KJA
engaging solutions

Bondi Pavilion Upgrade and Conservation Project
Previous Consultation Submissions Report

Part 2

November 2016

KJA engaging solutions

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1. Introduction

This Part 2 report summarises the 706 submissions received by Council in response to the 2015/16 public exhibition of the Concept Plan for the Upgrade and Conservation of Bondi Pavilion.

The Concept Plan was endorsed by Council in late 2015 and, in accordance with the requirements of the development of a Plan of Management, a period of consultation with the community on the proposed design was undertaken between December 2015 and March 2016.

Council advertised the exhibition of the Concept Plan and undertook a range of stakeholder and tenant briefings. A total of 706 submissions were received with many including attachments.

The following table reflects Council's preliminary analysis of the submissions, and identifies the key themes raised in submissions, and the number of submissions relating to these themes. It should be noted that some submissions were considered to address more than one theme.

Key Themes	Number of submissions relating to this theme
Pavilion should be reserved for community/cultural space	264
Concerns of loss of community facilities	250
Concerns of commercialisation/privatisation	239
Need music studios	80
No more cafes/restaurants	76
Need pottery space	48

Submissions were considered at the Council meeting on 29 April 2016, and Council directed a number of amendments to the Concept Design in response to the feedback.

This report

At a Council meeting on 21 June 2016, Council directed that a further period of consultation and engagement be undertaken to build on the Concept Project version that includes the refinements made as a result of the 706 submissions. In addition, Council requested consideration of the 706 submissions received between December 2015 and March 2016.

This report provides a thematic analysis of the 706 submissions. The thematic identification started with themes identified by Council, however was finally informed by the process of review. Fifteen key areas of interest/concern have been identified. Lesser occurring themes are reported together in the final section 'other'.

2. Findings by Theme

The following section provides a summary of submission findings by theme.

2.1 Concept Plan

The following section summarises comments relating to the Concept Plan or Pavilion in general.

A relatively small proportion of submissions expressed that they were satisfied with the Concept Plan. Some welcomed the new ideas for the Pavilion and supported the entrance to Campbell Parade, the new outdoor areas and the theatre. Supporters described the Pavilion as underused, uninviting and tired and in need of an upgrade and refurbishment. The new design was favoured by some, and supported for improving the look of the Pavilion, and invigorating it whilst retaining its character. The design was also considered to be "tropical and breezy" in keeping with the local area and the vibrant beach scene and eliminating outdoor noise and the "visual mess" of the outdoor seating. The ratio of between community and commercial use was supported and it was considered that the redevelopment will help attract events such as the Sydney Festival.

A number of submissions asserted that there is no need for an upgrade or change to the Pavilion and expressed opposition to the proposal. Support for the Pavilion to remain as it is with no changes was expressed in a number of ways including that it is considered a key part of Sydney's heritage, a place that has personal significance for many and that it is a highly valued community space. Some comments reflected a concern that the Concept Plan would deliver overdevelopment and a focus on generating profit. Concern that changes would result in the loss of community space and a community focus were also expressed. It was also highlighted that improving the Pavilion would create more visitors and more traffic and parking issues

Comments included:

- *"The Pavilion was my childhood playground and activity centre….. Now my children need this privilege of this facility as is"*
- *"Bondi Pavilion is historical and a beautiful place that should remain the same. I and many do not support this and it shouldn't even be considered."*
- *"We love it just the way it is"*
- *"it is a gorgeous world famous beach temple just the way it is and should not be commercialised"*
- *"It's an institution"*
- *"Why change something that is already beautiful and that works?"*
- *"The Pavilion is part of Bondi. I was born and bred there....leave it be...please....it's part of our history."*
- *"Bondi is "The jewel of the Pacific" and should never be for sale."*

- *"I am very passionate about the history and beauty of the Pavilion and oppose the upgrade as it will change the character and beauty that is so quintessentially Bondi. Residents and tourists love Bondi for its character and uniqueness. Why is it that we destroy the architecture that makes us unique in Sydney?"*

Some submissions suggested that Council should abandon plans and start again with some stating that the community did not want the plans to go ahead. Reasons cited for this included particularly, discontent with the consultation process; lack of opportunity for the community to be involved in the development of an architectural brief; dissatisfaction with the Concept Plan design; and a community interest in seeing more options. They also included that the process should be halted in anticipation of a council amalgamation.

Comments included:

- *"Please listen to your community and work with them together!"*
- *"Council should drop its current plans. The process about the future of Bondi Pavilion should be restarted so we all can have a meaningful say in the future of this wonderful community asset."*

A number submissions were supportive of refurbishment, upgrade and/or maintenance works rather than the proposed redevelopment. It was emphasised that these works should prioritise conservation and preservation of the Pavilion, with submissions suggesting the need for a maintenance budget. In addition to the general view that the toilets/amenities and overall facility was in need of a renovation and repair, there were several areas that were identified as in need of repair and maintenance:

- paint
- carpet
- leaking roof
- sewer and storm water drainage
- the condition of street and roads around the area
- back gates
- the back of the Surf Club needs to be cleaned

2.2 Commercialisation and privatisation

There was a significant number of submissions **against the commercialisation and privatisation** of the Pavilion. Most of these submissions opposed the privatisation of the Pavilion and emphasised that as a cultural icon, the building should remain community focused. For example, one submission noted that the Concept Plan would facilitate a move to privatise an arts centre while others lamented that the proposed design would turn the Pavilion into a function 'for hire' centre or shopping mall.

The primary reasons for **opposing increased commercialisation** was that this would compromise or impact on the existing community spaces and facilities in the Pavilion, and that privatised spaces will be inaccessible to the people who currently use the Pavilion. For example, one submission highlighted the Pavilion's role as a cultural space and felt that this would be compromised by an increase in commercial facilities, while another suggested that at least one space flagged for commercial use (restaurant/café/meeting space) should be allocated to creative community use. Another argued that commercial use should be kept to a minimum and only included if it provides some benefit to the community.

