



## **EXTRAORDINARY COUNCIL MEETING**

A meeting of WAVERLEY COUNCIL will be held at the Waverley Council Chambers,  
Cnr Paul Street and Bondi Road, Bondi Junction at:

**8.00AM, SATURDAY 30 APRIL 2016**

A handwritten signature in black ink, appearing to read 'Kyrton', is positioned to the left of the typed name.

Arthur Kyrton  
**General Manager**

Waverley Council  
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## AGENDA

### PRAYER AND ACKNOWLEDGEMENT OF INDIGENOUS HERITAGE

The Mayor 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 Pecuniary and Non-Pecuniary Interests**

**3. Addresses to Council by Members of the Public**

**4. Notices of Motion**

CM/4.1/16.04E Rescission Motion - Council Meeting 19 April 2016 - CM/7.4/16.04 - Bondi Pavilion Upgrade and Conservation Project .....2

**5. Meeting Closure**

**NOTICE OF MOTION**  
**CM/4.1/16.04E**

**Subject:** Rescission Motion - Council Meeting 19 April 2016 -  
CM/7.4/16.04 - Bondi Pavilion Upgrade and Conservation  
Project

**TRIM No.:** A15/0272

**Submitted by:** Councillor Masselos  
Councillor Strewé  
Councillor Wakefield

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**MOTION:**

That the Rescission Motion be adopted.

**Background**

The Bondi Pavilion Upgrade and Conservation Project matter was last considered by Council at its meeting on 19 April 2016. Subsequent to the meeting the following Notice of Rescission was submitted by Crs Masselos, Strewé and Wakefield:

“We the undersigned Councillors wish to rescind the Council decision passing Agenda item CM/7.4/16.04 Bondi Pavilion Upgrade and Conservation Project taken at the 19 April Council Meeting.

Councillors Masselos, Strewé and Wakefield.”

*A Minute Extract from the Council Meeting held on 19 April 2016 is attached.*

*The report and an addendum considered by Council at that meeting are also attached.*

**Attachments**

1. Minute Extract - Council decision from 19 April 2016
2. Report considered by Council - 19 April 2016
3. Addendum to Council Report - 19 April 2016 (tabled at the Council meeting)

## THIS IS A MINUTE EXTRACT FROM THE WAVERLEY COUNCIL MEETING HELD ON 19 APRIL 2016

### CM/7.4/16.04 Bondi Pavilion Upgrade & Conservation Project

*Subsequent to the Council Meeting a motion from Crs Masselos, Strewe and Wakefield to rescind this decision was received by the General Manager. The matter will be dealt with at an Extraordinary Council Meeting to be held at 8.00am on Saturday 30 April 2016.*

#### MOTION

Mover: Cr Betts  
Seconder: Cr Goltsman

That Council:

1. Acknowledges the valuable feedback from the community on the draft concept plan for the Bondi Pavilion Upgrade & Conservation Project.
2. Approves submitting a development application for the project including heritage impact statement and report for assessment by the Heritage Council, with the following amendments to the concept plan and associated arrangements:
  - (a) Inclusion of acoustic treatment to one or more of the designated meeting rooms labelled "Community Spaces" to allow for use for music rehearsals.
  - (b) The northern "Gallery/Community/Exhibition" space be allocated as principally Meeting, Activity & Recreation Space, with a sprung floor.
  - (c) Amended landscaping of the internal courtyards in order to accommodate temporary seating and screen for people within the courtyards for outdoor cinema.
  - (d) Changes to the theatre and immediate surrounds to ensure suitable protected access from the theatre to the dressing room, green room and toilets.
  - (e) Include a box office facility in a suitable location on the ground floor.
  - (f) Include effective wind attenuating measures (most likely a wind break) in the entrance to the lobby facing the beach.
3. Notes that further reports will be provided to Council as follows:
  - (a) A report recommending the new location for the music studio recording facilities and including a business case to recommend the most appropriate and contemporary technology for musicians and music groups using the facility.
  - (b) A report recommending the new location for the pottery studio.

- (c) A report recommending the process for tendering the commercial tenancies at Bondi Pavilion, and recommending which areas will be tendered.
  - (d) A report recommending arrangements for footpath dining in the Bondi Pavilion forecourt including provision of shade.
  - (e) A report recommending a policy on the programming and hire of the new theatre.
4. Acknowledges community concern about potential commercial tenancies on the first floor, while noting that cafes and restaurants are enjoyed by the Bondi community.
  5. Notes that any additional commercial income could be applied towards Bondi Pavilion conservation and upgrade costs, running costs, maintenance, cultural programming, and/or the establishment of a dedicated Bondi Pavilion Reserve.
  6. Notes that Council has previously received preliminary financial modelling.
  7. Requests an updated business case including updated financial modelling for the project, to form part of the report referred to in 3(c). The updated modelling should be based on the first floor being either (i) fully commercially leased; or (ii) partially commercially leased.
  8. Approves the variation of \$468,495.50 to Tonkin Zulaikha Greer architects as principal design consultants, due to revised cost estimates for the project, noting that the additional fee allows variations to the architect's scope as well as sub-consultants.
  9. Agrees to proceed to detailed design for the project, with a further report to be provided to Council prior to releasing any tender for construction.
  10. Notes that the tender for construction would only proceed if funding has been secured.
  11. Notes that a total project sum of \$38 million has been recommended for inclusion in the Waverley Council proposed Long Term Financial Plan, to be funded from grants, Council general revenue, and borrowings, which are offset by likely increased commercial income.
  12. Retains the Australian and Aboriginal flag posts in their existing position on the balcony.
  13. Locates and build a new recording studio and pottery studio before the existing studios at the Bondi Pavilion are closed and demolished, if at all possible.
  14. Guarantees AA a meeting room.
  15. Will not permit or approve the installation of awnings of plastic or glass or other material on the front masonry balcony (upper level east).

**AMENDMENT**

Mover: Cr Strewe  
Seconder: Cr Masselos

That no DA being applied for until completed plans are agreed to by Councillors and the community.

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division****For the Amendment:** Crs Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.**Against the Amendment:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Kay and Mouroukas.**AMENDMENT****Mover:** Cr Strewé**Seconder:** Cr Wakefield

That a workshop is held with councillors, the architects and Council staff to consider the submissions from the public and to decide what changes need to be made to the plan.

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division****For the Amendment:** Crs Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.**Against the Amendment:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Kay and Mouroukas.**AMENDMENT****Mover:** Cr Strewé**Seconder:** Cr Wakefield

Maintain and refurbish the upper level theatre and build the new multi-purpose hall.

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division****For the Amendment:** Crs Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.**Against the Amendment:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Kay and Mouroukas.**AMENDMENT****Mover:** Cr Strewé**Seconder:** Cr Masselos

The so called glass bubble on the north east corner is retained as usable commercial space. A secondary benefit of this retention is protection for the masonry upper level balcony balustrade from the masonry saw (the router) and plastic or glass wind shields.

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division****For the Amendment:** Crs Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.**Against the Amendment:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Kay and Mouroukas.**AMENDMENT****Mover:** Cr Strewé**Seconder:** Cr Wakefield

The front masonry balcony balustrade (upper level east) is not to be cut into and pieces are not to be removed and replaced with a clear material.

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division****For the Amendment:** Crs Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.**Against the Amendment:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Kay and Mouroukas.**AMENDMENT****Mover:** Cr Strewé**Seconder:** Cr Masselos

The east facing balcony on the upper level of the Bondi Pavilion to remain accessible, at no cost, to the casual visitor. It will not be the exclusive domain of paying customers or clients of any future commercial activity.

THE AMENDMENT WAS PUT AND DECLARED LOST ON THE CASTING VOTE OF THE MAYOR.

**Division****For the Amendment:** Crs Clayton, Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.**Against the Amendment:** Crs Betts, Burrill, Cusack, Goltsman, Kay and Mouroukas.**AMENDMENT****Mover:** Cr Masselos**Seconder:** Cr Wakefield

That a report come to the May Council meeting with a detailed costing to renovate the Bondi Pavilion and landscaping keeping in place the existing community space and renovating the first floor theatre space.

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division****For the Amendment:** Crs Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.**Against the Amendment:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Kay and Mouroukas.**AMENDMENT****Mover:** Cr Wakefield**Seconder:** Cr Masselos

That a report be provided to Council detailing the costs and benefits of a staged refurbishment of the Pavilion in its current form.

THE AMENDMENT WAS PUT AND DECLARED LOST.

**Division****For the Amendment:** Crs Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.**Against the Amendment:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Kay and Mouroukas.

THE SUBSTANTIVE MOTION WAS THEN PUT AND DECLARED CARRIED.

**Division****For the Substantive Motion:** Crs Betts, Burrill, Clayton, Cusack, Goltsman, Kay and Mouroukas.**Against the Substantive Motion:** Crs Guttman-Jones, Kanak, Masselos, Strewé and Wakefield.

**DECISION:** That the Substantive Motion be adopted.



**REPORT**  
**CM/7.4/16.04**



**Subject:** Bondi Pavilion Upgrade & Conservation Project  
**TRIM No.:** A15/0272  
**Author:** Cathy Henderson, Director Waverley Life  
**Director:** Cathy Henderson, Director Waverley Life

**RECOMMENDATION:**

That Council:

1. Acknowledges the valuable feedback from the community on the draft concept plan for the Bondi Pavilion Upgrade & Conservation Project.
2. Approves submitting a development application for the project with the following amendments to the concept plan and associated arrangements:
  - a. Inclusion of acoustic treatment to one or more of the designated meeting rooms labelled "Community Spaces" to allow for use for music rehearsals.
  - b. The northern "Gallery/Community/Exhibition" space be allocated as principally Meeting, Activity & Recreation Space, with a sprung floor.
  - c. Amended landscaping of the internal courtyards in order to accommodate temporary seating and screen for people within the courtyards for outdoor cinema.
  - d. Changes to the theatre and immediate surrounds to ensure suitable protected access from the theatre to the dressing room, green room and toilets.
  - e. Include a box office facility in a suitable location on the ground floor.
3. Notes that further reports will be provided to Council as follows:
  - a. A report recommending the new location for the music studio recording facilities.
  - b. A report recommending the new location for the pottery studio.
  - c. A report recommending the process for tendering the commercial tenancies at Bondi Pavilion, and recommending which areas will be tendered.
  - d. A report recommending arrangements for footpath dining in the Bondi Pavilion forecourt including provision of shade.
  - e. A report recommending a policy on the programming and hire of the new theatre.
4. Acknowledges community concern about potential commercial tenancies on the first floor, while noting that cafes and restaurants are enjoyed by the Bondi community.
5. Notes that any additional commercial income could be applied towards Bondi Pavilion conservation and upgrade costs, running costs, maintenance, cultural programming, and/or the establishment of a dedicated Bondi Pavilion Reserve.
6. Notes that Council has previously received preliminary financial modelling.

7. Requests an updated business case including updated financial modelling for the project, to form part of the report referred to in 3(c). The updated modelling should be based on the first floor being either (i) fully commercially leased; or (ii) partially commercially leased.
8. Approves the variation of \$468,495.50 to Tonkin Zulaikha Greer architects as principal design consultants, due to revised cost estimates for the project, noting that the additional fee allows variations to the architect's scope as well as sub-consultants.
9. Agrees to proceed to detailed design for the project, with a further report to be provided to Council prior to releasing any tender for construction.
10. Notes that the tender for construction would only proceed if funding has been secured.
11. Notes that a total project sum of \$38 million has been recommended for inclusion in the Waverley Council proposed Long Term Financial Plan, to be funded from grants, Council general revenue, and borrowings, which are offset by likely increased commercial income.

#### 1. Executive Summary

- The Bondi Beach Park and Pavilion Plan of Management was adopted by Council in November 2014 and sets out a vision and actions for the Bondi Pavilion.
- Community feedback throughout the Plan of Management process included strong views about the importance of Bondi Pavilion as an iconic heritage landmark and as a much loved community facility – but a facility needing repair and restoration, and ongoing care.
- In February 2015 Council set the scope for the Bondi Pavilion Upgrade & Conservation Project (see detailed resolution set out at Attachment 1). This scope included
  - Improvement and upgrade of community and visitor facilities, including more and better toilets, attractive courtyards, and a staffed tourism information point.
  - Conservation of the building's heritage fabric as set out in the Bondi Pavilion Conservation Management Plan.
  - Retention of the Pavilion as a vital hub of community life, with a mix of cultural, community and commercial uses.
  - Five Green Star environmental sustainability rating.
- In December 2015 Council approved concept plans designed by architects Tonkin Zulaikha Greer for the purposes of community consultation (see plans at Attachment 3A). Community submissions closed on 13 March 2016.
- The most common issues raised in community feedback were:
  - Concerns over increased commercialisation of the Pavilion and perceived loss of community facilities.
  - Concern over loss of the purpose built music recording studio facilities.
- To confirm whether existing recreation activities at Bondi Pavilion could be accommodated in the new design, an analysis was done for a sample week in mid-February 2016. :
  - 100% of venue bookings (excluding music studios) could be accommodated on the ground floor of the new design.

- 76% of music studio bookings could be accommodated on the ground floor of the new design.
- This report recommends that the project proceed, with some amendments including
  - Provision of new music recording facility in the LGA
  - Some investigations of adjustments to the theatre and inclusion of a box office
  - Further advice and reports to come back to Council for consideration at a future date, including decisions about tenancy areas and tenancy processes later in the year.

