

# BONDI PAVILION RESTORATION AND CONSERVATION PROJECT FAQS



Friday 19 June 2020

## **What is the Bondi Restoration and Conservation Project?**

Waverley Council is restoring the heritage listed Bondi Pavilion to retain it as a community and cultural hub for the future. The restoration will include:

- New and improved amenities on the northern side of the Pavilion, including a family change room
- Renovated community spaces
- Renovated art gallery and theatre
- A 'Bondi Story Room' which will be used as a flexible social history exhibition space
- Courtyard spaces will be renovated and landscaped for multi-purpose use
- A community radio studio
- New tourist centre/box office to the north of the entrance foyer
- Renovated commercial spaces for hospitality and other services
- A new indigenous public artwork
- A larger space for the Pottery Studio and a second kiln.

## **Aim of the project**

This concept has been guided by the Bondi Pavilion Conservation Management Plan (CMP), which highlights two key elements of the Pavilion's heritage: the colonnade façade and the role of the Pavilion in Australian beach and surf culture. The project aims to restore the much-loved Bondi Pavilion to its former glory, whilst retaining it as a cultural and community centre for future generations to enjoy.

## **When does the project start and how long will it take?**

Building works begin late-June and will take around 18 months to complete. Buildcorp is the head contractor.

## **What was the process in awarding the contract to Buildcorp?**

Council undertook a tender process for the construction contract. Buildcorp was chosen as head contractor following a vigorous merit-based assessment process.

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### **Media Enquiries:**

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## **Will the Pavilion be open during the works?**

Surfish Café will remain open during the start of the works as per their tenancy agreement, but the remainder of the building will be closed. Temporary public amenities will be available at the site. The Council will also look to activate the area in alternative ways during construction.

## **Why not a staged closure?**

A full shut down has been determined as the most cost (and time) efficient way of completing the project. A staged closure would take longer to complete, which would have a greater impact on community access.

## **Why has it taken this long for the Council to start this project?**

Waverley Council started working on plans to restore and upgrade Bondi Pavilion in 2015. The Bondi Pavilion is a heritage building, much-loved by our community and more broadly as an Australian icon. It has taken time to get a design that the community is happy with, that will restore the building to its former glory whilst retaining it as a community and cultural centre.

This project is guided by the Bondi Pavilion Conservation Management Plan (CMP), which took years to develop and was endorsed by the Heritage Office of NSW in July 2018. The DA for the project was lodged in April 2019 and approved December 2019.

## **Will the Pavilion be privatised?**

No, the Council is retaining the Pavilion as a community and cultural hub for future generations. There will be the same number of commercial tenancies or less in the restored building.

## **Will there be commercial tenancies? Will the glass 'bubble' and the amphitheatre be replaced?**

The restoration includes flexible spaces for commercial tenancies on the ground floor. There will be the same number of commercial tenancies or less in the restored building. Council is currently working on a plan for temporary commercial offering out the front of the Pavilion during the construction period. Commercial tenancies will be decided through an EOI process. Council will be going to market for tenancies over the next few months for when the Pavilion reopens.

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The amphitheatre and the 'glass bubble' in the current design are modern additions, which detract from the heritage aspects of the building. Both items will be removed as per the NSW Office of Heritage-endorsed Bondi Pavilion CMP.

## **When was the Pavilion built?**

The Pavilion was built in 1929. More information on the history of the Pavilion can be found here:

[https://www.waverley.nsw.gov.au/data/assets/pdf\\_file/0020/172505/Waverley\\_BondiPAV\\_history\\_fact\\_sheet\\_final\\_web.pdf](https://www.waverley.nsw.gov.au/data/assets/pdf_file/0020/172505/Waverley_BondiPAV_history_fact_sheet_final_web.pdf)

## **What was the 'Green Ban' and has it been lifted?**

In 2016, the Construction Forestry Mining Energy Union (CFMEU) placed a 'green ban' on the project following community opposition to the original project design. On 20 May 2020, the CFMEU officially lifted that ban.

## **What is the cost of the restoration project?**

Council has allocated \$34.5 million for the Bondi Pavilion Restoration and Conservation Project building works (including funding for construction costs, project contingency and professional fees) and \$5.2 million for external landscape and public domain works related to the Bondi Park Plan of Management. This amount is based on fully developed construction plans and now includes costs for all external public domain improvement works. The Pavilion is a heritage building that is almost 100 years old and has been well-loved and well-used by the community. Because we are not simply replacing old with new, there is a cost associated with this type of project. Council wants this restoration to ensure the Bondi Pavilion can be enjoyed by future generations.

## **Community involvement**

On 10 October 2017, Council voted to establish a Bondi Pavilion Stakeholder Committee to ensure the community's voice was heard throughout the process and voted to appoint members to the Committee on 21 November 2017. Council appointed 19 people to the Committee including members of the community selected through an expression of interest process, stakeholder and precinct representatives and Bondi Ward Councillors. The Stakeholder Committee undertook a rigorous process to examine the uses and function of Bondi Pavilion, and this feedback helped inform the final design.

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The final design was also informed by many rounds of community consultation including numerous Have Your Say days.

## **Will there be more toilets in the building than there are currently?**

Yes, there will be new female and male toilet and changing room facilities, including a family change room.

## **What facilities will be available whilst the Pavilion is closed?**

There will be temporary toilets and changing facilities open to the public during the construction period. Council is also investigating a temporary food and beverage pop up area in the Pavilion forecourt during peak periods.

## **How will the Pavilion be managed once the restoration is complete?**

Council is currently consulting on its Cultural Plan. The Cultural Plan is the vision for activation, participation and innovation for arts and culture in Waverley. It guides Council's long-term future planning for cultural infrastructure, events, programs and partnerships. The Plan also provides a roadmap for us all – Council, the community, and identified partners – to work together towards an exciting and engaging arts and cultural life in Waverley.

The Cultural Plan will help inform how Council manages the Pavilion. For more information, and to have your say on the Plan, visit <https://haveyoursay.waverley.nsw.gov.au/culturalplan>

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