Concerns around **relying on commercial activities** was noted in a number of submissions. For example, one submission raised the risk around privatisation as a failing commercial venture will impact the aesthetic and reputation of the place. There were concerns around how commercialisation would impact on the use and hiring of spaces in the Pavilion, and how leasing would be managed. A number of submissions were concerned that under the proposed plan current hirers will be required to vacate.

Several submissions proposed a **ratio for community to commercialised spaces**, with community spaces accounting for two thirds of the Pavilion and commercial spaces occupying the remaining third. Another submission suggested a 70% community, 30% commercial split. Others questioned the justification behind the proposed ratio in the Concept Plan.

Further, it was suggested that the Concept Plan would **isolate or alienate the public for commercial gain** and have an impact on the Pavilion's 'cultural atmosphere', 'community vibe', 'community spirit, 'cultural heart and soul', and/or the unique character and vibrancy of the place. One submission noted that a focus on amenities and exclusive member spaces has resulted in a Concept Plan that is 'bland.' Submissions raised concern that commercialisation of the Pavilion would lead to a loss of culture, by threatening a number of community spaces including the music recording studios, music rooms, community meeting spaces, rooms for classes, balcony, rehearsal space and theatre. Further there was concern that privatisation would reduce opportunities for artists and community members to express themselves creatively. Some felt that the spaces dedicated for community use in the Concept Plan will also be able to be used for commercial purposes – and saw an issue with this.

Many submissions made links between the **commercialisation of Bondi and the proposed commercialisation of the Pavilion**, with strong opposition to this. For example, one submission

suggested that there is a risk that Bondi will end up like Darling Harbour or the Rocks, and that this level of commercialisation is unnecessary in Bondi. Specific opposition was expressed in regard to more commercial outlets at Bondi Beach, an increase in the number of cafes and restaurants at the Pavilion, the cost of event spaces, retail space dominating the Pavilion, and recreational space being converted to commercial space. Numerous submissions raised concern that commercialisation is driven by an interest in increasing tourism, rather than community needs. Others acknowledged the role of the Pavilion in terms of local and international tourism.

It was highlighted that an increased number of commercial outlets will **increase waste, rubbish and traffic** in the area. It was suggested that increased commercialisation will have an impact on the volume of traffic, and cannot be accommodated by the existing infrastructure, public transport systems and parking spaces.

It was argued that **Council is not a business focused on profit generation** but instead an entity which should be driven by providing for the community, and as such, commercialisation of this community asset should not be the priority. For example, one submission raised the idea that the current function of the Pavilion reflects that Council cares for its community. It was suggested in another submission that Council and politicians appear to be selling off public property for short term commercial gain without public support. It was recommended that the Pavilion be run by a Trust rather than controlled by the Council or a private entity. The view was also presented that the Pavilion is on Crown Land and therefore community involvement should be a priority.

Affordability was another key issue raised, with submissions presenting the view that increased commercialisation will drive up prices and mean that the Pavilion will only be accessible to the wealthy. Some submissions noted that not all residents in the Bondi area are wealthy, and that the cost of living in Waverley has escalated. Therefore commercialisation was understood at a threat to the Pavilion as a place for community members and families. Further, concern was raised that the redevelopment will turn the Pavilion into a 'millionaire's playground' or a 'glorified night spot' for the wealthy.

The **privatisation of the top floor of the Pavilion** was also noted as a concern for many, with submissions highlighting an opposition to allocating the entire upper floor for privatised restaurants. The main reason for this was the loss of valuable community facilities.

A small proportion of submissions were **in favour of the commercialisation** of the Pavilion, with participants noting that it will need to be carefully implemented by Council but that it will increase Bondi tourism and generate the income required to support community facilities. There was also acceptance by some that there is a need to make the Pavilion a profitable venue.

Submissions also made reference to the **seasonal nature of activity** at the Pavilion, suggesting that privatised spaces will not work during winter as they will rely on tourists who usually visit during the warmer months.

Comments included:

- *"I wish to see the Bondi Pavilion remain community based not commercial!"*
- *"We are at the beach and we want to be casual."*
- *"Reallocating the space will turn into the same old dreary, drab wall-to-wall "for lease" merry-go-round"*
- *"This cultural centre should be sensitively restored and not sold to the highest bidders."*
- *"Not all families and members of the Bondi area are wealthy and it is extremely important to leave areas such as these, as they are, to keep our area culturally and economically diverse."*
- *"I love going to the Bondi Pavilion and feeling the community spirit without the commercial atmosphere."*
- *"The Pavilion is a special place for local families, with many opportunities for community usage that cannot be found elsewhere."*
- *"The Bondi beach area is already extremely commercially oriented""*
- *"The proposal is a trojan horse for privatising the Bondi Pavilion."*
- *"You're going to tear the heart out of Bondi."*
- *"Commercialisation and government over regulation is choking Bondi to death."*
- *"Space like this is rare. The events staged over the years have been wonderful. Privatisation must not be an option."*
- *"Commercialisation will just further the beige brigade into the more interesting parts of Sydney"*
- *"Community over profit"*
- *"There's too much focus on profiting from tourism"*
- *"Under this plan it will only be those dressed up, with full wallets that can enjoy this community facility."*
- *"Councils should be about providing inclusive community events not exclusive ones."*
- *"Big business ruins the feel and heart of a community."*
- *"I don't think it should be overly commercialised. The ratio of community spaces to commercial spaces should be maintained, and even improved in favour of community."*
- *"Plan needs to balance a commercial reality to bring in funds…It can be a delicate balance."*
- *"It is possible to do a wonderful job of upkeep, and renewal without turning our Pavilion over to the commercial sector in this shameful way!"*
- *"Bondi Pavilion has been part of my life as long as I can remember. I generally enjoyed the facility for its friendly, unpretentious vibe. Please don't let it go the way of so much of Bondi, which is rapidly losing its soul."*
- *"Culture cannot be given a dollar value. That is why it's so easy for Councils to overlook its importance…Bondi Pavilion is a home for culture in the East. Without it you'll turn Bondi into yet another boring, dumb-downed vibe-less Double Bay replica."*

2.3 Community spaces, facilities and activities

The submissions demonstrated **great support for the community spaces** in the Pavilion, with many highlighting that this is integral to the facility. The need to maintain or expand the spaces, areas, and facilities dedicated to the community was identified as a key priority in a notable proportion of submissions. It was suggested that Council need to demonstrate that the proposed redevelopment will facilitate improvements to the function, accessibility and use of community facilities.

