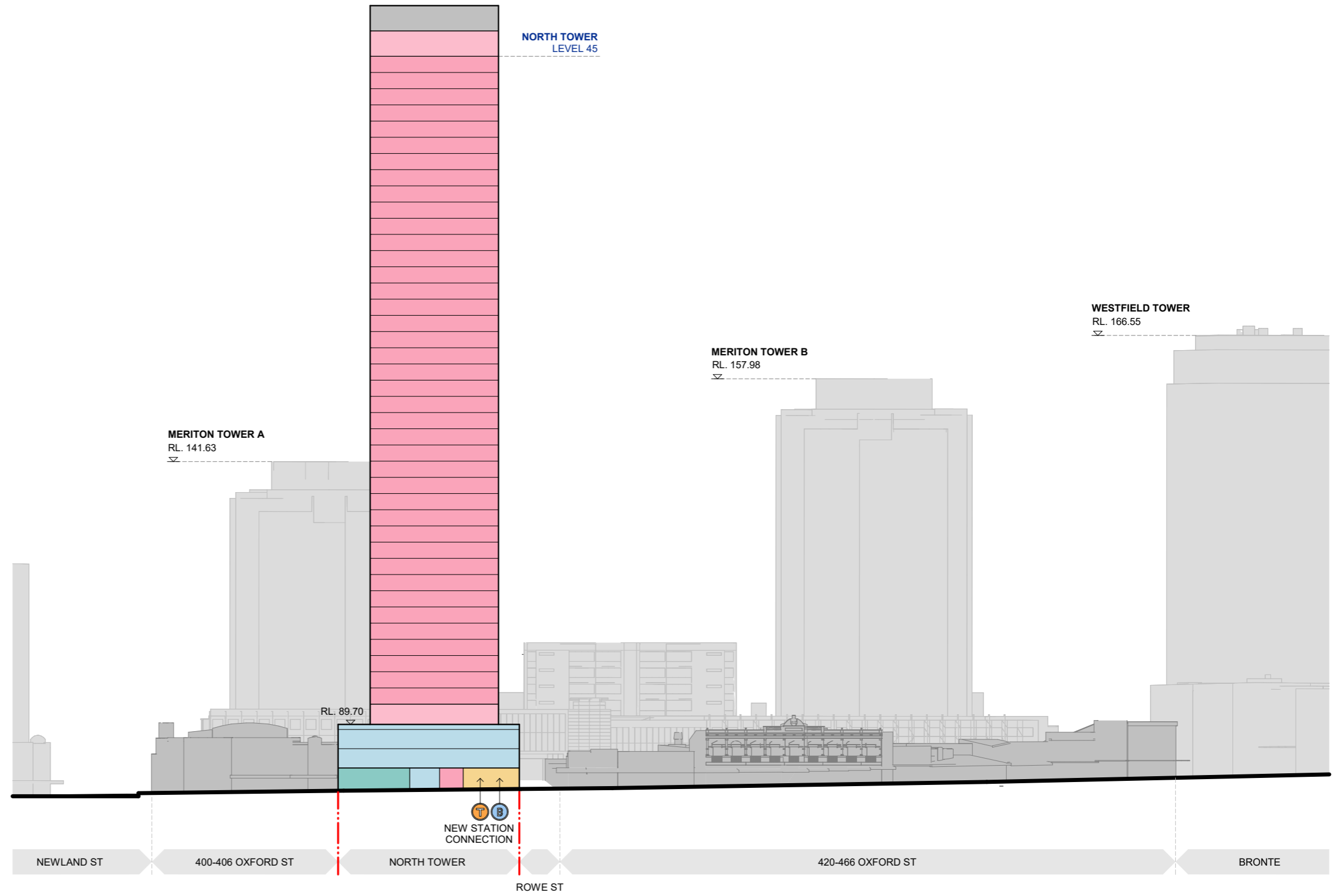
Axonometric Diagram - Overview

3.3 Concept A: North Elevation (Tower B)