## 2. Introduction/Background

### **Significance**

Constructed in 1928-29, Bondi Pavilion has exceptional heritage significance and is included in national, state and local heritage inventories:

- The Pavilion sits within a site that holds special significance in terms of Aboriginal heritage and history as well as having ongoing significance to the Aboriginal community's spiritual and creative life.
- Bondi Pavilion was the largest and most resolved beach pavilion in Sydney in its day, and now. Its 1920s Mediterranean Georgian Revival architecture style in a beach front setting on the scale at Bondi is unique in Sydney.
- The building has come to represent Australian bathing and beach culture.
- The building's use as a local government cultural and community centre has heritage significance.

Bondi Pavilion is very significant to the local Waverley community, who value the building for its cultural and community activities, its amenities for beachgoers, and its café and restaurant facilities.

### **Adopted purpose statement for Bondi Pavilion**

The Bondi Park, Beach and Pavilion Plan of Management (adopted by Council in November 2014) set out the purpose and broad goals for Bondi Pavilion as follows:

#### *"Bondi Pavilion Purpose Statement*

Located in a unique setting, Bondi Pavilion overlooks spectacular Bondi Beach and is a much loved, heritage building. It has an important purpose:

- As a landmark building, contributing to the unique heritage character of Bondi;
- As the centre of community life, accommodating a vibrant mix of cultural, community and commercial uses; and
- Providing a grand entrance from the street to Bondi beach.

This purpose should be achieved by making sure the Pavilion is sensitively looked after and well used. As the centrepiece it should be:

- Attractive and inviting with welcoming entrances front and rear, good internal signage and tourism information that is accessible.
- A lively, active hub with beautiful courtyards for shade and shelter, spaces for performances, a well designed and engaging foyer with activities throughout that entertain.
- Delivering a vibrant cultural and community life including interesting theatre, cultural happenings, great cafes and appropriately located programs.
- Well maintained, clean and functional with improved spaces for hire and good amenities to service people visiting the building, Park or Beach.

- Environmentally efficient, as much as possible.
- Financially sustainable so that it can meet community expectations, providing a good balance of community and commercial activities."

**Scope for Upgrade & Conservation Project**

The Bondi Park, Beach and Pavilion Plan of Management 2014 sets out a number of actions in relation to Bondi Pavilion. This includes engaging an architect to review design and layout of the building, and carry out numerous other actions. Relevant extracts of the Plan of Management are included in Attachment 2.

Subsequent to the adoption of the Plan of Management, Council decided to commission a full Conservation Management Plan for Bondi Pavilion. This was completed by heritage consultants Tanner Kibble Denton and then adopted by Council in May 2015.

This Conservation Management Plan formed a key part of the architect scope for the Bondi Pavilion Upgrade and Conservation project.

The scope for the Upgrade & Conservation Project was set by Council in February 2015, after considering the actions and principles in the Plan of Management, community feedback received as part of the Plan of Management process, and the review of Bondi Pavilion commercial income that had been completed.

This resulted in a detailed Council resolution which set out the scope of the project in some detail (see the February 2015 resolution in Attachment 1).

**Study & Design process**

In June 2015, Council awarded the tender for the project's principal design consultants to architects Tonkin Zulaikha Greer. This firm is renowned for its experience with heritage architecture and innovative design, having led projects such as the Paddington Reservoir Gardens, the refurbishment of Sydney's Customs House, the National Centre for Indigenous Excellence, and the National Arboretum buildings in Canberra. They also have strong experience with cultural facilities, with projects including Carriageworks and the Eternity Playhouse in Darlinghurst.

The project team includes expertise and specialist advice in the areas of heritage, environmental design, landscape architecture, theatre design, strategic property consulting and engineering.

Following their appointment, Tonkin Zulaikha Greer worked on background studies and then developed a concept design in order to implement Council's design requirements.

This concept design was considered by Council in December 2015 and Council unanimously agreed to approve the designs for the purposes of community consultation.

**Consultation**

The consultation period closed on 13 March 2016. Information about the submissions received is set out in the Consultation section below, and in Attachments 4-8. Officer comment on the submissions is included in this main report, particularly in the Discussion section.

**3. Relevant Council Resolutions**

Relevant past Council resolutions are set out at Attachment 1.

**4. Discussion**

Key issues are addressed in turn below.

**4.1 Consultation and reporting timeline**

*Community feedback:*

- Concern about the initial consultation deadline of 28 February (later extended to 13 March)
- Concern that this report will be on the agenda for the Council meeting on 19 April, which is during school holidays.

*Officer response:*

The initial consultation deadline was extended which meant that the 12 week consultation period included 6 weeks of non-school holidays. Many community members believe this was too short.

In terms of the date of this report, delaying the report would mean further delay to the project timeline. Council could certainly choose to delay consideration and delay the project.

One risk is that every month’s delay may reduce the chances that construction can commence in autumn 2017, and reduce the likelihood of the construction being completed and the building re-opening to the public during summer 2018.

The most frequent issue raised by submissions is the issue of commercialisation. This report proposes that the decision about which spaces are commercially leased not be made now, but be considered by Council in July 2016.

**4.2 Hireable space**

*Community feedback:*

- Concern that current activities in Bondi Pavilion (such as kids dance classes) will have to be relocated or cancelled
- Concern there will be a reduction in square metre space for community meetings and recreation classes and activities
- Perceived loss of rooms with sprung floors suitable for dance classes.
- Concern that prices will increase and force out recreation classes and community activities.

*Officer response:*

Accommodating current activities

It is expected that all or almost all current Bondi Pavilion venue bookings could be accommodated in the ground floor meeting and community spaces in the concept design. This is with the partial exception of music studio bookings.

An analysis exercise was carried out to transpose existing Bondi Pavilion room bookings for the week beginning 15 February 2016, against available spaces in the new design. This exercise showed that **all activities in hireable spaces could be comfortably accommodated on the ground floor** apart from some bookings in the music studios.

*Table 1 – Bondi Pavilion Bookings in a Sample Week (week beginning 15 February 2016)*

	No. bookings in sample week February 2016, in existing layout	No. bookings accommodated under proposed layout	No. bookings NOT accommodated under proposed layout	% of bookings accommodated
Meeting & recreation	65	65	Nil	100%

spaces (excluding music studios)				
Music studios	29	22	7*	76%
<i>Combined total</i>	<i>94</i>	<i>87</i>	<i>7*</i>	<i>93%</i>

\*Presuming Council decides to provides a new music studio facility elsewhere in Waverley, these seven music studio bookings would be accommodated there. This is discussed at 4.3 below.

The detailed allocation of room bookings for the sample week is set out at Attachment 7.

In the transposing of existing bookings to the proposed layout, the theatre space is vacant most of the time and on most evenings. This shows that there would be considerable capacity for additional performances and cultural activities in the new layout.

Transposing the room bookings to the ground floor does require the use of the northern gallery/exhibition/community space. This room should probably be considered to be primarily a bookable space (rather than primarily a gallery/exhibition space). There could still be heritage and art displays in the space from time to time.

It is also assumed in this exercise that one or both community meeting spaces on the western side of the building would have acoustic treatment, to allow for music rehearsals there.

Square metre space comparison

In relation to square metre space, the square metre areas of existing and proposed bookable spaces have been published and distributed by Council (see plans at Attachments 3B and 3C). Depending on how “community space” is defined, the proposed ground floor square metres of community space can be calculated as roughly equivalent to, or less than, the existing spaces available across both floors.

Sprung floors

It was expected that at least the theatre would have a sprung floor and probably additional spaces too. It is recommended that Council also install sprung floors in the northern gallery/exhibition/meeting space and the community space in the southern courtyard. This would provide three bookable spaces with sprung floors.

Pricing

Council conducted a review of venue hire fees and fee structures in late 2014. This benchmarked fees against similar facilities and set in place a principle that community not for profit providers should receive a 50% discount on the standard price. It is expected that fees would continue to be set at a level which encourages use by community groups and also encourages bookings by small commercial recreation providers.

Currently, the large majority of the regular hirers at Bondi Pavilion are commercial fee for service providers, providing a valuable service to the community. Examples include dance classes, martial arts classes, baby ballet and Gymbaroo.

**4.3 Music studios**

*Community feedback:* Many people expressed concern that the purpose built music studios are not included in the design. There were concerns at the loss of this facility, and also at the change to the character of the Pavilion.

*Officer response:*

Continuation of music programs

The music studios are important to Waverley cultural life because they support the development of music skills, the creating and recording of music, and encourage a sense of community among musicians and aspiring musicians. This can be through rehearsal, jamming, writing, recording and producing music.

Council wishes to continue its music programs and support community music activities. The concept design as currently included would easily accommodate music rehearsals, jamming, choir rehearsals and similar.

A purpose built music recording facility is not included in the current plan for Bondi Pavilion. There were 84 community submissions expressing concern and sometimes alarm about this exclusion.

Typically, people using the studios and control room for recording purposes are musicians at later stages in their careers (or younger/emerging musicians being guided by more experienced practitioners). In this way the recording facility provides an additional offering to more established members of our musical community and serves as a focal point for aspiration for others.

The provision of a facility to record music is seen as an important part of providing an integrated offering to musicians in the area.

In response to community feedback, Council may wish to include a music studio in the Bondi Pavilion Conservation and Upgrade project; or to relocate existing studio facilities; or build improved studio facilities elsewhere.

It may be useful to consider some data on usage of the music studios, and how much of the usage is related to music recording (as compared to rehearsing).

Music studio usage data

In a sample six month period July – December 2015 the music studios have occupancy rates as follows:

- Music Studio 1: 33% occupancy rate
- Music Studio 2: 39% occupancy rate

The following table shows the number of bookings in the music studios and in the control room. Bookings involving music recording will include the control room as well. The figures below show

*Table 2: Number of Music Studio and Control Room booking numbers, for the period 1 July 2014 – 13 April 2016*

	No. bookings	Average no. bookings per week
Studio 1	823	9.1
Studio 2	1052	11.7
Control Room	41	0.5

Note:

- These figures are for the period 1 July 2014 – 13 April 2016, a period of 93 weeks. The start date was chosen because this was the date Council’s electronic bookings system was introduced and when current data collection commenced.
- In the figures above, the “Average number per week” is the number of bookings divided by 90 weeks. (The actual duration is 93 weeks, but 3 weeks is deducted as an approximate allowance for Christmas breaks during the period.)
- Many bookings will be for both Studio 1 and Studio 2 (recorded as two separate bookings above), sometimes with the Control Room also (recorded as a further separate booking above). If the control room is booked this indicates the music recording facility is being used, for recording or mixing.
- Bookings can be for extended periods, and bookings involving the control room are often over multiple days. The longest booking in the period was for 96 hours.

The above figures show that the overwhelming majority of current music studio usage is not for the purposes of recording or mixing.

To further examine the bookings for music recording and mixing:

*Table 3: Control Room: number of bookings, duration of bookings, and number of groups booking, for the period 1 July 2014 – 13 April 2016*

	No. bookings	No. of different hirers	Total hours booked over period	Average hours per week
External (community) bookings of Control Room	35	15	527.5	5.9
Internal (Council) bookings of Control Room	6	N/A (Council only)	86	1.0
<i>Total external &amp; internal</i>	<i>41</i>		<i>613.5</i>	<i>6.7</i>

Options for music recording facility

Two options are:

- *Relocate or build afresh a Music Studio recording facility in a new venue.* Ideally, a new venue would be suitably close to transport and have easy loading arrangements. There needs to be the ability to store musical instruments and equipment for some days at a time. Co-location of the music studios with other art forms is highly desirable.

Technical experts are being consulted in determining the suitability of existing council properties. So far Eastgate level 5 and Waverley Library have been investigated as potential sites, with the Library having very good potential. It is expected that the cost of building a new music studio with contemporary quality recording equipment would be above \$200,000, and could be more depending on technical equipment chosen.

- *Include a recording music facility with control room in Bondi Pavilion Upgrade & Conservation Project.* This would need to be on the ground floor, not too far from loading facilities and would need to have facility for storing equipment. Music equipment would need to be trolleyed in from the nearby loading facility.

Under this option, the recording facility would need to replace one of the spaces on the ground floor - perhaps a tenancy space or one of the community meeting rooms.



Both options are open to Council. The use of the music recording facility is important but on the basis of current figures it is not likely to be a high usage/ high occupancy use. Replacing one of the proposed community meeting rooms (which is likely to be highly used) with a music recording facility may not be the best solution.

This report recommends that a new music studio be built in a different location within the Waverley LGA, and that a report come to Council later in this year recommending the location and arrangements. Officers will further consult with people in the music industry and people who currently use the recording facility during coming months to help inform this report.

#### 4.4 Pottery

*Community feedback:* Concern that pottery programs are being relocated.

##### *Officer response*

The pottery studios at Bondi Pavilion are used for Council-managed pottery programs. The space is not hireable to the public. Community members participate in the Council workshops and programs held there.

It is proposed that the Council pottery program would relocate. A strong possibility for further investigation is the Waverley Woollahra School of Arts. A ceramics program is already in place there. There are two kilns available for use there (compared to Bondi Pavilion's one) and a pleasant ceramics studio space, where pottery and sculpture workshops are taught.

Council officers had held significant discussions with board members for the Council pottery program to be accommodated in the Waverley Woollahra Arts School facilities. This would be a very good addition to the visual arts community of practice at the Arts School. It would also provide an additional income stream for the school.

Recently, elections resulted in a change of board membership for Waverley Woollahra Arts School. Council officers look forward to discussions with the new board.

It is proposed that a report on the future location of the pottery program be brought back to Council later this year.

#### 4.5 New theatre

*Community feedback:* Concerns raised about the theatre include

- Current theatre perceived to be working satisfactorily
- Proximity to toilets, green room and dressing room
- Proximity to bar and balcony
- Reduction in seating capacity
- It won't be a "proper" theatre.
- No box office is provided.

##### *Officer response*

The current theatre can be used and is used. However there are challenges with its operation, as identified in interviews with former tenants Rock Surfers:

- Significant sound transference issues
- Would benefit from having flexible seating, to allow for different types of performance
- Only about 130 seats have prime sight lines for drama performances.