Most submissions that discussed community spaces or facilities made reference to a strong **sentimental connection** to the Pavilion or its **significance at a personal level**, because they live in the area, have visited the Pavilion, or have participated in the creative or community activities there. One submission described the Pavilion as an extension of the community's own homes. Many submissions demonstrated a thorough knowledge of the layout and use of the current Pavilion. Many expressed the importance of ensuring that future generations are able to access community facilities.

Several submissions requested that the **existing community spaces be left alone**, with an emphasis on how important the continuation of community activities is. For example, one submission expressed the view that community spaces are essential to providing interest and character within community, while another noted that the Pavilion was an important hub for local activity. It was also suggested that the activities held at the Pavilion ensure that it is a community space used by community members, and that the Pavilion should not be set aside for 'inactivity' such as eating or spending.

Many felt that the Pavilion should **remain a community, cultural and arts centre**, with submissions highlighting that the activities held there were important for community-building. It was noted that the artistic spaces within the Pavilion are of benefit to the local community as well as visitors including those from around Australia and overseas. Specific concerns were raised around the loss of community and cultural facilities such as creative studios, pottery studios, music spaces, performance spaces, the upstairs theatre space, the balcony, and community rooms including the Seagull, Ocean and High Tide rooms.

It was suggested that a loss of these interactive cultural spaces will **create 'cultural consumers' rather than 'active artists'**. There was concern that the redeveloped Pavilion would be less accessible to community members who need the space, and that the proposal may lead to the relocation of businesses such as the Bondi Dance Company and the loss of classes such as dance, pottery and meditation. Objections were raised in relation to the spaces named 'multi-use' as it was suggested that commercial interests would most likely overpower community ones. Others felt that the multi-use spaces would turn into underused spaces.

Maintaining the level of accessibility to, and affordability of, community activities was identified as a key priority. Submissions highlighted that the Pavilion currently hosts a range of activities including dance, sport, aerobics, pottery, singing, yoga, instrument making, music classes and programs such as Bondi Wave and the coastal marine education program. Submissions identified the need for

affordable community facilities to accommodate recreational activities, community meetings and education programs; and an increase in activities such as baby playgroups, exercise, and music classes.

Although some were supportive of upgrades to the Pavilion, it was emphasised that the level of **community access should not change** as a consequence. Submissions requested that facilities and activities for all ages, including children's groups, be retained and that community access to the Pavilion not be impacted. Some felt that if the Concept Plan was realised, community groups would be prohibited from using certain spaces. For example, the theatre or upstairs space, as these spaces would be booked out every weekend of the year for private functions. One submission noted that there are not enough community rental spaces in the Waverley area.

Inclusiveness was a reoccurring theme, with submissions noting that the Pavilion should be for everyone, and belong to the community rather than private interests. For example, one submission described the Pavilion as a monument to Australian egalitarianism and 'the fair go'. It was suggested that there is a greater need for community rather than commercial spaces at the Pavilion. One submission noted that the accessible community facilities and creative spaces enable the transient population to tap into the heart of the community.

Many submissions raised concern around **the loss of specific spaces and consequently the space for certain activities**. For example, the loss of Green Rooms would mean that there will be no dedicated craft spaces for the Shir Madness festival. There was also concern that the amphitheatre, performance spaces and the area allocated for the outdoor cinema will be lost. It was suggested that the High Tide room and rehearsal rooms are more appropriate as 'rentable' spaces rather than restaurants or highly privatised spaces. There was discussion around how existing spaces in the Pavilion accommodate the needs of specific activities. For example, the sprung wooden floorboards in the Seagull and High Tide rooms are important for gymnastics and dance. Further, it was suggested that some spaces cannot be shared due to the nature of certain activities.

There was concern that **replacement community spaces will not meet the needs of specific activities**. For example, one submission noted that the glass front to the Atrium is not suitable for yoga as no one wants to do yoga in a glass box. Another suggested that the proposed community rooms are too small to accommodate fitness classes which means they will most likely need to be relocated to another venue.

It was highlighted that the Pavilion is a v**enue which has the capacity to host cultural festivals, and music and entertainment events** for up to 2000 people, and that it is important to retain flexibility of use. It was suggested that the proposed redevelopment may have an impact on the number of people who can be accommodated at the Pavilion. Submissions note that proposed plans do not provide appropriate spaces for festivals including Flickerfest, Shir Madness, the South American festival, the Latin American Festival, the Festival of the Winds, Bondi Beachfest, Blymp, and Vibes on a Summers Day. For example, one submission raised concern around the proposed courtyard space

as it was seen as unusable for activities such as Flickerfest. Another pointed out that the proposed design does not provide the public space capacity to accommodate events such as Shir Madness.

Flickerfest, described as a Bondi institution, was mentioned in numerous submissions. It was noted that the demolition of the amphitheatre and the upstairs theatre would have an impact on the event which has been hosted at the Pavilion for 20 years. It was argued that the proposed plans would mean a loss of a 'secure, enclosed, quality controlled outdoor screening space' that meets the festival's needs for projection and accommodates its audiences.