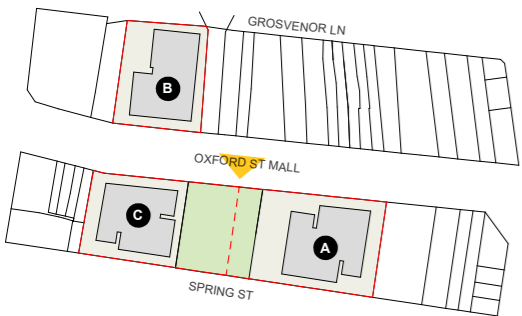
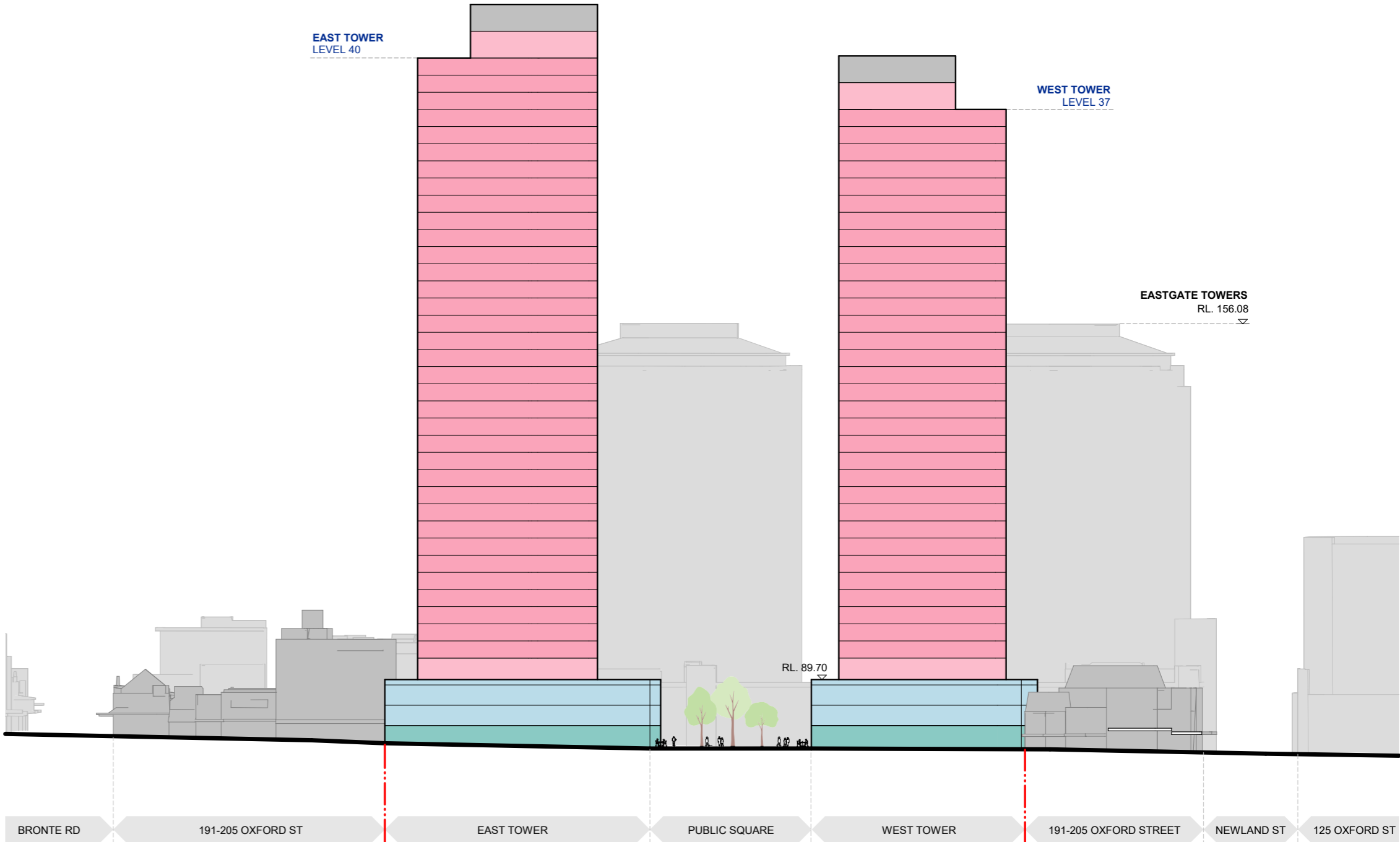
KEYPLAN