The new theatre is being designed as a fully functioning performance space, suitable for drama, film and music. It will include:

- Retractable raked seating, with good sight lines for 200 seats
- Fly bars or mesh grid system for lighting and rigging
- Motorised lighting trusses
- Large drop down cinema screen, with projection equipment and professional quality surround sound system
- PA system for live music and theatre
- Functional bio box and extensive AV patching
- Motorised scenic battens
- Appropriate sound attenuation to ensure effective separation of internal and external activities
- Full room drape set
- Sprung floor
- Dressing room and green room facilities
- Foyer space, with bar facilities when performances are scheduled.

The seating capacity of the theatre is expected to be 200 (with raked seating in place) or 250 with flat floor seating. It's expected that for some performances and events, there could be a few rows of flat floor seating in front of the raked seating, which would increase capacity to 240 or even possibly 260.

As above, seating capacity of the new theatre could be increased but this would require an increase in scale. The current theatre is not often at capacity and it is expected that 200 raked seats with quality sight lines will be sufficient for most existing and future theatre uses.

No box office was marked on the concept plan for the Bondi Pavilion Upgrade & Conservation Project. This needs to be amended so that there is a ground floor box office facility for theatre performances and potentially other arts and culture programming in the building. A suitable location may be underneath the caretakers' residence, at the Campbell Parade entrance to the Pavilion but there may also be other alternatives.

It is important that the linkage between the theatre, the green room and the dressing rooms is workable. Some concerns have been expressed by community members that the current proposal may be problematic in this regard. This report proposes investigation into possible changes to make sure that there is suitable protected access between the theatre, dressing room, green room and toilets.

#### 4.6 Festivals

*Community feedback:* Some submissions expressed concern that festivals would not be able to be accommodated in the new layout. Specific concerns were raised by Shir Madness Jewish music festival and Flickerfest short film festival about whether they would be able to operate in the new project.

Key Shir Madness concerns were:

- Concern that they would no longer be able to accommodate multiple performances of different audience sizes, and that temporary marquees could not be built in the courtyard
- Concern about whether there would be sufficient rooms to use as green rooms
- Wooden floors need to be present in some rooms
- They need the flexibility to expand into the grassed area.

Key Flickerfest concerns are:

- Flickerfest requires both an indoor cinema and an outdoor cinema. Flickerfest advises the outdoor cinema needs to be contained behind walls, in order to contain surrounding noise and light spill and maintain the screening quality.
- Although Bondi Open Air Cinema runs successfully in the external amphitheatre, it would not be appropriate for Flickerfest due to noise and light spill.
- The raked seating capacity of indoor theatre would be 200. This is a reduction on existing theatre capacity.
- The upstairs bar and balcony is important for Flickerfest including for the gala opening and closing nights.
- A ticket office is required.

*Officer response:*

Festivals would generally be very well accommodated under the project:

- The natural amphitheatres to the west and the south would easily accommodate outdoor performances with small, medium or large audiences.
- The building would have openings to the south, so that people can move between the south amphitheatre and the courtyard space and new theatre.
- At any one time, performances could be accommodated in the ground floor theatre, in the gallery and exhibition spaces, and in the two natural amphitheatres. There could also be smaller performances in the community meeting spaces and courtyards.
- As part of the project funds, Council can purchase temporary seating for the natural amphitheatre/s as a way of encouraging community events there, and temporary fencing for ticketed events. This would offer considerable functionality to the landscaped spaces external to the building.

Shir Madness is an important and much valued Jewish festival which brings high quality and varied musical performances to Bondi Pavilion. It is the only large scale Jewish music festival in Australasia and is a key part of Waverley's cultural life.

Officers met with the Shir Madness Festival Director after his submission was received. After working through the elements of the proposed new layout it appears that Shir Madness would operate very well in the new design. There would even be opportunity to expand the activities and festival offerings of Shir Madness.

Flickerfest is a key part of Waverley's cultural calendar and important to film culture in Sydney and nationally. In relation to the issues raised:

- During the detailed design phase, amendments to the proposed landscaping should be investigated so that temporary raked seating and a screen could be accommodated within the courtyard walls.
- The current Bondi Pavilion theatre usually holds 228 seats, although other theatre users advise that many of these seats have relatively unsatisfactory sight lines. For the proposed theatre, it would be theoretically possible to increase the seating capacity but this would mean an increase to the bulk of the theatre building (width or height).
- A ticket office is required on the ground floor.

#### 4.7 Consultation with La Perouse Local Aboriginal Land Council

The December 2015 Council resolution required that

“In the consultation process with the La Perouse Local Aboriginal Land Council and the Eastern Region Local Government Aboriginal and Torres Strait Islander Forum, include a discussion of recognizing prior and continuing Aboriginal connection to country in the Bondi Pavilion design, such as Aboriginal elements in the courtyard water feature, native gardens and courtyard designs which allow the capacity to undertake traditional underground cooking.”

Officers have provided Information about the project during the consultation process to representatives of the La Perouse Local Aboriginal Land Council (LALC). Feedback was invited on the project as a whole, and also on the specific proposals above. Waverley Council staff will continue to follow up. Hopefully a meeting can be scheduled with the LALC in due course, and/or that feedback can be provided some other way.

Incorporating Aboriginal elements in courtyard water feature, the courtyard design or in other forms of interpretation at the Pavilion would certainly be possible. This could be an important way to commemorate Aboriginal heritage and contemporary connection to the site.

In relation to the possibility of traditional underground cooking, this needs discussion with the LALC before further advice can be provided.

One of the submissions received (no. 36) stated that the Aboriginal Torres Strait Islander Community supported an identified Aboriginal Reconciliation Indigenous space, and proposed celebrating wider public awareness of Bondi Beach Aboriginal burials and ancestral remains. Support was also expressed for current music studio programs and for the Bucket List.

#### 4.8 Heritage

*Community feedback:*

- Concern at perceived failure to protect and conserve the heritage of Bondi Pavilion

*Officer response*

The project scope was strongly driven by heritage considerations, with Council’s resolution requiring that the project

“Addresses the Conservation Management Plan currently in preparation [approved June 2015]; and  
- includes the following:

A. Reinforcing Bondi Pavilion’s status as a landmark building, contributing to the unique heritage of Bondi, through:

- A.1 Investigating opportunities for celebrating and interpreting the heritage of Bondi Pavilion and Bondi Beach, for example through exhibition space;
- A.2 Conserving significant heritage fabric and character, including investigating the restoration of the symmetry the heritage beach frontage of Bondi Pavilion through removal of the modern external addition to Shop 1;”

The concept design and costings includes significant conservation and maintenance of heritage fabric including:

- Removing items identified as being “intrusive” in a heritage sense, according to the detailed Bondi Pavilion Conservation Management Plan:
  - the concrete amphitheatre which currently dominates the courtyards

- the glazed semi circular addition to the northern end, beach facing façade (currently occupied by the Bucket List), which resulted in a loss of the Pavilion's distinctive symmetry.
- Replacing the modern concrete roof tiles with terracotta tiles, similar to the original tiles, which will significantly restore the look of the building to its original appearance
- Pedestrianising the rear of Bondi Pavilion which will allow the natural amphitheatre to again be used for concerts and performances.
- Removing the modern fire stairs (and building new fire stairs in a less obtrusive location) revealing the internal façade of the building when viewed from the courtyard.

The judgement on whether the project meets heritage requirements and objectives will be best answered through formal assessment by heritage authorities.

The project has been the subject of a presentation to the NSW Heritage Council, and Heritage Council members responded positively. That is informal feedback only, and the minutes of that meeting have not yet been published. In any case, formal assessment by the Heritage Council cannot take place until a formal application has been submitted.

#### 4.9 Commercialisation and tenants

##### *Community feedback:*

- Concern at privatising the Pavilion
- Concern at a change in the proportions of non-commercial to commercial space
- Concern at the possibility of commercially leasing out all or part of the first floor.

Concerns over commercialisation and losing community facilities was by far the most frequent theme in community submissions.

In terms of existing tenants, 21 submissions expressed support for the Bucket List tenancy and many people raised the issue in person with Council officers and Councillors.

##### *Officer comment:*

##### Commercialisation

The project assumes that Council would continue to manage Bondi Pavilion. The design includes office space for Council's venue management staff.

The building's current mix of uses includes commercial tenancies and it will include commercial tenancies in the future. The kiosk, café, restaurant, and surf recreation services provided by the current tenants provide an important service to locals and visitors. The majority of the building's regular venue hirers are fee-for-service commercial providers providing service to the community.

The proposed concept plan puts community uses of the Pavilion right at the heart of the building, centred around the courtyards. The intention would be that all or almost all current classes and recreation activities for adults and children would continue at Bondi Pavilion. The new state of the art theatre would encourage more performances and cultural events to be scheduled there.

The first floor was designated in the concept plan as undecided "Restaurant/café/meeting space" and "bar/restaurant". Submissions have opposed leasing out these spaces on the first floor.

If Council decides to introduce upstairs commercial tenancies, this would provide new and upgraded café and restaurant facilities. In addition to providing service to the community and visitors, it would provide additional revenue stream to support the Pavilion's maintenance and programming.

If none of the first floor space was commercially leased, then there would actually be a reduction in commercial tenancy square metres in the building overall, compared to the current layout. This is because the removal of the modern ground floor and first floor additions to the northern tenancy (Bucket List) will reduce the amount of commercial tenancy space.

If all of the first floor space was commercially leased, then this will be an increase in commercial tenancy area in the building overall.

Once Council's directions on the project have been clarified, further financial modelling will be done on the commercial tenancy options. A report will come back to Council in July 2016 recommending areas to be tenanted and the process for selecting tenancies. This can include recommendations on safeguards to ensure that there is a viable, accessible and appropriate mix of types of cafes and restaurants.

#### Existing tenants

The submission from the Bucket List business owners set out in detail issues and concerns about tenancies including:

- Tenancies should be larger
- Replace the existing addition to the northern façade with a new sympathetically designed modern glass addition in order to allow tenancies unobstructed beach views
- Enable ground floor tenancies to service the courtyards as well as the pavilion forecourt.

It's possible that one or more tenancies would be able to provide service to the courtyards and could be involved in providing services to the theatre. The July 2016 report on commercial tenancies will consider this issue and make recommendations to Council. It will also look at changing the internal walls of the tenancies facing the beach in order to provide a smaller number of larger tenancies.

Outdoor dining on the Pavilion forecourt facing the beach is expected to continue. Shade would be provided by quality removable umbrella shade structures, perhaps modelled after the new picnic shelters that will be installed in Bondi Park in 2016-17. Further consideration of this proposal is required and a recommendation will be brought back to Council.

Let's Go Surfing have also made a submission which suggest that they could provide a visitor welcome centre. The new tourism information / visitor welcome centre included in the concept plan is currently proposed to be operated via a volunteer program, supported by Council staff. However the Let's Go Surfing suggestion will be considered in the report to come back to Council about commercial tenancies.

Under State Government Crown Land management requirements, commercial leases over Crown Land generally require a competitive tender process. Current commercial tenants would be very welcome to tender in any future process.

#### **4.10 Weather impacts**

*Community feedback:* Concern that a wind tunnel effect will be created in the courtyards and in the building. Concern that the building will not be adequately weatherproofed.

*Officer response:* The design team includes specialist environmental consultants who are advising on managing wind and other weather issues. Various measures will be designed as part of the detailed design process. The building construction will be designed for a harsh marine environment, for instance through selection of materials.

#### 4.11 Basketball courts

*Community feedback:* It was proposed that the courtyards of Bondi Pavilion include a basketball court, possibly covered. Alternatively, a basketball court could be included in the Park. Other community members have in the past suggested netball courts in the courtyard.

*Officer response:* Inclusion of basketball and netball courts in the courtyards would not be consistent with the existing project scope. However Waverley has a shortage of active recreation facilities and if a suitable location could be found in Bondi, this would be a good outcome.

#### 4.12 Accessibility

Waverley Council's Access Committee made a number of recommendations about the Bondi Pavilion Upgrade & Conservation Project.

The project design currently includes opportunity for significantly improved access and facilities for people of all abilities. An access consultant is providing advice to the project. The building will of course need to be compliant with all necessary access and compliance requirements.

Many of the opportunities for improving access and facilities will be addressed during the detailed design period. A working group on this topic has met, including staff members from Caring Waverley to contribute to access improvements.

### 5. Relationship to Waverley Together 3 & Delivery Program 2013-17

The relationship to *Waverley Together 3, Delivery Program 2013-17* and *Operational Plan 2015-16* is as follows:

Direction:	C2 The community is welcoming and inclusive and people feel they are connected and belong.
Strategy:	C2a Provide a broad range of relevant, affordable and accessible facilities, spaces, programs and activities that promote harmony, respect and togetherness..
Deliverable:	Affordable and accessible community facilities
Key Activity:	Bondi Pavilion Upgrade and Conservation Project
Outcome:	Bondi Pavilion Upgrade and Conservation Project completed on time and within budget

### 6. Financial impact statement/Timeframe/Consultation

#### *Financial impact*

##### Costing

It is estimated that the cost of the project, including substantial contingency, will be approximately \$38 million. This includes design costs and project management costs already incurred.

Estimated project cost is made up of:

Table 4: Bondi Pavilion Upgrade &amp; Conservation Project Cost

<b>Item</b>	<b>\$</b>
Quantity surveyor estimate of costs including 10.9% contingency (based on December 2015 concept design)	\$32,697,610
<i>Plus</i> Additional Council contingency for the project, including any required program relocation costs and temporary facilities	\$5,302,390
<b>Total project cost</b>	<b>\$38,000,000</b>
<i>Less</i> Design & project management costs incurred 2015-16 financial year	\$ 1,200,000
Funds required for remaining years of project (2016-17 to 2018-19)	\$36,800,000

All figures exclude GST.

