

# BONDI PAVILION

## Upgrade and Conservation

Further Community Consultation and Engagement



## BONDI PAVILION UPGRADE & CONSERVATION PROJECT


Text of Key Resolutions from Waverley Council meetings  
April 2016 & June 2016


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### **Council Meeting – 19 April 2016, item CM/7.4/16.04: Bondi Pavilion Upgrade & Conservation Project**

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.

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- (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).



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## **Council Meeting – 21 June 2016, item CM/7.7/16.06: Bondi Pavilion Proposed Further Consultation Plan**

That:

1. Council engages in a further period of consultation with community and key stakeholders on the Bondi Pavilion Upgrade and Conservation Project, for a period of approximately two months commencing July 2016.
2. Council endorses the Further Consultation Plan for the Bondi Pavilion Upgrade and Conservation Project attached to this report, subject to clause 4(g) being amended to read as follows:

‘Many aspects of the project are not determined yet. Aspects of the project that have been previously signed off by Council resolution will be reconsidered as part of this consultation’.
3. Council notes that the development application for the project will not be submitted until after the further consultation period has concluded and community feedback has been considered.
4. Local members of the arts and culture community be consulted and included in the small group discussions as mentioned on page 312 of the agenda.
5. The submissions received in the initial consultation on the \$38 million plan (i.e. the 700+ submissions) be included in any assessment arising from this second round of consultation so that those residents who made submissions initially continue to have their views taken into account.
6. The square meterage breakdown of space usage be finalised prior to the consultation and distributed with the consultation.
7. An external consultant be appointed to conduct a cultural and community use and impact assessment of the existing building.