

September 2019

Drawing Register

Drawing No.	Drawing Title	Scale	Issue No.
Lo1	Title Sheet	NTS	B
Lo2	Key Principles	NTS	B
Lo3	Opportunities & Constraints	NTS	B
Lo4	Design Response - Courtyard	N/A	B
Lo5	Demolition Plan 1	1:500	B
Lo6	Demolition Plan 2	1:500	B
Lo7	Landscape Plan - External Landscape	1:500	B
Lo8	Landscape Plan - Courtyard & Beachfront	1:500	B
Lo9	Sketch	N/A	B
L10	Sections - External Landscape	1:200	B
L11	Sections - Courtyard	1:200	B
L12	Indicative Furniture & Materials Palette	N/A	B
L13	Indicative Plant Schedule	N/A	B



Bondi Pavilion Location Plan
Design Statement

In response to Bondi Pavilion’s Inter War Mediterranean Style inspired as it was by the traditional Mediterranean architecture of Spain and Italy, our approach was to revisit the original models and explore not only the architectural features, but also the outdoor elements and the intrinsic relation between the two spaces (building and outdoor areas).

The archetypes for the Mediterranean Style comprised of one or more courtyards often articulated as a succession of courtyards. These were generally circumscribed by the building volume and property walls thus having clear boundaries and a built form that consolidate the property as a whole. Elements such as verandas, loggias and windows provided viewpoints and circulation axis that allowed for a direct interaction between the indoor/ outdoor spaces and a smooth transition between them, bringing the garden into the building and the architectural elements into the garden. This approach allowed for shade/light effects that defined new spatialities, while attenuating high temperatures and direct sun. At the centre of the courtyard, plants, water and the

use of a variety of materials would form the core garden and provide additional layers for the senses – sounds, textures, colours, smells, cooling effects. Water features were repeatedly used as they combined the possibility of storing water for irrigation with the potential to use these water bodies as an aesthetic and recreational element that provided a cooling effect. More interactive water features were later largely explored in Italian renaissance and baroque gardens.

- In short, the traditional features of the Mediterranean courtyard are:
- Strong geometry
 - Sense of enclosure
 - Surrounding “Loggia” / veranda / openings into the adjacent building
 - Diversity of materials, including water, textures & aromatic plants
 - Light /shadow effects
 - Spaces with their own social codes reflecting those of the building’s interior

In addition to exploring the logic of the traditional elements of the Mediterranean courtyard, the proposal explores the heritage of the pavilion through interpretation of the 1929 changing shed footprint and introduction of elements and shapes which are representative of the surrounding landscape.

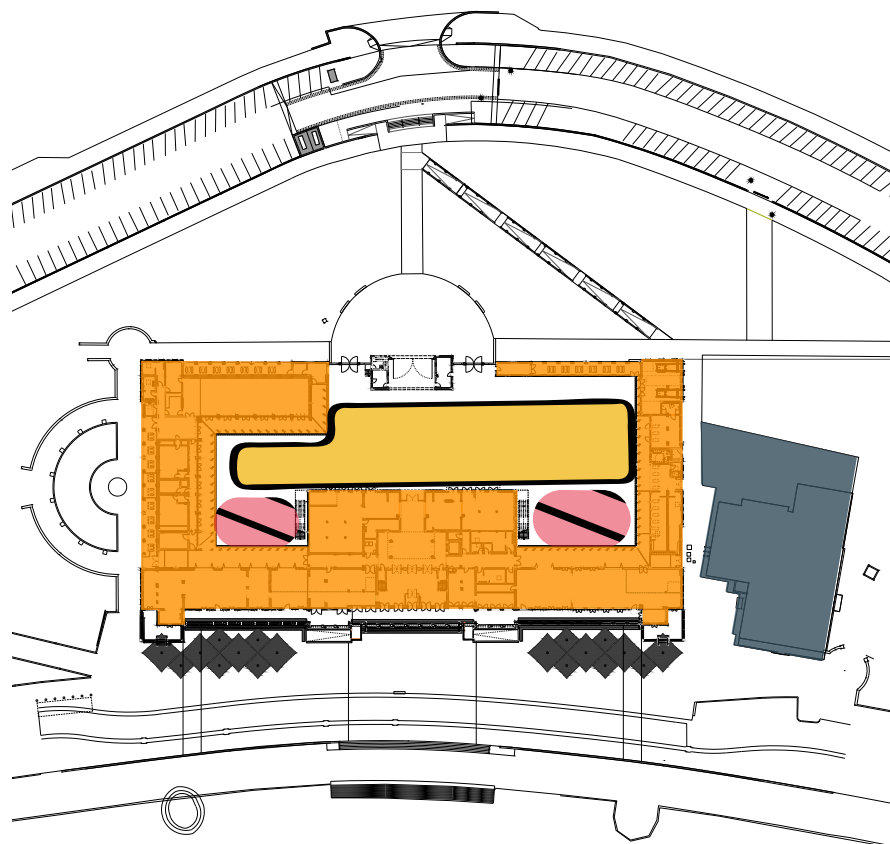
The current landscape proposal for Bondi Pavilion treats the central courtyard as one grand reception plaza, its main purpose is to allow for easy circulation and an access sequence through the courtyard and building to Bondi Beach. In the Bondi Pavilion central courtyard, palm trees are used to punctuate the space, framing the building’s internal façade and creating a transition area towards the lateral courtyards while providing the flexibility to accommodate events and temporary structures. The palm’s slender trunk and high canopy allows for clear site lines within the courtyard thereby maintaining flexibility to hold various events. The northern and southern courtyards are given a special character through the introduction of additional