Comments included:

- *"The Pavilion is the cultural heart of Bondi Beach and the Waverley Council area. It is wonderful that community activities involving people of all ages, particularly young people, are held at Bondi."*
- *"The Pav belongs to everyone, not just a select few and definitely not to brands. Keep the pav real and keep it as an artistic and cultural space for everyone."*
- *"Real people connect and create wonderful energy here, they develop art, talent.. It's a nurturing space that enables inspiration and amazing story telling…"*
- *"The community is paying to have less community space in the Pavilion!"*
- *"The Pavilion belongs to the people of Bondi and should always be available to the people of Bondi"*
- *"The vision needs to be sustainable and supportive of an interconnected network of cultural facilities that support high quality cultural activity"*
- *"There has been a deliberate abandonment of the centre from the [proposed] development and maintenance of thriving community art programs to the upkeep of the building itself"*
- *"My sons do soccer lessons there, I do pottery classes and we have attended many shows in the theatre and other spaces."*
- *"It's our community centre and we do art classes and kids attend classes. It will ruin the community!"*
- *"Waverley Council should care for people and put community interests first."*
- *"The Pavilion is a very important community space. This should be strengthened and supported and an upgrade could and should improve the facilities. Communities take a lot of time to develop and are very important."*
- *"These facilities should be renovated and brought up to standards demanded of a professional theatre space. This option will retain the most loved aspect of the Pavilion as a community asset available to all and save a great deal of money."*
- *"Just because the space does not generate a lot of money doesn't mean it doesn't generate a lot of value."*
- *"This will destroy one of the few multi-generational community spaces left and people will no longer use the space if it loses its community focus."*
- *"Completely inconsiderate to the arts community which has contributed immensely to the area over the past 20+ years."*

- *“I spent most of my childhood in the craft rooms of the Pavilion and want others to have the same experience.”*
- *“The cultural facilities are a launch pad for community expression and a stage for community events and festivals. Clustering cultural activities builds connection and innovation - creates a cultural centre. It attracts people with diverse creative talent and means special things happen.”*
- *“The variety of public access programs and exhibitions provide a rich cultural environment and are vital to keeping Bondi beach an interesting and diverse place.”*
- *“I am a film maker and one of my most cherished events is the annual Flickerfest film festival, sitting in the outdoor cinema, under the stars in this beautiful historic building.”*
- *“The demolition of the amphitheatre and the conversion of the Level 1 theatre into a restaurant will be the death knell for Flickerfest”*

2.4 Funding

Numerous submissions raised concerns in terms of funding the proposed redevelopment, with many concerned that it is a waste of taxpayers' money, particularly given the proportion of commercial space and lack of perceived community benefits. Several submissions made particular reference to the $38 million budget for the redevelopment, with suggestions that it could be better spent on other priorities including homelessness, education and health; and that the proposed expenditure will not meet the objective of the Pavilion as a Community and Cultural Centre. One submission pointed out that funding for artistic community spaces will benefit the community as opposed to the proposed redevelopment.

Some felt that the **cost needs to be reviewed and reduced**, with one submission describing the proposed redevelopment as a 'very expensive fit out.' It was suggested that the Pavilion is a NSW and Australian destination, and therefore support should be provided from the State and Federal governments.

There was concern over the architect's fees for developing the Concept Plan, with numerous submissions questioning the **amount allocated to aspects of the proposed design**. For example, the cost of the theatre space was questioned – with one submission noting that this space will not have access to a box office, foyer, bar area or toilet. One submission presented the view that the carpark will make the project financially unviable. Another felt that the same space and function could be achieved without the expensive façade. It was also suggested that removing the new building from the plans will significantly reduce the cost of the proposal.

Other concerns were raised around the **lack of a clear business plan** for how $38 million will be spent, with questions around whether funding for the project will require an increase in Council rates and why the Pavilion needs to financially sustain itself.

Comments included:

- *"The money saved should go into an updated pottery studio, multi-use community spaces of different sizes and similar outdoor spaces."*
- *"The Council needs to review the enormous spend"*
- *"I think my rates can be better spent than this very expensive fit out."*
- *"If it goes ahead, then all Waverley Councils for the next twenty years will be financially hamstrung. Waverley must not be saddled with a massive, wasteful and unnecessary loan."*
- *"Keen to understand what the money is being spent on"*
- *"Spending $38 million for the benefit of the private sector and changing the use of such a renowned public infrastructure and handing it over to the private sector is desperately misguided."*

2.5 Design

Some submissions raise concern over the design and concept of specific features of the proposed plans. There is consistent concern that the proposed plans will have an adverse impact on the **character and atmosphere** of the current Pavilion, the perception that the culture and identity of the community would be reduced through these developments is a recurring theme.

There is concern that the Pavilion will be too **modern**. Some features specified include the grey paint, the glass, too much metal and concrete, and the square arches. A concern that there are not enough **public amenities** was also raised. Some submissions considered the proposed design to be unattractive.

There was a perception that the Concept Design would create a **wind tunnel** as a result of a wide opening at the front of the Pavilion, this concern was raised in many submissions. A number also specified the effect of having noise and sand being carried into the building. There were more general concerns that the design did not take into account the weather and seasonal impacts on the building. Multiple submissions raised concern that the effect of the weather on the south-facing Pavilion on a south facing beach has not been taken into account.

Safety concerns were raised around the proposed **pond** particularly in relation to children, with one submission describing it as a nightmare for all parents of toddlers.

Some submissions indicated support for the landscaping plans although concerns were raised in regard to the proposed **trees in the courtyard area**. Concerns raised include:

- large trees will obstruct activities associated with cultural and sport events/classes held in the courtyard
- the trees will impact on the way the courtyard can be used for cultural festivals
- palm trees are not native or aesthetically pleasing
- the quantity of palms are not supported, less is more
- trees and water feature eliminates the opportunity for a marquee in the courtyard grassed area (for events such as Flicker Festival and Shir Madness)

There was general support for the removal of the '**glass bubble'** at the front in order to restore the façade. There was also support indicated in the submissions for the proposed **tiling** on the roof although this was not unanimous. There were mixed responses to the prospect of changing the **entrance** of the Pavilion.