3.4 Concept A: South Elevation (Tower B)



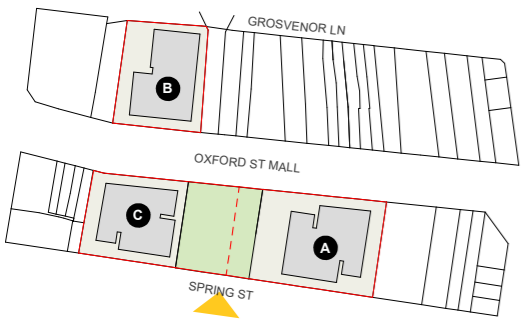
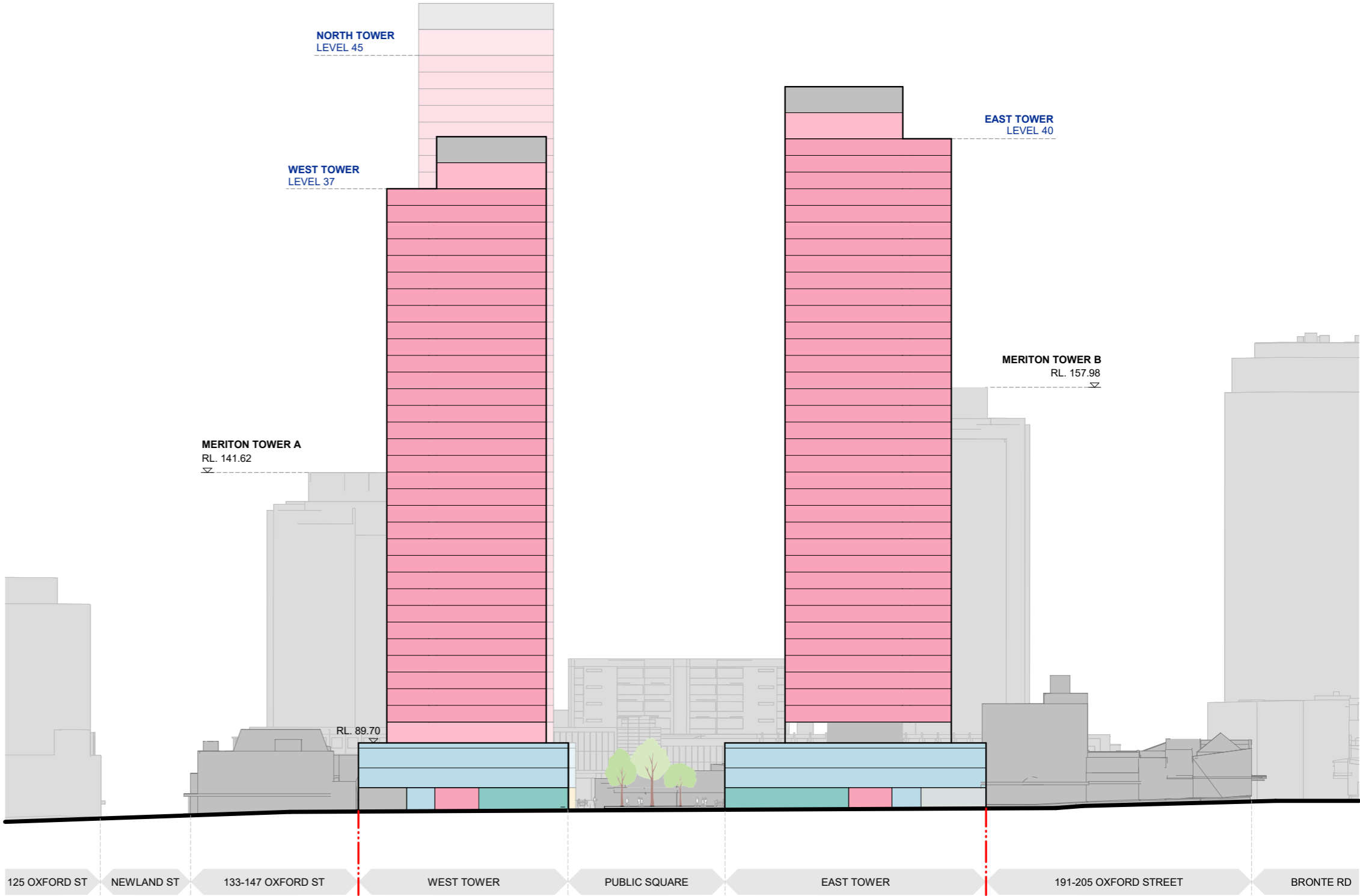
KEYPLAN