In comparison, there is a 'base case' of repairs, maintenance and bringing the building up to standard. This base case has been costed by quantity surveyors as approximately \$9 million plus contingency.

#### Principal design consultant contract

Because the project has significantly increased in value since the principal design consultant tender process, design costs need to be increased to align with the additional design work required. The original 2015 contract with Tonkin Zulaikha Greer was for \$1,292,922 excluding GST.

Following the change in scale to the project, and following negotiation, Tonkin Zulaikha Greer provided an itemised schedule setting out a variation to the contract sum of \$468,495.50. This variation is partly for Tonkin Zulaikha Greer work and partly for subconsultants work (such as engineers and other consultants).

A variation of 36% is considered reasonable given that the project has increased in value so significantly. The 2015-16 budget and proposed 2016-17 budget fully provide for the principal design consultant costs in those years.

#### Financial modelling and business case

Council has previously received preliminary financial modelling for commercial income for the project as well as analysis of potential commercial tenancy options. Once Council's directions are clear about the concept design, updated financial modelling will be commissioned and an updated business case provided to Council.

It would be possible for Council to resolve to set aside income from Bondi Pavilion, to ensure that income from Bondi Pavilion is invested into Bondi Pavilion maintenance and running costs, community facilities and cultural programs. There could be a Bondi Pavilion Reserve established which allowed money to be set aside over successive years.

The above will form part of the report to Council about tenancies, expected to be in July 2016.

#### Long Term Financial Plan

The proposed Long Term Financial Plan, being considered by Council on 19 April 2016, includes provision for the project to be funded by grants, Council funds and borrowings. The Plan includes increased commercial income for Bondi Pavilion - however the actual commercial income result significantly depends on future Council decisions and future tender processes.



This estimated additional income would fund most but not all of the loan repayments, with Council general revenue also contributing.

If Council decides on the future direction for this project, then a development application should be prepared and submitted, even if some funding is not yet finalised. However, the public tender for construction should not be released until funding arrangements are finalised.

#### **Timeframe**

Previously advised and current timelines are set out below.

*Table 5: Comparison of previous advised timeline and current estimated timeline*

<b>Milestone</b>	<b>Date as advised to Council Feb 2015</b>	<b>Revised date as of April 2016</b>
Develop principal design consultants (architect) brief	Late Feb - early March 2015	✓
Advertise EOIs, invite select tender	Early March - May 2015	✓
Council meeting to award tender to architect	June 2015	✓
Architect draws up concept designs, along with commercial feasibility work, risk management, cost planning & value management	July - Oct/Nov 2015	✓
Councillor workshop & Council meeting - concept designs	Nov/Dec 2015	✓
Community consultation on concept designs	Jan -Feb 2016	Dec 2015 – Mar 2016
Council meeting - consider community comment, approve proceeding to detailed design & DA submission	March 2016	April 2016
Preparation and submission of development application (including heritage application)	April - May 2016	May – June 2016
Preparation of detailed documentation	June- Oct 2016	July – Nov 2016
Construction tender advertised	Nov / Dec 2016	Dec – Jan 2016
Development consent including heritage approvals issued	By April 2017	By April 2017*
Construction tender awarded & contract executed	March - April 2017	April – May 2017
Construction commences	May 2017	May – June 2017

\*The timeframe for development consent and heritage approvals will depend on timelines and outcomes of the Joint Regional Planning Panel, and heritage bodies. This could shorten or extend the project timeline overall.

It is expected that future reports will be provided to Council as follows:

- a. A report recommending the new location for the music studio recording facilities – by July/August 2016.
- b. A report recommending the new location for the pottery studio – by July/August 2016
- c. A report recommending the process for tendering the commercial tenancies at Bondi Pavilion, and which recommends which areas will be tendered – July 2016.
- d. A report recommending arrangements for footpath dining in the Bondi Pavilion forecourt including provision of shade – likely to be later in 2016.
- e. A report recommending a policy on the programming and hire of the new theatre – likely to be during the 2016-17 year.

### **Consultation**

The concept design were distributed to community and stakeholder representatives on 11 December 2015. At that time, stakeholder and tenant briefings were held. The documentation was then publicly released on the Council website on 19 December and publicised via social media, newspaper advertisements and other promotional methods. The project also received significant media coverage including Channel 9 News, Sydney Morning Herald and The Daily Telegraph.

The consultation period was originally approved to run until 28 February 2016. In response to community requests for an extension of deadline, Council extended this deadline until 13 March. Many community members would have preferred the deadline be further extended.

An information session was held as part of the Meet the Mayor event at Bondi Pavilion on 7 February 2016. Council officers and architect Peter Tonkin attended the Bondi Beach precinct meeting in the Bondi Pavilion Theatre on 7 March 2016. Over December 2015 – March 2016, other small meetings were held with stakeholders and tenants, and with people interested or concerned in the project. Council held a general information stall for two hours on both Thursday 10 and Friday 11 March 2016 to disseminate information relating to the project, and encourage people to give their feedback on the design. This was aimed at passers-by of the Pavilion.

About 707 submissions were received, ranging from one line emails to detailed submissions. Some people made multiple submissions.

A brief summary of community submissions by theme is set out at Attachment 4. The full submissions are set out in Attachments 5 and 6 issued separately with the Council agenda.

Key themes from community submissions were concerns about potential loss of community facilities and commercialisation.

If the project proceeds, a statutory exhibition period will be required as part of consideration of the development application. This will provide additional opportunity for community input. Any community member will be able to make a submission on the integrated development application. It is expected that the application will be decided by the Joint Regional Planning Panel, on advice from the NSW Heritage Council.

## **7. Conclusion**

Community concerns have been strongly expressed about the Bondi Pavilion Upgrade & Conservation project. It is important that Council carefully considers the submissions made.

Many concerns are about issues of substance related to relocation of pottery and music recording facilities. The most common concern was about commercialisation. Some of the concerns raised are based on misunderstandings, for instance concerns that dance classes won't be accommodated in the new layout.

Some amendments need to be made to the project, as outlined above. Further consideration needs to be given to topics including tenancy areas and tenancy processes. In coming months it will be critical to confirm the location and design of new music studios and the relocation of the pottery program.

The project would deliver multiple significant benefits to the Waverley community including:

- Major conservation and restoration of the building's heritage fabric in line with the Bondi Pavilion Conservation Management Plan, including removing intrusive modern additions.
- Creating a grand entrance from Campbell Parade, and a spacious and welcoming atrium and foyer.
- Upgraded new public amenities, with more public toilets, showers and lockers, and a doubling of the number of women's toilets.
- A state-of-the-art new theatre equipped for drama and music performances, and film screenings, with green room, dressing room and stage
- Two natural amphitheatres for community events and festivals.
- Opportunity for heritage exhibitions, heritage interpretation and public art.
- Community, meeting and function rooms.
- Continuation and potential expansion of Council's music, theatre and arts programs.
- Beautiful courtyards and spaces for rest and relaxation.
- Environmentally sustainable with 5 green star rating.

It is recommended that the project proceed, with some amendments to the plans and further considerations of some aspects of the project.

**8. Attachments:**

1. Attachment 1 Bondi Pavilion Council Resolutions
2. Attachment 2 Extracts Bondi Park, Beach + Pavilion Plan of Management
3. Attachment 3A.1 - Ground Floor Concept Design Dec 2015
4. Attachment 3A.2 - First Floor Concept Plan Dec 2015
5. Attachment 3B.1 - Ground Floor Existing A4
6. Attachment 3B.2 - First Floor Existing A4
7. Attachment 3C.1- Ground Floor Proposed Square Metres A4
8. Attachment 3C.2 - First Floor Proposed Square Metres A4
9. Attachment 4 Feedback Themes
10. Attachment 5 Submissions Part 1 (under separate cover)
11. Attachment 6 Submissions Part 2 (under separate cover)
12. Attachment 7 Bondi Pavilion Bookings Comparison

**Attachment 1**  
**Relevant Council Resolutions - Bondi Pavilion Upgrade & Conservation Project**

Council or Committee Meeting & Date	Resolution No.	Resolution
Council Meeting 16 Feb 2016	CM/5.3/16.02	That Council:  1. Extends the deadline for submissions on the Bondi Pavilion Upgrade & Conservation Project by two weeks to 13 March 2016, and that in order to assist the consultation process the square metre break down of space be released to the public as soon as possible and the detail in this Mayoral Minutes be put on Council's website.  2. Officers distribute the costing study and the feasibility study to councillors under confidential cover.
Council Meeting 15 Dec 2015	CM/7.4/15.12	That Council:  1. Approves the concept design for the Bondi Pavilion Upgrade & Conservation Project for the purposes of community consultation.  2. Notes that community consultation will close 28 February 2016, with a report on consultation outcomes to come to Council in March 2016.  3. In the consultation process with the La Perouse Local Aboriginal Land Council and the Eastern Region Local Government Aboriginal and Torres Strait Islander Forum, include a discussion of recognizing prior and continuing Aboriginal connection to country in the Bondi Pavilion design, such as Aboriginal elements in the courtyard water feature, native gardens and courtyard designs which allow the capacity to undertake traditional underground cooking.
Council Meeting 16 June 2015	CM/10.2/15.06	That:  1. The report be treated 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) of the Local Government Act 1993.  2. Council endorses the recommendation to enter into contract with the preferred tenderer, Tonkin Zulaikha Greer (TZG) Pty Ltd for Principal Design Consultant services for the Bondi Pavilion Upgrade and Conservation.  3. Successful and unsuccessful tenderers be notified of the decision.
Council Meeting 19 May 2015	CM/7.7/15.05	That:  1. Council adopts the Bondi Pavilion and Surroundings Conservation Management Plan for the purposes of:  a) Guiding future works to Bondi Pavilion and the surrounding area.  b) Submission to the NSW Heritage Branch (Office of Environment and Heritage) for endorsement.

Council or Committee Meeting & Date	Resolution No.	Resolution
		<p>c) Publishing on the Waverley Council website.</p> <p>2. On page 148 of the Bondi Pavilion and Surroundings Conservation Management Plan, the following amendment is inserted after Policy 7:</p> <p>'Policy 8: All physical works affecting Aboriginal heritage conservation to be undertaken in consultation with the La Perouse Local Aboriginal Land Council.'</p>
<p>Council Meeting, 17 Feb 2015</p>	<p>CM/10.2/1 5.02</p>	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Treats this report as confidential in accordance with section 11(3) of the <i>Local Government Act 1993</i>, as it relates to a matter specified in section 10A(2) of the <i>Local Government Act 1993</i>;</li> <li>2. Notes the purpose statement, actions and directions for Bondi Pavilion approved in the 2014 Bondi Park, Beach and Pavilion Plan of Management, with the Bondi Pavilion purpose statement reading as follows:                     <p><i>"Located in a unique setting, Bondi Pavilion overlooks spectacular Bondi Beach and is a much loved, heritage building. It has an important purpose:</i></p> <ul style="list-style-type: none"> <li>- <i>As a landmark building, contributing to the unique heritage character of Bondi;</i></li> <li>- <i>As the centre of community life, accommodating a vibrant mix of cultural, community and commercial uses; and</i></li> <li>- <i>Providing a grand entrance from the street to Bondi beach.</i></li> </ul> <p><i>This purpose should be achieved by making sure the Pavilion is sensitively looked after and well used. As the centrepiece it should be:</i></p> <ul style="list-style-type: none"> <li>- <i>Attractive and inviting with welcoming entrances front and rear, good internal signage and tourism information that is accessible.</i></li> <li>- <i>A lively, active hub with beautiful courtyards for shade and shelter, spaces for performances, a well designed and engaging foyer with activities throughout that entertain.</i></li> <li>- <i>Delivering a vibrant cultural and community life including interesting theatre, cultural happenings, great cafes and appropriately located programs.</i></li> <li>- <i>Well maintained, clean and functional with improved spaces for hire and good amenities to service people visiting the building, Park or Beach.</i></li> <li>- <i>Environmentally efficient, as much as possible.</i></li> <li>- <i>Financially sustainable so that it can meet community expectations, providing a good balance of community and commercial activities."</i></li> </ul> </li> <li>3. Notes the recommendations of the Bondi Pavilion Commercial Review , commissioned as required by the Plan of Management, to examine ways to increase commercial income at Bondi Pavilion;</li> </ol>

Council or Committee Meeting & Date	Resolution No.	Resolution
		<p>4. Approves the preparation of a detailed consultant brief to prepare concept designs and detailed design documentation which:</p> <ul style="list-style-type: none"> <li>- meets the purpose and directions set out in the Bondi Park, Beach and Pavilion Plan of Management 2014;</li> <li>- addresses the Conservation Management Plan currently in preparation; and</li> <li>- includes the following:                             <ul style="list-style-type: none"> <li>A. Reinforcing Bondi Pavilion's status as a landmark building, contributing to the unique heritage of Bondi, through:                                     <ul style="list-style-type: none"> <li>A.1 Investigating opportunities for celebrating and interpreting the heritage of Bondi Pavilion and Bondi Beach, for example through exhibition space;</li> <li>A.2 Conserving significant heritage fabric and character, including investigating the restoration of the symmetry the heritage beach frontage of Bondi Pavilion through removal of the modern external addition to Shop 1;</li> <li>A.3 Inclusion of Environmental Sustainable Design features to reduce greenhouse gas emissions, decrease mains water demand, maximise the proportion of waste recycled and improve waste management;</li> </ul> </li> <li>B. Ensuring Bondi Pavilion, as the centre of community life, has a vibrant mix of cultural, community and commercial uses through:                                     <ul style="list-style-type: none"> <li>B.1 Transforming the internal courtyards, including investigating opportunities for an all weather events space (preferably with retractable or removable roof/shade covering) and a native garden and/or interactive art installation; and investigate restoration of the full-length covered verandah in the northern courtyard;</li> <li>B.2 Inclusion of an art gallery, exhibition space or other cultural attractor/s on the ground floor;</li> <li>B.3 Potential increase in arts &amp; community space on the ground floor, including the potential conversion of one or both music studios to flexible rehearsal, performance and community use;</li> <li>B.4 Improved theatre and back of house theatre facilities, of seating capacity of at least 110;</li> <li>B.5 Inclusion of a staffed tourism information point;</li> <li>B.6 Increasing the number of toilets available, with public access to ground floor toilets preferably from the sides of the Pavilion;</li> </ul> </li> </ul> </li> </ul>