Sustainability was raised as a concern in a number of submissions. There was support for a more sustainable approach to any redevelopment. Submission included the following suggestions:

- have solar panels
- environmentally friendly materials that will not corrode with the salt and wind
- collect rainwater
- treat and recycle sewage

- compost organic waste
- reuse other waste in innovative ways
- opening up doors/windows on northern side in the High Tide room to achieve cross ventilation
- white roofs are more efficient for a higher environmentally rated surface

Submissions raised a range of **other concerns** in relation to the concept plan and design including opposition to the grey colour and requests for more shade. There was also concern that putting the amphitheatre outside will cause noise issues for the surrounding area. Other concerns included

- access for service vehicles/companies with heavy machinery around the back of the Pavilion for deliveries
- the Council depot is too big and bulky
- it is not necessary to reinstate the rear East/West corridor as it will cut access for commercial tenants

Suggestions for improvements to the Concept Plan included

- more lighting in the building
- relocation of parking officers to a less important venue to create space
- removal of Queen Elizabeth Drive which cuts off the building from the beach
- design the building in a way that appreciates and relates to the beach through physical and cultural features

Comments included:

- *"the walled area should be developed to supply purpose built activity zones, such as markets, concerts, film festivals and events, with careful consideration to indoor / outdoor convertibility and the ability to hold a cross-section of functions under a variety of weather conditions."*
- *"Bondi has always had a bohemian vibe"*
- *"enhance the environment plant more trees provide more shelter spend the money on useful matters ... But please no concrete jungles"*
- *"what on earth could you put there that would not really spoil the charm of Bondi..."*
- *"it doesn't need a shiny soulless upgrade"*
- *"that design is an abomination and a blight on the beach...."*
- *"to say there used to be external amphitheatres originally is to deny that music production has changed dramatically to its current potential ear-splitting levels"*

2.6 Theatre

Many submissions indicate that the theatre may need some form of renovation or upgrade although there was heavy objection displayed in the submissions to the possibility of removing the current theatre and building the new 'glass box'. There was some limited support for the proposed theatre, some submissions expressed the view that the theatre should not be at the Pavilion at all.

Some submissions expressed the view that the **new theatre doesn't fit aesthetically**. The height of the roof being higher than the Pavilion wall was raised as an issue. It was also considered to be out of character with the rest of the building and was variously described as unattractive, disconnected, oversized and too modern.

Comments included:

- *"that strange modern building that will be the theatre feels out of character with the current architecture"*
- *"the construction of a large, ugly and out-of-character theatre in the Southern courtyard should not go ahead"*

There is some concern that the **new theatre is a multipurpose space and not fit for theatre productions**. While there was some support for a multipurpose space, comments were overwhelmingly negative with many reflecting a concern that if the theatre space tries to accommodate multiple uses it will not be equipped for any specific uses and will also be overbooked, shutting out theatre users.

The level of professionalism that could be achieved in a multipurpose space was also questioned amid concerns that the proposal focussed on it becoming function space rather than theatre space. Concerns about the functionality of the design included:

- there is no loading dock
- there is no box office or bar area
- separation of the facilities and rooms including the dressing room
- the retractable seating will take time to arrange
- the glass walls will have an impact on the performances due to lighting
- the stage is inadequate

Comments included:

- *"dressing and plating should be incorporated within Multi-Function Theatre Space"*
- *"the proposed new 'multifunction' space is not a theatre"*
- *"appears dysfunctional"*
- *"the proverbial jack of all trades, but master of none"*
- *"I would like to know that the new theatre will be properly designed for comfortable seating, good audience sight lines, lighting, good sound quality, well planned backstage change rooms & storage spaces for items associated with the Theatre"*
- *"it's a hall. Great for a sunny day's festival with market stalls. That's about it"*

There is opposition to the removal of the theatre from the first floor, many indicated that they would like to keep the theatre upstairs. There was support for an upgrade of the current facilities, although it was noted that the theatre had been renovated recently. There was concern that the new theatre will mean the loss of other community facilities and activities, including the music spaces and the open courtyard. Other reasons for keeping it on the first floor included that the current theatre has character and its current location contributes significantly to the theatre experience, in particular due to the adjacent balcony space. It was also suggested that the bar on the first floor be removed to establish a reception area for the theatre in this space.

Opposition to a move included the perceived cost and an anticipated focus on leasing it as a commercial venue. There was also concern raised about the ground floor exposing people visiting to the elements, such as the cold and rain.

Comments included:

- *"the existing theatre should be upgraded, not converted to a café"*

There is some concern that the new theatre has **no toilets and no foyer** unlike the current one. While there was some concern that there was a **limited number of seats in the theatre** and that capacity is not being maximised, this was not unanimous. There is also concern the seats will cause safety and fire hazards during evacuation. There some opposition to demolishing the existing **amphitheatre** primarily due to potential loss of space for events and activities. The issue and cost of heating and cooling the proposed theatre was raised in many submissions. Having better management and programming was raised a number of times although how this should be achieved varied between submissions, some suggestions include better marketing and having a manager.