3.5 Concept A: North Elevation (Tower A & C)



KEYPLAN

3.6 Concept A: South Elevation (Tower A & C)

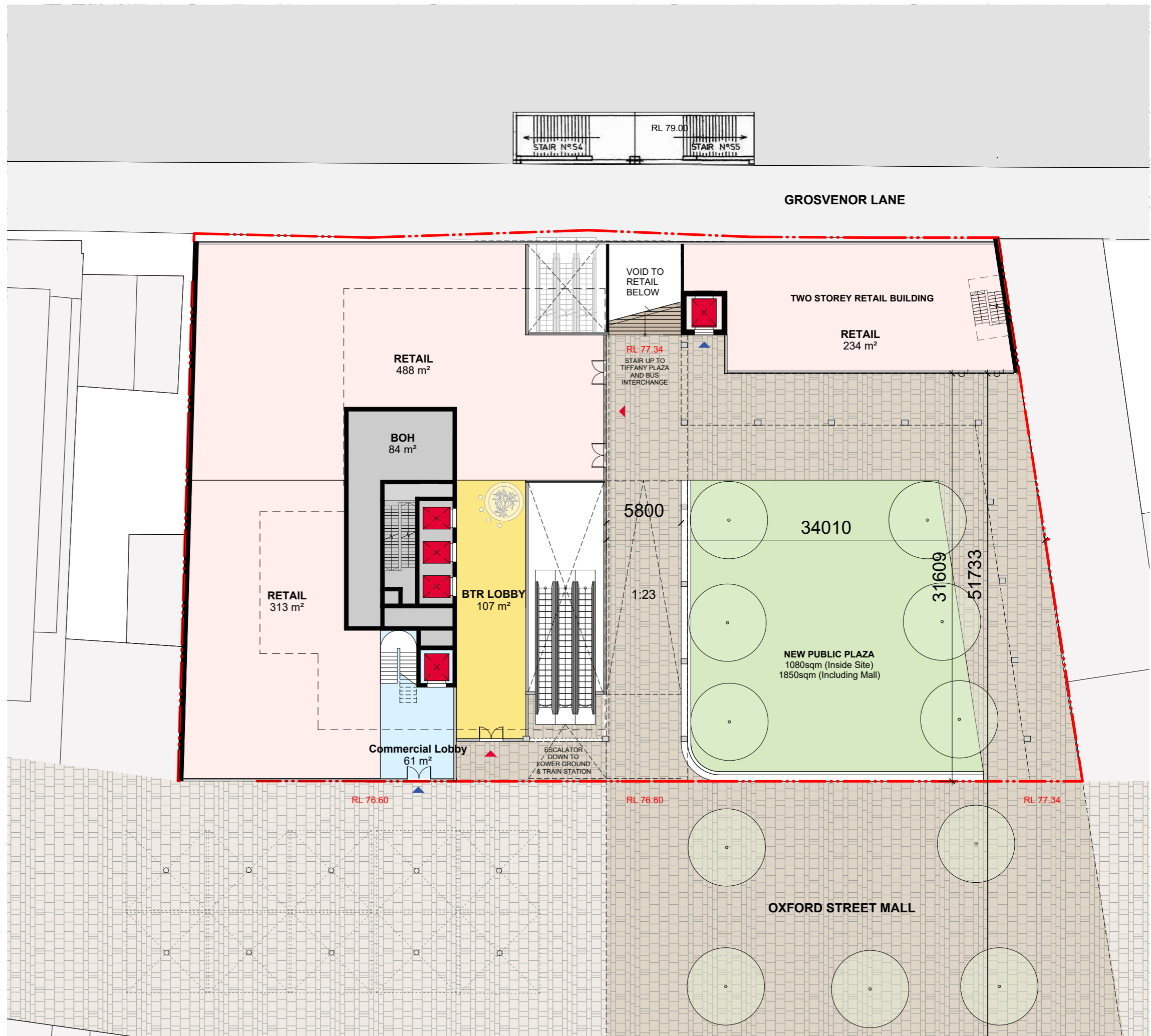


KEYPLAN

3.7 Concept B: Upper Ground

Key Strategies

- Improve arrival moment from the Bondi Junction Interchange to Oxford Street Mall through a new public plaza.





SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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