Council or Committee Meeting & Date	Resolution No.	Resolution
		<p>B.7 Increased number of commercial tenancies, for example through relocation and reduction in size of staff offices;</p> <p>B.8 Increases commercial usage in appropriate places, with the increased commercial revenue to fund appropriate maintenance, upkeep and activities within Bondi Pavilion;</p> <p>B.9 Investigating creative and innovative approaches to improving views from the first floor where possible (subject to heritage approvals);</p> <p>B.10 Improved meeting room and conference facilities, supported by a kitchen and bar;</p> <p>C. Providing a grand entrance from the street to Bondi beach through:</p> <p>B.11 Restoring the entrance facing Campbell Parade as a pedestrian throughway, with enhanced view lines and connection through the building</p> <p>B.12 Improving the connectivity and permeability of the building, opening up view lines where possible through the building;</p> <p>5. Authorises the commencement of an open, advertised expression of interest and selective tender process for the consultant on the basis of the above brief, and delegate to the General Manager the power to approve the list invited for select tender;</p> <p>6. Notes that later in 2015 Council will receive and consider a report recommending the awarding of the consultant's tender;</p> <p>7. Notes that after the consultants are appointed, a concept design will be presented for consideration by Council and for community consultation, after which a development application will be prepared;</p> <p>8. Agrees that all commercial space will be the subject of a public tender process at a future date, once detailed design has progressed;</p> <p>9. Approves extension of tenancies in the interim as follows:</p> <p>(i) Bucket List (for which current lease expires 31/12/15), to be extended on a holdover basis to 31 March 2017, or until just prior to construction;</p> <p>(ii) Between the Flags (for which current lease expires 31/8/2016), to be extended on a holdover basis to 31 March 2017, or until just prior to construction;</p> <p>(iii) Lush on Bondi (for which lease expires 14/12/2016), to be extended on a holdover basis to 31 March 2017, or until just prior to construction;</p>

Council or Committee Meeting & Date	Resolution No.	Resolution
		<p>(iv) Rock Surfers ( for which licence expires 15/9/2015), licence to be extended on a holdover basis to 31 March 2017, or until just prior to construction;</p> <p>(v) Let's Go Surfing (for which licence is currently on month to month), licence to be extended on a holdover basis to 31 March 2017, or until just prior to construction.</p>
Council Meeting, 18 Nov 2014	CM/7.6/14.11	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Receives and notes this report.</li> <li>2. Notes the findings from the Public Exhibition period (refer Attachment 1).</li> <li>3. Adopts the Bondi Park, Beach and Pavilion Plan of Management 2014-2024 (refer Attachment 3)</li> <li>4. Notes that Council will receive a separate report identifying details of upcoming projects identified in the Bondi Beach, Park and Pavilion Plan of Management.</li> </ol>
Council Meeting, 20 Aug 2013	1308.12.9	<p>That Council:</p> <ol style="list-style-type: none"> <li>1. Receive and note this report.</li> <li>2. Amend Clause 9, Action Plan table of the Draft Bondi Park, Beach and Pavilion Plan of Management as follows:             <ol style="list-style-type: none"> <li>(a) The order of the categories be reorganised so that:                 <ul style="list-style-type: none"> <li>· Category A1 becomes Category A3</li> <li>· Category A2 becomes Category A1</li> <li>· Category A3 becomes Category A2</li> </ul> </li> <li>(b) The Director, Community and Recreation Services, inserts in the appropriate place the phrase "to give consideration to the installation of public art."</li> </ol> </li> <li>3. Authorise public exhibition of the draft Bondi Park, Beach and Pavilion Plan of Management for the statutory period of 28 days.</li> <li>4. Note that the public exhibition will commence following review of the plan by the State Government Crown Lands division.</li> <li>5. Consider the revitalisation of the Wally Weekes Pool.</li> <li>6. Investigate the potential development of the Scarborough slope.</li> <li>7. Consider prohibiting dogs on the part of the walkway adjacent the children's pool.</li> <li>8. The 10 kilometre zone, that is already approved, be implemented.</li> </ol>



**ATTACHMENT 2****BONDI PARK, BEACH AND PAVILION PLAN OF MANAGEMENT 2014**

Selected Extracts Relating to Bondi Pavilion - providing framework for Bondi Pavilion Upgrade & Conservation Project

***From Section 6 - Vision (p.57):*****BONDI PAVILION PURPOSE STATEMENT**

Located in a unique setting, Bondi Pavilion overlooks spectacular Bondi Beach and is a much loved, heritage building. It has an important purpose:

- As a landmark building, contributing to the unique heritage character of Bondi;
- As the centre of community life, accommodating a vibrant mix of cultural, community and commercial uses; and
- Providing a grand entrance from the street to Bondi beach.

This purpose should be achieved by making sure the Pavilion is sensitively looked after and well used. As the centrepiece it should be:

- Attractive and inviting with welcoming entrances front and rear, good internal signage and tourism information that is accessible.
- A lively, active hub with beautiful courtyards for shade and shelter, spaces for performances, a well designed and engaging foyer with activities throughout that entertain.
- Delivering a vibrant cultural and community life including interesting theatre, cultural happenings, great cafes and appropriately located programs.
- Well maintained, clean and functional with improved spaces for hire and good amenities to service people visiting the building, Park or Beach.
- Environmentally efficient, as much as possible.
- Financially sustainable so that it can meet community expectations, providing a good balance of community and commercial activities.

*Page 1 of 9*

### ***From Section 5 - Site Analysis, Culture and Heritage (p.44)***

#### **Statement of Heritage Significance**

"Bondi Beach, Park and Pavilion, surf life saving clubs and many contributory elements combine to form a remarkable cultural landscape of State and National significance. Bondi typifies better than any other site the Australian beach going experience. It is also significant as the first site of an Australian surf bathers life saving club and beneficiary of the largest beach improvement scheme to be carried out in the inter-war years. The place also demonstrates the local Council's response to the rapid increase in popularity of beach-going once restrictions on surf bathing were eased in the early 20th century.

The Pavilion has considerable aesthetic appeal and landmark qualities, and together with all its associated facilities such as the promenade and car parking, with virtually direct access from visitors' cars to the Beach, have made it a place of high social significance and a symbol of Australia's popular beach culture. The retention of the Bondi Surf Bathers' Life Saving Club building adjacent to it has reinforced that significance. Although the Pavilion and its uses have been modified internally over time (it became the Waverley Cultural Centre in 1975) its relationship to the promenade and Beach has remained intact.

The site has also retained its connection with Campbell Parade, especially via two pedestrian concrete overpass bridges with period standard lamps, together with several pathways in their original 1928 locations. Although there have been numerous modifications over the decades, this complex place retains its essential integrity to the 1928 beach improvement design.

#### **Bondi Pavilion**

The Clive Lucas Stapleton & Partners Conservation Analysis summed up the Pavilion's cultural significance in 1997 as follows:

- In its original function and location at Bondi Beach, the Pavilion has come to represent at a national level, the culture of beach bathing which has dominated the past and present popular image of the Australian outdoors lifestyle. In this context it is an icon regularly used in works of art and promotional material.
- It is representative of a 1920s Mediterranean/ Georgian Revival architectural style and town planning, which in a beach front setting on the scale at Bondi is now unique in Sydney. It was the largest and most resolved example of a beach pavilion in Sydney when it was constructed, and continues to be so to this day.<sup>1</sup>

#### **Key Issues**

- The nationally significant cultural landscape of Bondi, encompassing the Park, Pavilion and Beach, should be carefully conserved and enhanced. Proposed uses and changes should seek to preserve the heritage values of the place.
- An understanding of the historic landscape design of the park area should be reinforced in new landscape works.
- The Bondi Pavilion should retain its historic importance as the dominant built element in the landscape.

<sup>1</sup> 1 Mayne-Wilson Heritage Landscape Consultants. Bondi Park and Pavilion Heritage Review, 2012. p66

- The iconic status of the Bondi Pavilion needs to be recognised through removal of unsympathetic works where possible, reinstatement of original features if appropriate, and a striving for excellence in design for new works.
- The heritage fabric of Bondi Pavilion has been compromised by unsympathetic building additions and inadequate maintenance. Conservation works should be undertaken.
- To date, the heritage values of Bondi have not always been considered in the planning and construction of new work.

### ***From Section 7 - Values & Directions (p.60-61)***

#### *Culture & Heritage*

- Interpret and tell the story of the place.
- Strengthen and express the cultural values of the place through community and arts activities.
- Ensure the cultural landscape is expressed in the design and management of the site.
- Conserve and maintain the heritage fabric of the Park and Pavilion.

#### *Looking and Feeling Good*

- Ensure the landscape and architectural character and design reflect best practice and excellence in design.
- Provide a memorable experiences for all users by celebrating the site's unique character and scenic qualities.
- Ensure materials and finishes are high quality, robust and designed to benefit the setting.
- Reinforce the sense of arrival to the site.

#### *Management and Maintenance of Facilities*

- Ensure a clear and effective management structure for the Park, Beach and Pavilion.
- Review management of finances and resources to improve operational effectiveness.
- Ensure that the Park, Beach and Pavilion environment are safe for users at all times.
- Ensure facilities are well maintained and appropriately serviced.
- Promote programs, activities and events in the Park, Beach and Pavilion to a greater range of people.
- Review on site regulations and program an enforcement schedule.

### ***From Section 8 - Master Plan***

#### ***Key Idea 3: Restore the Pavilion as a Gateway to the Beach (p.71)***

Bondi Pavilion is a beautiful, iconic building dating to 1928. This key idea responds to the community view that although the Pavilion is much loved, it needs to be better used and more carefully looked after.

The Master Plan proposes to restore Bondi Pavilion as a grand entrance and pedestrian thoroughfare to the Beach. This involves works to the rear of the Pavilion and courtyard, including: relocating the car parking and rubbish storage area; opening the roller shutter and stage, relocating the amphitheatre seating for continued use by FlickerFest; and opening up some walls; to achieve a physical and visual connection from Campbell Parade through to the Beach. Improving this area will help bring patronage to the Pavilion through increased safety and access. Relocating public transport stops along Campbell Parade and new signage would also support restoring the Pavilion as the main entrance.

Bringing people through the Pavilion will help connect the community with the place and consequently invigorate the building.

In addition the Pavilion's courtyards and internal spaces and uses would be reviewed to ensure that the community is getting the most value from this important asset. The courtyards would be beautified.

Toilets and amenities would be reviewed, re-designed and upgraded within the building. Car parking and rubbish bin storage would be relocated to the underground car park. The Pavilion would be serviced via an opening in the north-east corner of the courtyard connecting to the new loading zone to the rear of the Bondi Surf Bathers' Life Saving Club. The paving, lighting and landscape would also be upgraded.

#### ***Key Idea 5: Provide places for play and respite (p.75)***

Council has received much feedback regarding the desire to expand and upgrade recreation facilities. In addition, trees and shade were frequently mentioned when the community were asked what was important about the site...

... The Pavilion courtyards provide excellent areas of respite that would be improved with supplementary shade.

#### ***Key Idea 6: Respect Bondi's heritage (p. 77)***

This key idea recognises that Bondi has national, state and local heritage significance.

The Master Plan reinforces the need to respect the culturally significant items on the site and to reinforce and celebrate them through site interpretation, careful maintenance, and cultural programs and activities.

In addition and in association with Bondi's surf lifesaving history, the place has other historically significant elements, the beach improvement scheme of the inter war years and the Bondi Pavilion history.

The history of use by Indigenous people in this place deserves special mention and requires careful protection, investigation and research and interpretation where required....

### **From Section9 - Action Plan**

*(Bondi Pavilion actions, from p. 89 onwards)*

"A5.1 Restore Bondi Pavilion as a pedestrian entryway from Campbell Parade, works to consider:

- Provide accessible pathway through the Pavilion;
- Remove the planting bed in the Pavilion foyer;
- Remove the amphitheatre structure to provide an accessible pathway through the Pavilion archway. Refer to action B1.3;
- Upgrade entrance doors at the front of the Pavilion; and
- Upgrade the access path from the rear of the Pavilion to Campbell Parade.

A5.2 Provide equal access to and through the Pavilion, works to consider

- Provide clear unobstructed pathway and direct access route through the Pavilion ie remove loose furniture (signs etc) and tables and chairs;
- Provide handrails, TGS1 and contrast on nosing at the Pavilion steps;
- Provide accessible principal entrance (door width, luminance contrast of door);
- Improve way finding and signage to Pavilion entrance and facilities;
- Provide a clear, unobstructed pathway at rear of Pavilion; and
- Remove pedestrian/vehicle conflict at rear of Pavilion through relocation of loading zone."