2.7 Pottery

The **need for pottery space** and facilities is strongly expressed throughout the submissions. Many display significant concern at a perceived loss of the facilities in the proposed plan and highlight their importance:

- it assists in the wellbeing of the students
- it is attended by a wide range of community members included seniors, people with disabilities, and children who gain significant benefits from the classes
- the current classes are very popular and some are overbooked
- the pottery classes and facilities provide social benefits, it is a space for many community members to meet and socialise
- it is a creative outlet
- it is of cultural and community value
- a perception that there are limited other locations in the area for a suitable pottery space

Comments included:

- *"keep my pottery class!"*
- *"the classes are always booked and it is getting more popular"*
- *"great concern to all the seniors/others who have been using that studio for many years"*

2.8 Music

The **need for music studios** and facilities was strongly expressed throughout the submissions. There is significant concern that the current music facilities and their value will be lost as a result of the proposed plans and many submissions indicate that they should be retained as they currently are. There was strong support for the music programs as a valuable community activity and beneficial to the welfare of the youth, and in turn the wider community. The music facilities are considered to be highly valuable for both new and established musicians with many young and up and coming artists using the programs and facilities to further their careers. The unique character and location of the facilities was also described. The current facilities are described as high quality, in particular the sound quality and sound-proofing features and it is considered a waste to remove them. Some submissions suggested that if the facilities were more affordable they would be better used, although some submissions expressed that they are currently reasonably priced and well-used. Further support for the ongoing provision of music studios and recording facilities included:

- school students, particularly those who go through the Wave Music Program, benefit from their use of the music facilities
- the facilities are unique due to their location and special character
- they are an important and valued feature to the local community
- they provide artistic, creative, cultural and social benefits
- local and community music groups or practitioners will suffer from the loss of the facilities

Comments included:

- *"Art Vs. Science wrote and recorded half of our latest album at the amazingly located Bondi Pavilion. To be able to be writing a song one moment, then having a swim or a coffee at a world famous beach is basically unheard of…Most recording studios are like air raid bunkers with no light in the middle of some concrete industrial complex"*
- *"I've got to say that the Bondi Pavilion is one of the reasons why myself and my band have got to where we are today. The rehearsal studio is where myself and my other band members got the inspiration for a lot of the songs and the vibe"*
- *"I used those spaces as a kid going through high school for music. This had an incredibly positive impact on me growing up through some difficult years"*
- *"my life was forever changed after the Bondi Youth Wave, I attended the first one!"*
- *"removing the studio's from the beachside location will remove an important contemporary cultural influence from the area as established artists lose their incentive to rehearse or record locally"*

2.9 Heritage

There is significant concern for the heritage of the Pavilion. There was concern that the **social** heritage and history were not being adequately considered as well as the **physical** heritage of the building. Some submissions expressed concern that the proposed plans are not consistent with current heritage features. However, there were some submissions that expressed the opinion that heritage should be considered as less important than the functionality of the building and community access.

The importance of the heritage **mosaics** was noted in several submissions.

Some submissions were **positive regarding heritage conservation** in the following areas:

- restoration of the original façade and grand entry
- preservation of heritage throughout the plans
- building is in need of restoration and renovation

Comments included:

- *"The Pavilion is an icon and should be restored or upgraded we need more icons- more history"*
- *"There is more to conservation than bricks and mortar"*
- *"The historical look of the building sounds like it is going to be compromised when it should be preserved"*

Some submissions promote that the **design should consider Aboriginal heritage as a priority.** Suggestions ranged from creating space in the Southern Courtyard for ceremonial, cultural and cooking in Indigenous style to an indigenous heritage centre at the entrance to the Pavilion. There was a suggestion that more Aboriginal heritage should be incorporated into the design and more Aboriginal content should be included in programming at the Pavilion.

There was support for more public celebrations and awareness of special events that recognise and celebrate Aboriginal and Torres Strait Islander culture.

Comments included:

- *"proposals to celebrate wider public awareness of Bondi Beach Aboriginal burial grounds" - Aboriginal Torres Strait Islander Community Members*
- *"the proposal identified Aboriginal Reconciliation Indigenous space at south east front of the Bondi Pavilion has support" - Aboriginal Torres Strait Islander Community Members*

2.10 Gallery

Some submissions addressed the gallery space. Comments are summarised below:

- loss of art gallery space
- the expansion of the gallery space is supported
- art gallery needs to be maintained but not extended at the expense of community rooms
- the exhibition space should include a regional gallery
- the art gallery should be retained but not at the expense of the performance space

Comments included:

- *"As one of the many users of the current art gallery we consider it essential that this feature be retained. However we do not see the necessity to create 2 galleries at the expense of other performance spaces."*

2.11 Toilets

There is consistent support for better and more toilet facilities however there was some concern raised in relation to the toilet and change room facilities:

- the position is out of the way and hidden
- the position is intrusive of the courtyard and blocks sunlight from entering this space
- in the plans there are still not sufficient toilets
- a small amount of suggestions felt there were enough toilet facilities at the moment
- a sustainable approach to toilet design
- access to the Bondi Bathers Surf Life Saving Club is compromised by toilet access
- safety and hazard issue in relation to the position next to the craft room entrance, particularly when transporting craft
- need for spacious disabled toilets
- better signage for the proposed toilets

A number of submissions were **positive about plans for the toilets**. There was a view that the toilets were urgently in need of upgrade and there was some support for the proposed location. There was a strong view that more toilets were necessary.

Comments included:

- *"the upgrades to the toilets and changing rooms are long overdue"*
- *"simplifying and increasing the space for community to change, shower and toilet within the Pavilion is consistent with its original use and the needs of visitors from across Sydney and the world"*
- *"I also strongly support a commitment to sustainable design"*

2.12 Cafes and restaurants

Opposition to new dining or drinking venues is a consistent theme across the submissions, while this is not unanimous it is the overall opinion. Many submissions expressed the opinion that there was sufficient café, bars and restaurant venues throughout the area, that more venues would 'alienate' or restrict the public and community, and the balcony and first floor would become monopolised. There is also significant concern that a high-end restaurant that does not suit Bondi or the Pavilion will be installed. While there was some support for a high-end venue these submissions were limited. Other reasons for objecting include:

- more competition between local businesses, many already struggle
- there is no guarantee they will be successful
- they will reduce cultural or creative aspects of the Pavilion
- the view and access to the balcony will be monopolised
- concern that it will lead to more waste and rubbish in the area

Comments included:

- *"I don't think we need more restaurants. We already have a plethora of food choices"*
- *"more restaurants, more cafes -not very original! Do we need more?"*
- *"restaurants are not community meeting places. Once alienated community spaces cannot be reclaimed"*
- *"the local restaurateurs and cafes can barely survive as it is"*

Although many submissions were opposed to an increase of commercial venues, some submissions were **positive about restaurants and cafés** in the Pavilion. There was support for café style operations that are more inclusive of the community and provide more options than the current offering. There were suggestions that a catering offer should be co-ordinated with the theatre operation and that there are opportunities to use the balcony to create a more vibrant venue.

Any additional café operations should complement the building and the environmentie no junk food.

Comments included:

- *"I also like the concept of having many restaurants and cafés to choose from"*
- *"It'd be good to see a link with food and beverage offered within the theatre space… Carriageworks Cornerstone eatery does this well"*
- *"it is grossly underused as it is the most wonderful space. I wonder what the Bucket List would do with an area like that"*

There is significant objection to the potential removal of **The Bucket List**. This was not completely unanimous with some submissions indicating support for its removal for reasons including noise and the removal of the glass "bubble". Some indicated support for a partial modification. However, the submissions were overwhelmingly in support of retaining the venue because it;

- contributes to the Bondi experience
- has a good vibe and atmosphere

- works well with the Pavilion and surrounding environment
- will be expensive to remove only to reinstall another kitchen area in other parts of the Pavilion
- is seen as a way to eliminate competition when installing a new venue
- is a good venue for both locals and tourists
- is popular
- is successful where other venues have not been
- is an all-weather venue

Comments included:

- *"The Bucket List provides a relaxed and fun spot to enjoy a bite to eat or responsible drink in the afternoon looking over the water"*
- *"The Bucket List is a quintessential Bondi experience, and ties the beach and Pavilion together, as was the Pavilion's original intention"*
- *"supports the removal of the intrusive structure of the Bucket List"*
- *"it seems crazy to kill off a business that has finally made a success of the location, just to restore an unworkable bit of heritage that is almost impossible to see because of all the necessary shade structures"*
- *"The beach, sand, thongs, kids, fish and chips, a beer. It is a beach experience. How could a Level 1 restaurant ever recreate this experience?"*

2.13 Consultation

There was strong concern that community consultation has been inadequate, with some noting that they felt the process has not been honest or open. Some felt that a proper consultation period was yet to happen. Further, it was noted that the Concept Plan should not be considered or progressed without proper consultation and that the project should be put on hold to address the areas of concern which have been raised.

Other concerns included: a perception that the community was not consulted prior to the development of the Concept Plan; that the community did not have an opportunity to provide submissions prior to the development of the brief; and that the consultation period was too late in the process.

A number of submissions raised concerns about the **level of detail** provided for consultation. There was concern that overall the plans were too general and lacked key detail both in the plans and in the commentary. Detail in regard to the proposed leasing of spaces, the amphitheatre and materials to be used was also of interest. The lack of detail provided raised concerns about the credibility of the consultation process and whether it has allowed for genuine community discussion. A range of suggestions as to what information would be helpful for the community to better consider the Concept Plan included:

- access to the architect's design brief
- access to, or development of, documents including studies, reports and plans such as the current heritage conservation study; the proposed demolition plan; an audit of current use patterns, user numbers and occupancy rates for the existing spaces; a print version of the Concept Plan; 3D drawings; traffic and circulation studies; environmental impact statement; tenant relocation plan; and maintenance schedule
- access to architectural drawings of the current Pavilion for comparison with the proposed Concept Plan
- a scale model of the Concept Plan
- think tanks and focus groups as an integral part of the consultation process
- a briefing session to communicate with the community to explain the Concept Plan

Many submissions also called for an **extension of the community consultation period**. Key concerns raised included that limited consultation time creates risk in terms of a lack of proper conversation. It was also considered that more time is needed to prepare in-depth submissions on the Concept Plan and to consider the economic sustainability of the project. Further, it was noted that the timing of the exhibition period just prior to Christmas and the shutdown period was inappropriate.

There was further commentary on consultation in general, with submissions noting the need for greater transparency; more consultation and community involvement; greater transparency in cost, leasing decisions and the level of access to community facilities. There was support for Council to pursue a collaborative and meaningful consultation process that commits to a collaborative approach with the community.

A range of submissions called for both **targeted and broader consultation** including requests that Council consult directly with a diverse range of stakeholders, including future users, children and young adults to understand their specific needs; consider the local Bondi Beach residential community as a key stakeholder; and seek ideas and designs from the community.

Submissions also encourage Council to fully engage with and listen to the community. There was concern that Council is rushing to develop and finalise the plans.

Comments included:

- *"The credibility of Waverley Council depends on hearing and serving the community"*
- *"I strongly urge the Council to engage in community consultation that ensures all voices are heard before far-reaching decisions are made - and a significant amount of taxpayer money is spent."*
- *"There has been no real consultation with the current users of the building, and no understanding of the historic and cultural significance of the Pavilion."*
- *"Be transparent about the project costs, the current and future costs of running the building, the sources and amount of revenue to fund those costs, and the engagement of companies in the building project, selection of tenants and access arrangements for community and cultural spaces."*
- *"the absence of any paper plans and copies of supporting documentation …. make it extremely difficult to comment sensibly. Anyone without a computer or without access to computer is unable to view the proposals at all, and is excluded."*
- *"Proper community consultation needs to take place. It is concerning that this consultation period has taken place from December 15 to February 8, a time when people are away and otherwise engaged."*
- *"Waverley Council has not provided sufficient avenues for community consultation."*

2.14 Confidence

A number of submissions described a lack of confidence in Council. Some concern was raised that Council was not listening to the community or to local concerns. There was a view that the project was being driven with a commercial rather than a community outcome in mind, at the expense of resident and ratepayer priorities.