"B1.1 Engage an architect to review the Pavilion internal layout and fixtures to consider:

- Amenities for beachgoers are ideally positioned within the building;
- Rooms for hire are adaptable and flexible to accommodate functions, meetings and events;
- Toilets and change rooms are meeting people's needs;
- Implementing the feasibility study (refer F2.1);
- Fixtures in the Art Gallery are able to accommodate both local and regional exhibitions;

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- Entry foyer improvements to ensure it's better used. Reconsider materials and layout including flooring, planting bed, entry doors;
- Review the community offices (caretakers residences/stage building) and investigate future uses;
- Upgrade office and studio space and review arrangement within the Pavilion and consider relocating offices to be better located away from the front of the Pavilion;
- Review the placement of facilities such as storage and kitchen facilities;
- An effective tourist information point at the Pavilion;
- Investigate if the theatre requires further refurbishment to back stage;
- Determine whether any further works are required to the bar and amenity areas taking into account requirements and expectations of the NSW Office of Liquor Gaming and Racing; and
- Conserving and restoring heritage character.

B1.2 Design and upgrade the Pavilion courtyard to better accommodate a range of events, programs and use as a passive recreation space. Works to consider:

- Amenities for beachgoers are ideally positioned within the building;
- Replacement of pavement in southern courtyard with uniform surface (preferably brick paving);
- Shade tree planting and soft landscaping;
- Replacement of turf areas in northern courtyard;
- Edge definition between the courtyard and any commercial outdoor seating areas;
- Options for weather proof covering; and
- Provision for public art.

B1.3 Remove amphitheatre hardstand in Pavilion courtyard as part of Pavilion Courtyard upgrade works (refer to action B1.2). In consultation with Flickerfest, consider/identify options for temporary installation of amphitheatre within the courtyard, to be used for the Flickerfest short film festival and other events as required."

"B4.1 Review building uses and hirers within the Pavilion, particularly the meeting spaces.

B4.2 Provide a feasibility study to identify opportunities for increased income generation in order to fund building improvements."

"D1.1 Investigate the possibility of showcasing or interpreting historic items and memorabilia in or throughout the Pavilion and Park. Any memorabilia or monuments should have a demonstrated connection with the site's heritage."

"D4.1 Conserve the Pavilion's heritage character, including its front forecourt and internal Courtyards areas:

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- Retain the arched, colonnaded facades of the Pavilion and repair cracks, damp, peeled stucco and paint.
- Continue to adapt to alternative uses within the Pavilion as demands for these areas arise and/or change. (Refer to action B1.1.)
- 

D4.2 Improve the condition of Bondi Pavilion, in consultation with a heritage expert, identify a suitable colour scheme and use for regular painting (every 5 to 7 years).

D4.3 Consider updating the Lucas, Stapleton and Partners Pty Ltd, Bondi Pavilion Surf Club and Surrounds: Conservation Analysis and Conservation Guidelines for Bondi Pavilion."

"E3.1 In consultation with an architect, develop detail design guidelines for the Pavilion, including colours, materials and type of fixtures such as temporary seating, umbrellas and signs which may apply to new leases and licence areas. This study to be done in conjunction with the architectural review, signage and way finding study and consider heritage values of the site."

"E4.1 Ensure that the Pavilion is attractive, inviting and welcoming by:

- Make the Pavilion entrances welcoming at front and rear
- Good external and internal signage
- Consider a new tourism information point."

"F1.1 Convene a regular Bondi Pavilion working group including Council officers with relevant experience to advise on:

- Oversee relevant studies such as the Business Plan, Feasibility Study and ARchitectural Review;
- Operational issues;
- Revenue raising;
- Maintenance and upgrade priorities; and
- Signage."

F1.2 Manage cafe and restaurant operations for good service and compliance with lease conditions."

"F2.1 Provide a feasibility study to identify opportunities for increased income generation from the Pavilion to support better maintenance.

F2.2 Undertake a risk assessment identifying the risk, responsibilities and any required actions for insurances and liability, emergency management, occupational health and safety, land and environment management, asset management, staff, contractors and volunteers and financial management.

F2.3 Develop a business plan to identify opportunities and constraints for the Bondi Pavilion Cultural and Community programs, identify benchmarks, funding sources, marketing and take into account feasibility work and understanding of required directions. The plan to consider:

- Whether art studios, music studios, pottery studios or art gallery should remain at the Pavilion or be relocated elsewhere

- Review the building use, particularly room hire and use of meeting spaces and the booking and fee structure.

F2.4 Continue appropriate management practices and arrangements for leases and licenses in accordance with requirements of the Crown Lands Act.

F2.5 Following the analysis and Feasibility Study, review all areas of revenue to identify new funding / business opportunities."

"F3.1 Engage lighting designer to prepare lighting plan for main pedestrian routes and on pathways through the Pavilion in keeping with the building's heritage character. In particular improve:

- Lighting at rear of the Pavilion and through courtyard,
- Architectural lighting around the Pavilion.

F3.2 Review security systems and resources in the Pavilion and upgrade if required."

"F4.1 Undertake a regular planned maintenance program for the Pavilion, including toilets, change rooms, commercial tenancies and fire, emergency, hydraulic, electrical and sewer services.

F4.2 Improve the condition of Bondi Pavilion ensuring routine repairs are undertaken efficiently and the condition of toilets and meeting rooms is improved."

F6.1 Develop a marketing strategy that covers Bondi Pavilion cultural services, community events and programs

F6.2 Continue to implement inclusive child, youth and family orientated initiatives that include programs for older people who are socially isolated."

### ***From Section 10 - Implementation and Funding (p.116)***

#### ***Pavilion Management***

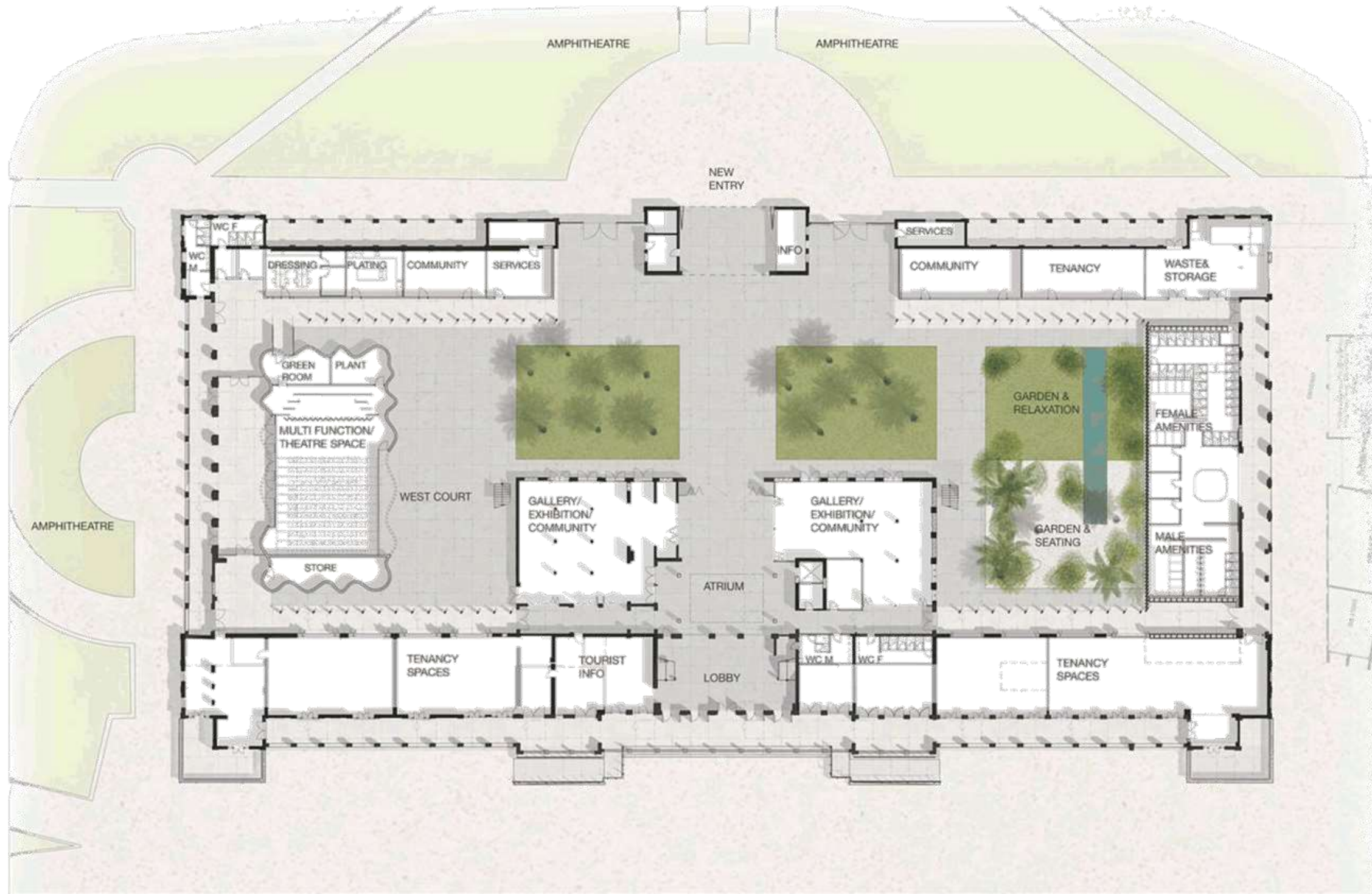
The proposed improvement works associated with the Pavilion are substantial, ranging from physical refurbishment projects to the less tangible aspects of managing the various events, programs and businesses within the space. The responsibility of caring for the Pavilion and implementing these actions, falls within several Council divisions. To ensure that the Pavilion is well looked after and is able to become the vibrant, attractive and welcoming hub that is envisaged, coordination between key stakeholders within and external to Council is essential. For this purpose, it is recommended that the management of these groups as well as proposed upgrade works, be coordinated by a Project Manager.

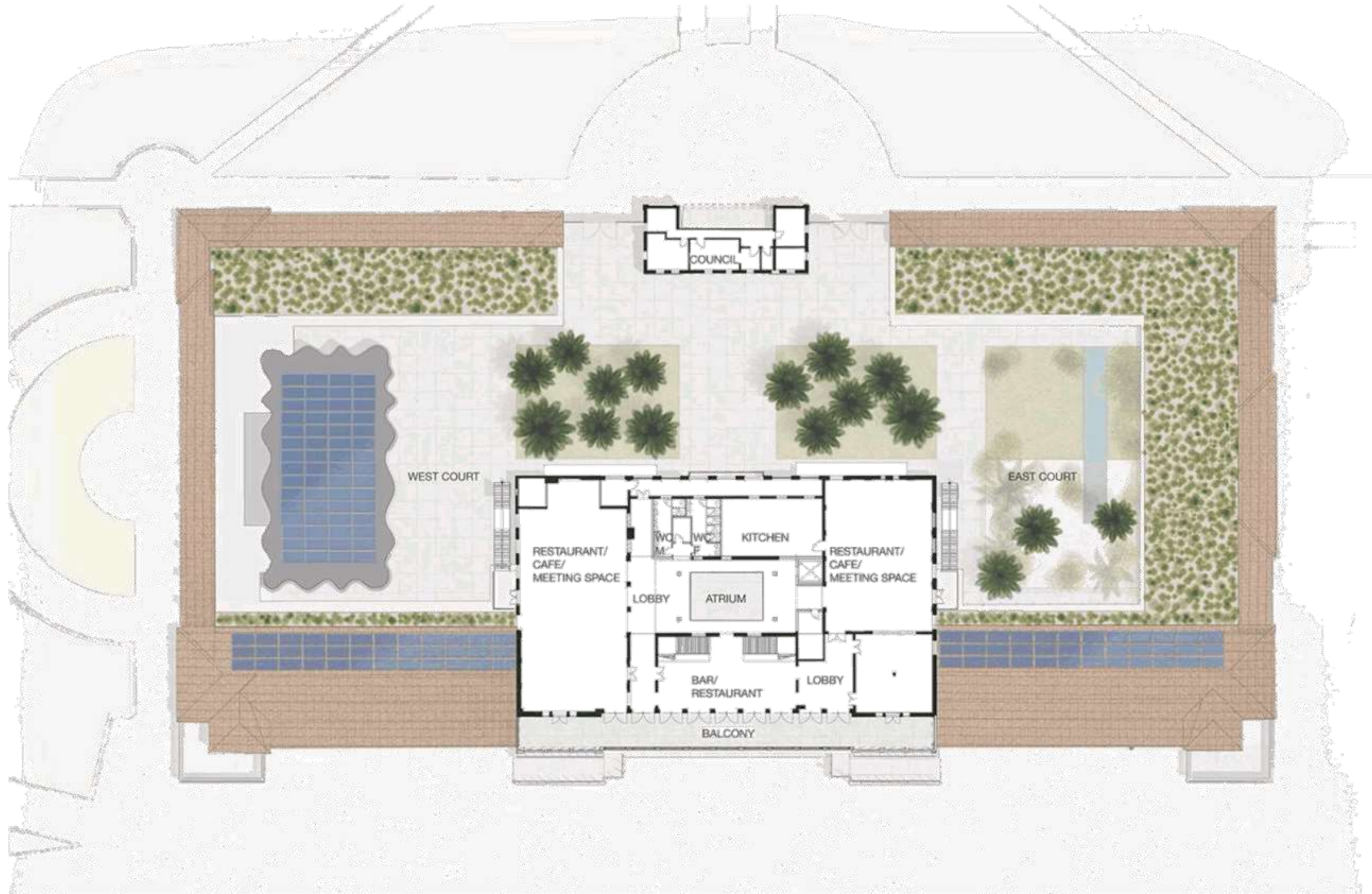
In addition to providing a management structure to achieve these desired outcomes, some key planning works will need to be in place prior to any upgrades or refurbishments taking place. These works include:

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1. Appointment of Project Manager
2. Reform the Bondi Pavilion working group
3. Undertake a feasibility study
4. Develop a business plan
5. Undertake a cost benefit analysis
6. Decide on best mix of community / business enterprises within the Pavilion
7. Engage an architect to review the building structure and layout to provide the appropriate amenities
8. Seek funding through grant applications and partnership projects
9. Plan a detailed sequence of works to upgrade/refurbish the Pavilion and develop a detailed action plan
10. Proceed with upgrade projects.