Some submissions cited the need for greater transparency and more consultation. There was a strong desire by the community to be more involved in the planning process for the Pavilion and for the Council to provide more clarity around the objectives, mission and role of the proposed redevelopment. There was also a concern about Council's ability to deliver a project of this scale.

Comments included:

- *"If the Council actually listened, they would know their plans are NOT what the locals want!"*
- *"This is a chronic oversight and symptomatic of a Council that is out of touch with the residents and rate payers of the area as well as the many visitors to the infamous Bondi Beach"*
- *"I believe Bondi should be managed by the state or federal government as Waverley clearly does not know how to spend design or project manage large projects"*

2.15 Underground carpark

There is some objection and **concern over an underground car park**, although this was not entirely unanimous. There was a call for greater transparency for potential plans for underground car parking and concern that funding will be the responsibility of ratepayers. There was concern that more car parking will allow for an increase in local traffic and create a bottle neck. There was also stated support for above ground parking. Other than general opposition, some reasons given in the submissions include concern:

- for heritage
- that it is excessive and unnecessary

Comments included:

- *"the underground car park is excessive, unneeded and unwanted by the community"*
- *"this is a brilliant idea - get the cars off Queen Elizabeth Drive and underneath where we don't have to smell the exhaust fumes or look at the eyesores"*
- *"it is important to indicate the overall scheme [masterplan] as this affects the Bondi Beach community centre"*
- *"there is something very Australian about being able to drive your car to the beach and look out at the sea"*
- *"this underground parking lot will be exactly like a Westfield parking lot at Christmas"*

2.16 Other themes

Construction

There was some concern in regard to how long the redevelopment and construction would take. Questions were also raised in relation to whether there were any proposed arrangements to minimise disruption to community use.

Accessibility

A few submissions highlighted that disability access should be carefully considered when developing plans. Submissions noted that the Pavilion has a number of cultural programs specifically targeted to younger people with disability, and that older age groups also use the facility. One submission noted that the proposed plans comply with access guidelines but suggested further inclusions. These included ensuring signage that is well illuminated, easy to read and clearly located at a good height (between 1400-1600mm). The submission also stressed the need to include sufficient disabled parking spaces, as well as a dedicated space for a community mini bus and other community service vehicles.

Homelessness

Concern was expressed for the homeless people who sleep around the Pavilion. Some submissions suggested the open design of the grand entrance may attract more homeless people.

Ideas

A number of ideas and suggestions were raised in the submissions. The following illustrates the diverse range of suggestions provided.

There were multiple ideas relating to the incorporation of a **history centre and a museum** into the Pavilion with suggestions to include a museum about Aboriginal/Indigenous history and the local history and heritage of Bondi and the influence of Bondi on surf and beach culture. A museum was considered as a facility that could be used to generate revenue for the Pavilion. It was also suggested that the Pavilion could incorporate a history centre.

There were some ideas around **allocation of spaces and rooms** including:

- convert the tenancy area in the north east corner to a community space, install movable dividing walls to make these spaces flexible
- include a basketball court located in the north west corner or in the park (in an unused area)
- convert the Ocean Room into a catering area
- combine Dolphin and Ocean rooms to become one space with retractable partitions
- combine pottery and music studios

A collection of ideas relating to **outside area additions and designs** focussed most particularly on shade with an interest in providing shade/a roof on the amphitheatre outside and providing more shade structures for outdoor dining. Similar ideas suggested the construction of pergolas along the

edge of the beach and temporary structures to link The Bucket List and other beachside venues to the beach.

A range of ideas were proposed relating to **artistic and creative activities and facilities**. There is support for a skilled and engaged management team at the Pavilion. There is also an idea that the Pavilion function as a centre for the arts (performance, exhibition, festivals) and become an international music venue that could broadcast internationally. There was a suggestion that the Pavilion could function as a commercially based arts centre that still provides community benefit with the local community offered low cost or free facilities. It was suggested that the artist in residency program be expanded, and also that there be renewed support for local artists including Tamarama Rock Surfers theatre.
Ideas for improvements to the current facilities included installation of :

- sprung wooden floorboards for dance
- portable/built in wall mirrors
- a built in sound system
- an audio/visual studio
- air-conditioning or fans

Some ideas suggested new **facilities** for community members and visitors:

- include a welcome centre dedicated to Bondi beach – the centre could be run commercially and include a check-in facility for the 'Let's Go Surfing' surf school, history displays, as well as retail and hire facilities
- include an open air cinema
- include a library
- include a purpose-built hamam linked to a day-spa that specialises in skin care and skin cancer detection, this would continue the heritage of the Turkish Baths of the original Pavilion while addressing modern concerns for health and well-being
- include a visitor information in the current foyer
- provide a visitor/interpretation site

It was suggested that new technologies be incorporated in the design to connect activities at the Pavilion with a much broader audience. It was also suggested that the Pavilion could host a live radio or television studio.

A **range of other ideas** were suggested, these include:

- put solar panels on the roof for energy to then be sold to tenants
- provide multi-bank bubblers and filling stations suppling filtered water
- provide circular tables in the west amphitheatre
- create a bridge over the car park
- ensure there are boundaries for licensed areas
- include a double height aquarium in the atrium space
- incorporate a celebration of marine life, like a whale mosaic

- ensure safety beach information is displayed in multiple languages

Comments included:

- *"How about a nice curved wall in the atrium area with the sheltered concave side able to house a permanent exhibition on the main aspects of the Bondi area?"*
- *"Expand the artist in residence program – offer artist in residence at Bondi Pavilion. Encouraging artists to deliver community art projects in exchange for rent free space is a superb partnership approach."*
- *"the focus will become having a skilled and engaged management team that can properly drive 'the Ferrari' (which the Pavilion could be) rather than leasing out a clapped ute now and again"*
- *"what is missing in the plan is some beautiful and/or playful way of celebrating the fabulous marine environment and its wildlife"*

Appendix 1

Submissions received during Concept Plan exhibition period
(attached as a separate document)

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