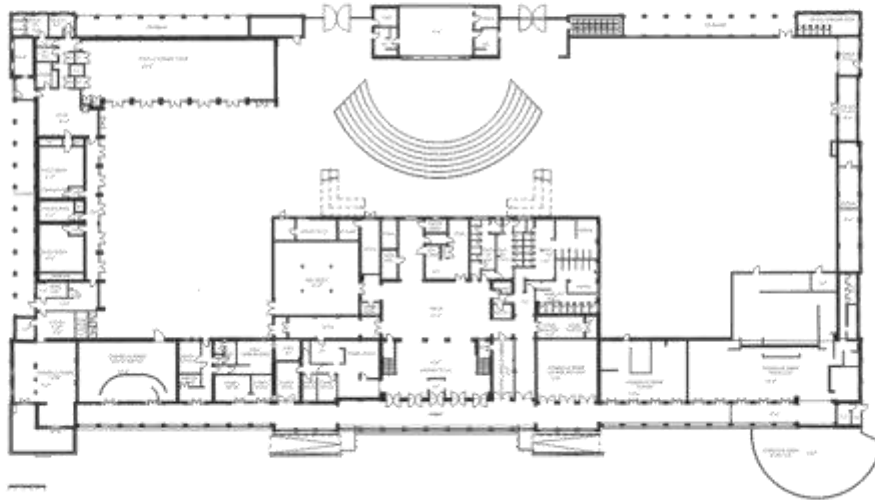


**BONDI PAVILION UPGRADE  
AND CONSERVATION PROJECT**



WAVERLEY  
COUNCIL

GROUND FLOOR EXISTING

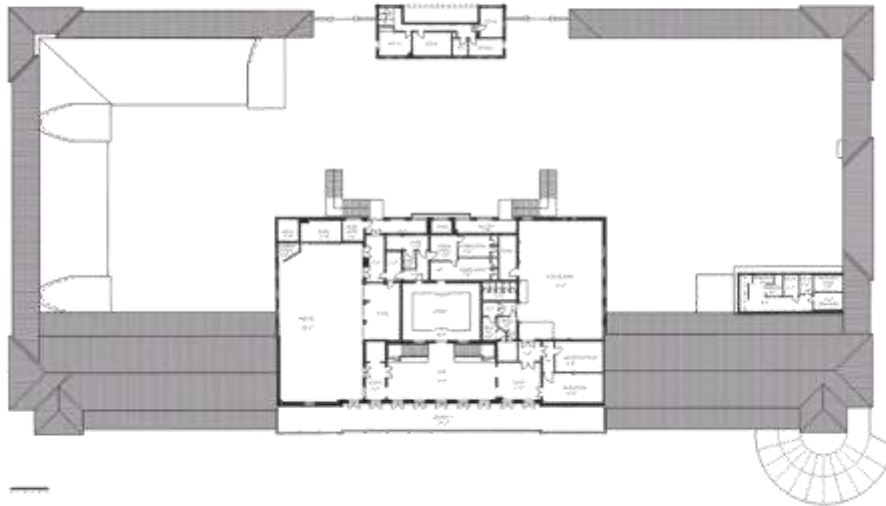


**BONDI PAVILION UPGRADE  
AND CONSERVATION PROJECT**



**WAVERLEY**  
COUNCIL

FIRST FLOOR EXISTING

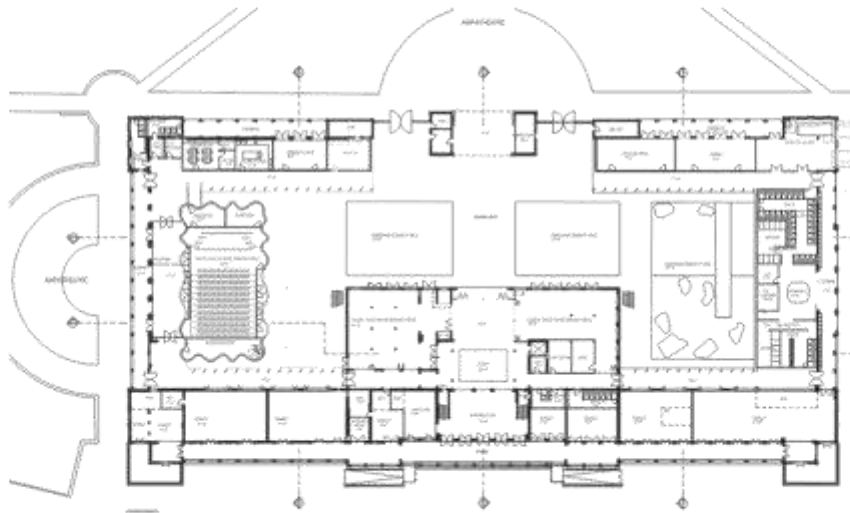


**BONDI PAVILION UPGRADE  
AND CONSERVATION PROJECT**



**WAVERLEY**  
COUNCIL

**GROUND FLOOR PROPOSED**

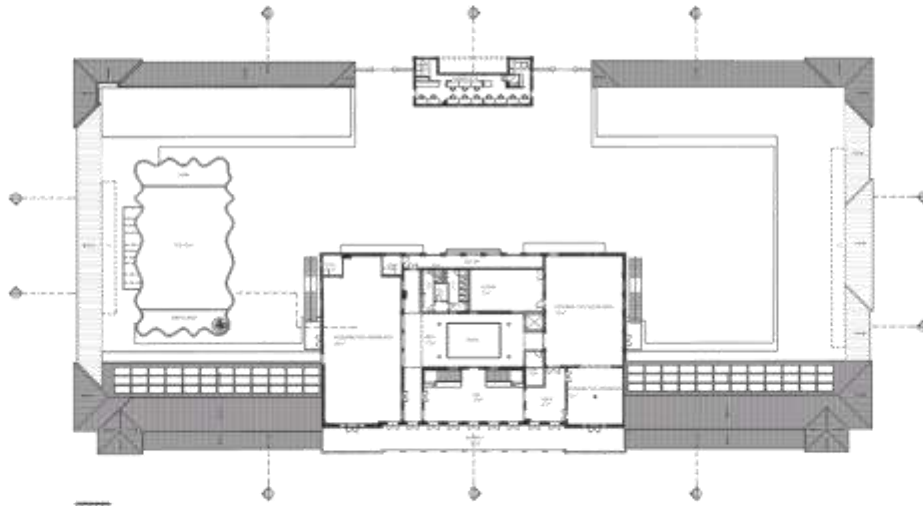


**BONDI PAVILION UPGRADE  
AND CONSERVATION PROJECT**



**WAVERLEY**  
COUNCIL

FIRST FLOOR PROPOSED



**Attachment 4 - Community Submissions Counted by Theme**  
Bondi Pavilion Upgrade & Conservation Project

Theme	No. of submissions	% of submissions
Extension of community consultation time	22	3.1%
Wide openings = wind tunnels	6	0.8%
Concerns of pond/water safety	3	0.4%
Concerns of commercialisation/privatisation	239	33.8%
Concerns of loss of community facilities	250	35.4%
Concerns over the permanency of Council depot next door	2	0.3%
New theatre doesn't fit (asthetically)	15	2.1%
New theatre is a multipurpose space, not fit for theatre productions	29	4.1%
Keep theatre upstairs	43	6.1%
Pavilion should be reserved for community/cultural space	264	37.3%
No more cafes/restaurants	75	10.6%
Put in a museum	5	0.7%
Need pottery space	48	6.8%
Need music studios	84	11.9%
Positive about toilets	1	0.1%
New theatre has no toilets *	2	0.3%
New theatre has no foyer*	2	0.3%
Concerns on capacity of events ie. Flickerfest, Shir Madness	27	3.8%
Concerns of limited number of seats in theatre	3	0.4%
Concerns with trees in courtyard	3	0.4%
Concerned that current hirers have been told by Council they need to vacate	0	0.0%
Positive about new restaurants/cafes	2	0.3%
Happy with concept design	9	1.3%
Keep the Pavilion how it is currently, don't change	53	7.5%
Positive regarding heritage conservation	5	0.7%
Design should consider Aboriginal heritage	6	0.8%
Don't want to feel like the area is upmarket	3	0.4%
Maintain The Bucket List	21	3.0%
Abandon plans and start afresh	23	3.3%
Concerns of underground car park	9	1.3%
Encourages an underground car park	2	0.3%
Concerns over funding	22	3.1%

Note: percentages do not sum to 100 because many submissions included more than one theme.

Total submissions: 707.



Attachment 7: Bondi Pavilion Event Booking Comparisons - Week beginning 15 Feb 2016.				
Start Date/Time	End Date/Time	Event Name	Existing space utilised	Space in new design
26 Jan to 27 March	Mon - Sun 10:00 AM - 05:00 PM	Art Exhibition [38257] Martin Parr - Australian Centre of Photography	Art Gallery	Gallery/ Exhibition/ Community Space (South)
Mon 15/02/2016	Mon 08:00 AM - 09:00 AM	Support service meeting (Community group)	Ocean	Community Room (South)
Mon 15/02/2016	Mon 10:00 AM - 11:00 AM	Recreation class Karate	Ocean	Theatre Foyer
Mon 15/02/2016	Mon 03:30 PM - 04:30 PM	Educational class Mini Meditation	Ocean	Community Room (North)
Mon 15/02/2016	Mon 07:30 AM - 02:30 PM	Recreation class Gymbaroo Bondi	Seagull	Gallery/ Exhibition/ Community Space (North)
Mon 15/02/2016	Mon 04:00 PM - 07:00 PM	Recreation class Bondi Dance Co.	Seagull	Gallery/ Exhibition/ Community Space (North)
Mon 15/02/2016	Mon 07:00 PM - 09:00 PM	Recreation class No Lights No Lycra	Seagull	Gallery/ Exhibition/ Community Space (North)
Mon 15/02/2016	Mon 07:30 PM - 08:30 PM	Internal Booking Casual Council staff booking	Theatre	New Theatre
Mon 15/02/2016	Mon 09:30 AM - 10:30 AM	Recreation class Dee's Fit For Life	High Tide	Community Room (North)
Mon 15/02/2016	Mon 10:30 AM - 01:00 PM	Recreation class Baby Ballet Academy	High Tide	Community Room (North)
Mon 15/02/2016	Mon 06:00 PM - 07:30 PM	Recreation class Tae Kwon Do	High Tide	Community Room (North)
Mon 15/02/2016	Mon 8:00 PM - 09:00 PM	Recreation class Fitness 4 Mums	High Tide	Community Room (North)

Start Date/Time	End Date/Time	Event Name	Existing space utilised	Space in new design
Mon 15/02/2016	Mon 10:00 AM - 12:00 PM	Multicultural Program / Activity <b>Seniors Choir</b>	Music Studio 1	New Theatre
Mon 15/02/2016	Mon 12:30 PM - 04:00 PM	Music rehearsal	Music Studio 1	Community Room (South)
Mon 15/02/2016	Mon 04:00 PM - 06:00 PM	Music rehearsal	Music Studio 1	Not Accommodated - Relocated to new studio facility
Mon 15/02/2016	Mon 07:30 PM - 09:30 PM	Music rehearsal	Music Studio 1	Community Room (South)
Mon 15/02/2016	Mon 09:30 AM - 11:30 AM	Recreation class <b>Einsteinz Music</b>	Music Studio 2	Community Room (South)
Mon 15/02/2016	Mon 8:30 PM - 9:30 PM	Music rehearsal	Recording Control room	Not Accommodated - Relocated to new studio facility
Tue 16/02/2016	Tue 08:00 AM - 09:00 AM	Support service meeting <b>(Community group)</b>	Ocean	Community Room (South)
Tue 16/02/2016	Tue 12:00 PM - 02:00 PM	Internal Booking <b>Council staff booking</b>	Ocean	Community Room (South)
Tue 16/02/2016	Tue 02:00 PM - 03:00 PM	Internal Booking <b>Council staff booking</b>	Ocean	Community Room (South)
Tue 16/02/2016	Tue 03:00 PM - 06:00 PM	Recreation class <b>Karate</b>	Ocean	Community Room (South)
Tue 16/02/2016	Tue 04:30 PM - 05:30 PM	Recreation class <b>Bondi Dance Co.</b>	Dolphin	Theatre Foyer
Tue 16/02/2016	Tue 09:30 AM - 03:00 PM	Internal Booking <b>Council staff booking</b>	Dolphin	Venue Office Meeting Room
Tue 16/02/2016	Tue 02:00 PM - 03:00 PM	Internal Booking <b>Council staff booking</b>	Dolphin	Venue Office Meeting Room

Start Date/Time	End Date/Time	Event Name	Existing space utilised	Space in new design
Tue 16/02/2016	Tue 07:30 AM - 08:30 AM	Recreation class <b>Surf Yoga</b>	Seagull	Community Room (North)
Tue 16/02/2016	Tue 04:00 PM - 05:30 PM	Recreation class <b>Action Atelier</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Tue 16/02/2016	Tue 05:30 PM - 06:30 PM	Recreation class <b>Bondi Dance Co.</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Tue 16/02/2016	Tue 07:00 PM - 08:00 PM	Recreation class <b>Bright Light Yoga</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Tue 16/02/2016	Tue 10:00 AM - 11:30 AM	Recreation class <b>Baby Ballet Academy</b>	High Tide	Community Room (North)
Tue 16/02/2016	Tue 11:30 AM - 12:30 PM	Recreation class <b>Fitness 4 Mums</b>	High Tide	Community Room (North)
Tue 16/02/2016	Tue 04:00 PM - 07:30 PM	Recreation class <b>Capoeira Brazil Bondi Beach</b>	High Tide	Community Room (North)
Tue 16/02/2016	Tue 07:30 PM - 08:30 PM	Recreation class <b>Zumba Australia</b>	High Tide	Community Room (North)
Tue 16/02/2016	Tue 10:00 AM - 03:00 PM	Music rehearsal/Recording	Music Studio 1	Not Accommodated - Relocated to new studio facility
Tue 16/02/2016	Tue 07:00 PM - 09:30 PM	Music rehearsal	Music Studio 1	Not Accommodated - Relocated to new studio facility
Tue 16/02/2016	Tue 09:30 AM - 11:30 AM	Recreation class <b>Einsbeinz Music</b>	Music Studio 2	Community Room (South)
Tue 16/02/2016	Tue 06:00 PM - 07:30 PM	Recreation class	Music Studio 2	Community Room (South)
Tue 16/02/2016	Tue 07:30 PM - 09:30 PM	Music rehearsal	Music Studio 2	Community Room (South)

Start Date/Time	End Date/Time	Event Name	Existing space utilised	Space in new design
Wed 17/02/2016	Wed 08:00 AM 09:00 AM	Support service meeting (Community group)	Ocean	Community Room (South)
Wed 17/02/2016	Wed 09:00 AM 04:00 PM	General Meetings Casual <b>World Wildlife Fund meeting</b>	Ocean	New Theatre
Wed 17/02/2016	Wed 04:00 PM 06:00 PM	Recreation class <b>Bondi Dance Co.</b>	Ocean	Community Room (South)
Wed 17/02/2016	Wed 06:00 PM 09:00 PM	Recreation class <b>Kind Kids Project</b>	Ocean	Community Room (South)
Wed 17/02/2016	Wed 09:30 AM 10:30 AM	Internal Booking <b>Council staff meeting</b>	Dolphin	Venue Office Meeting Room
Wed 17/02/2016	Wed 07:30 AM 02:30 PM	Recreation class <b>Gymbaroo Bondi</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Wed 17/02/2016	Wed 04:00 PM 07:00 PM	Recreation class <b>Bondi Dance Co.</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Wed 17/02/2016	Wed 09:00 AM 03:00 PM	Community org. Casual <b>Marine Excursions</b>	Amphitheatre	Theatre Foyer
Wed 17/02/2016	Wed 09:30 AM 10:30 AM	Recreation class <b>Dee's Fit For Life</b>	High Tide	Community Room (North)
Wed 17/02/2016	Wed 06:00 PM 07:30 PM	Recreation class <b>Tae Kwon Do</b>	High Tide	Community Room (North)
Wed 17/02/2016	Wed 02:00 PM 04:00 PM	Music rehearsal	Music Studio 1	Community Room (North)
Wed 17/02/2016	Wed 09:30 AM 11:30 AM	Recreation class <b>Einsteinz Music</b>	Music Studio 2	Community Room (South)
Wed 17/02/2016	Wed 12:30 PM 04:00 PM	Music rehearsal	Music Studio 2	Community Room (South)

Start Date/Time	End Date/Time	Event Name	Existing space utilised	Space in new design
Thu 18/02/2016	Thu 08:00 AM 09:00 AM	Support service meeting (Community group)	Ocean	Community Room (South)
Thu 18/02/2016	Thu 10:00 AM 11:00 AM	Recreation class <b>Karate</b>	Ocean	Theatre Foyer
Thu 18/02/2016	Thu 04:00 PM 06:00 PM	Recreation class <b>Karate</b>	Dolphin	Theatre Foyer
Thu 18/02/2016	Thu 08:30 AM 12:00 PM	Casual <b>Film Shoot</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Thu 18/02/2016	Thu 03:00 PM 04:00 PM	Recreation class <b>Karate</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Thu 18/02/2016	Thu 04:00 PM 05:30 PM	Recreation class <b>Bondi Dance Co.</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Thu 18/02/2016	Thu 5:30 PM 7:00 PM	Recreation class <b>Action Atelier</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Thu 18/02/2016	Thu 07:00 PM 08:00 PM	Recreation class <b>Bright Light Yoga</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Thu 18/02/2016	Thu 07:30 AM 08:30 AM	Recreation class <b>Surf Yoga</b>	High Tide	Community Room (North)
Thu 18/02/2016	Thu 5:00 PM 07:30 PM	Recreation class <b>Capoeira Brazil Bondi Beach</b>	High Tide	Community Room (North)
Thu 18/02/2016	Thu 07:30 PM 08:30 PM	Recreation class <b>Zumba Australia</b>	High Tide	Community Room (North)
Thu 18/02/2016	Thu 03:00 PM 05:00 PM	Music rehearsal	Music Studio 1	Community Room (South)
Thu 18/02/2016	Thu 09:30 AM 11:30 AM	Recreation class <b>Einsteinz Music</b>	Music Studio 2	Community Room (South)

Start Date/Time	End Date/Time	Event Name	Existing space utilised	Space in new design
Fri 19/02/2016	Fri 08:00 AM 09:00 AM	Support service meeting (Community group)	Ocean	Community Room (South)
Fri 19/02/2016	Fri 07:30 AM 02:30 PM	Recreation class <b>Gymbaroo Bondi</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Fri 19/02/2016	Fri 09:00 AM 11:00 AM	Recreation class <b>Baby Ballet Academy</b>	High Tide	Community Room (North)
Fri 19/02/2016	Fri 01:00 PM 04:00 PM	Music rehearsal	Music Studio 1	Community Room (South)
Fri 19/02/2016	Fri 05:00 PM 06:00 PM	Music rehearsal	Music Studio 1	Community Room (South)
Fri 19/02/2016	Fri 09:30 AM 11:30 AM	Recreation class <b>Einsteinz Music</b>	Music Studio 2	Community Room (South)
Sat 20/02/2016	Sat 10:00 AM 11:00 AM	Recreation class <b>Laughter Club</b>	Ocean	Small Room - activity to start 30 minutes earlier
Sat 20/02/2016	Sat 10:00 AM 01:00 PM	Recreation class <b>Bondi Dance Co.</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Sat 20/02/2016	Sat 01:00pm 3:00 PM	Recreation class <b>Karate</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Sat 20/02/2016	Sat 04:00 PM 01:00 AM	Function <b>Farewell Party</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Sat 20/02/2016	Sat 08:30 AM 10:00 AM	Recreation class <b>Ki Yoga</b>	High Tide	Community Room (North)
Sat 20/02/2016	Sat 10:30 AM 01:00 PM	Recreation class <b>Capoeira Brazil Bondi Beach</b>	High Tide	Community Room (North)
Sat 20/02/2016	Sat 01:30 PM 03:45 PM	Recreation class <b>Patio De Tango</b>	High Tide	Community Room (North)

Start Date/Time	End Date/Time	Event Name	Existing space utilised	Space in new design
Sat 20/02/2016	Sat 10:00 AM - 10:00 PM	Music rehearse/recording	Music Studio 1	Not Accommodated - Relocated to new studio facility
Sat 20/02/2016	Sat 10:30 AM - 12:30 PM	Recreation class <b>Mahasiddha Meditation</b>	Music Studio 2	Community Room (South)
Sat 20/02/2016	Sat 03:00 PM - 05:00 PM	Music rehearsal	Music Studio 2	Community Room (South)
Sat 20/02/2016	Sat 06:30 PM - 08:30 PM	Music rehearsal	Music Studio 2	Community Room (South)
Sun 21/02/2016	Sun 08:30 AM - 11:00 AM	Support service meeting <b>(Community group)</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Sun 21/02/2016	Sun 11:00 AM - 03:00 PM	Internal Booking <b>Council info Session</b>	Seagull	Gallery/ Exhibition/ Community Space (North)
Sun 21/02/2016	Sun 09:00 AM - 12:30 PM	Childrens party	High Tide	Community Room (North)
Sun 21/02/2016	Sun 12:30 PM - 04:00 PM	Childrens party	High Tide	Community Room (North)
Sun 21/02/2016	Sun 12:00 PM - 02:00 PM	Music rehearsal	Music Studio 1	Community Room (South)
Sun 21/02/2016	Sun 02:00 PM - 04:30 PM	Music rehearsal	Music Studio 1	Community Room (South)
Sun 21/02/2016	Sun 05:00 PM - 06:30 PM	Music rehearsal	Music Studio 1	Community Room (South)
Sun 21/02/2016	Sun 08:30 AM - 12:30PM	Community meeting <b>Impact Church</b>	Theatre	New Theatre
Sun 21/02/2016	Sun 11:00 AM - 02:00 PM	Music rehearsal	Music Studio 2	Not Accommodated - Relocated to new studio facility

Start Date/Time	End Date/Time	Event Name	Existing space utilised	Space in new design
Sun 21/02/2016	Sun 06:00 PM - 08:00 PM	Music rehearsal	Music Studio 2	Community Room (North)
Sun 21/02/2016	Sun 09:00 AM - 10:00 AM	Music rehearsal	Music Studio 2	Not Accommodated - Relocated to new studio facility



## Council report CM/7.4/16.04 – Bondi Pavilion Upgrade & Conservation Project ADDENDUM TO REPORT

19 April 2016

Author: Cathy Henderson, Director, Waverley Life

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Issues have been raised by Councillor/s in relation to the Office of Local Government document *Council Decision Making During Merger Periods*, issued under section 23A of the Local Government 1993 on 18 December 2015. A question has been raised as to how these guidelines relate to progress and variations of the Bondi Pavilion Upgrade & Conservation Project.

The merger guidelines have been considered by officers and advice has been sought from the Office of Local Government. The Office of Local Government has advised that an addendum to the Council report on the Bondi Pavilion Upgrade & Conservation Project would be appropriate.

### **Extract from Guidelines**

The Guidelines state on page 6-7 that:

*"Councils the subject of merger proposals should not enter into a contract or undertaking involving the expenditure or receipt by the council of an amount equal to or greater than \$250,000 or 1% of the council's revenue from rates in the preceding financial year (whichever is the larger), unless:*

- *the contract or undertaking is being entered into as a result of a decision made or procurement process commenced prior to the start of the merger proposal period; or*
- *entry into the contract or undertaking is reasonably necessary for the purposes of:*
  - *meeting the council's ongoing service delivery commitments to its community; or*
  - *to implement an action previously approved under a council's Delivery Program or the Operational Plan for the relevant year."*

### **Prior Council decisions**

Council first approved actions related to an architect-led design project at Bondi Pavilion in the Bondi Park, Beach & Pavilion Plan of Management process in 2012-2014. This resulted in inclusion of the project in the Operations Plan 2014-15 and the Long Term Financial Plan received in June 2014. The project was also included in the Operations Plan for 2015-16 and the current Long Term Financial Plan.

In February 2015 Council set the scope for the project. The tender for principal design consultant was then commenced, based on the scope set by Council and based on a project budget of \$15 million.

The scope of design works included design up to completion of construction tender documentation. The scope included subconsultant work (for instance specialist consultants in mechanical engineering, hydraulic engineering, electrical engineering, fire safety, heritage, lighting and acoustics).

In June 2015 Council resolved to award the tender for principal design consultant for the Bondi Pavilion Upgrade & Conservation Project. A contract was executed accordingly on 14 July 2015.

In December 2015 Council received draft concept plans, with significantly increased cost estimates. The Council unanimously agreed to approve these concept plans for the purposes of consultation.

All the above decisions were made prior to the start of the merger proposal period. The full text of the resolutions is set out at Attachment 1 to the original 19 April 2016 Council report.

**Content of "contract or undertaking" made before the start of the merger proposal period**

The contract signed as per Council report and Council decision was an Australian standard AS4122-2010. Relevant extracts of the contract are

**"9. Variations**

9.1 *The Client may direct the Consultant to perform a Variation*

9.2 *If the Consultant considers any Direction requires a Variation but the Direction is not in writing or does not specify that it directs a Variation, then the Consultant must promptly notify the Client in writing setting out why the why the Consultant requires a Variation. In that case the Consultant must not comply with the Direction unless the Consultant receives a written:*

*(a) Direction specifying a Variation; or*

*(b) notice that the Client disagrees, stating its reasons.*

...

9.3 *The Fee must be adjusted for each Variation. Unless the amount of the adjustment is agreed, the adjustment must be calculated by the Client on the basis of applicable rates or fees in this Contract or, if none, then reasonable rates and fees. "*

**Submitted Variation**

On 22 December 2015, Tonkin Zulaikha Greer submitted a notification that a variation was required to design fees on the basis that the project had increased in scale by over 100%. The notification included itemised estimates and written correspondence and estimates from subcontractors. Total design fees (including subconsultants) had increased by 36%, considered to be reasonable given the project cost and scale had increased by over 100%. The increase was \$468,495.50.

Council officers assessed the notification and have recommended that the variation was reasonable.

**Conclusion**

The Bondi Pavilion Upgrade & Conservation Project is included in existing and past Operational Plans and has been the subject of various Council decisions over 2012-2015. The contract for principal design consultant was awarded in June 2015 and executed in July 2015. The project was increased in scale and cost in the period leading up to the December 2015 Council meeting.

The project with additional cost estimates was approved for public consultation at the Council meeting on 15 December 2015. This was prior to the State Government releasing its merger guidelines on 18 December 2015, and prior to the commencement of the merger proposal period.

The contract variation is necessary for the purposes of implementing an action previously approved by the Council. Therefore, the contract variation fits within the requirements of the guidelines.