greenery and opportunities for seating, creating a more refined design that encourages longer stay & recreation.

In the South courtyard the proposal explores the use of a more diverse palette and density of locally occurring coastal plants, defines subspaces through the incorporation of volumes such as mounded planters and seating timber decks, creating a more intimate environment. The Northern courtyard comprises a large turfed area that allows opportunity for temporary seating and furniture elements, keeping it flexible for events.

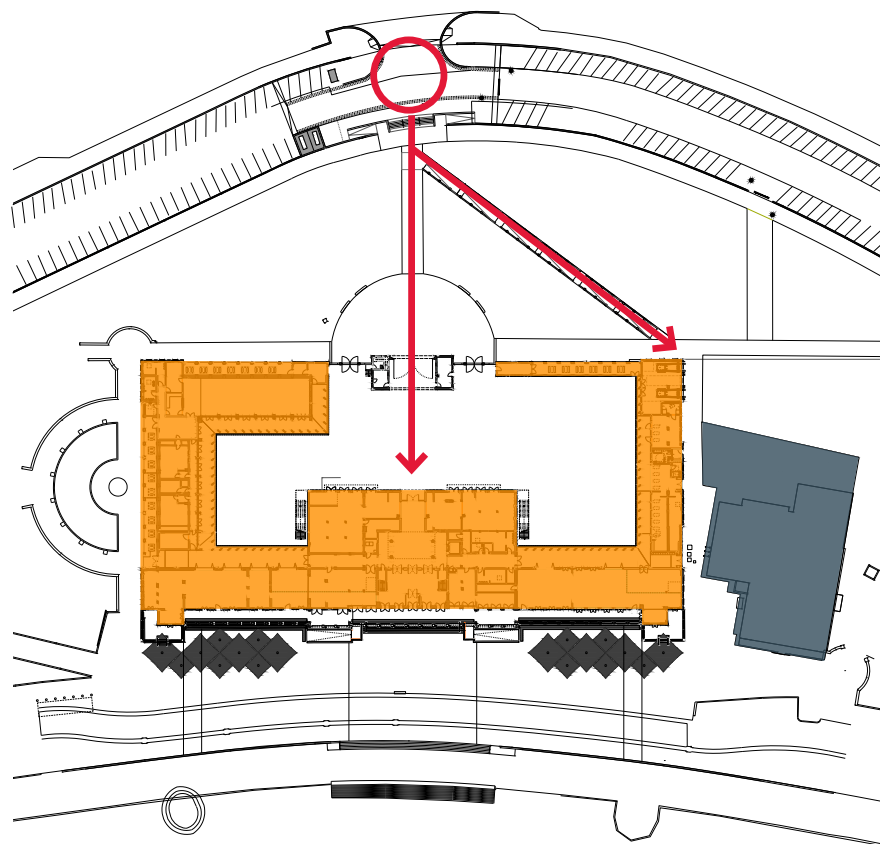
Connecting all these spaces is the paving treatment which results of a combination of the 1929 changing shed’s footprint and the sandstone erosion patterns that can be found in the surrounding landscape to the pavilion. The strong geometry of the changing sheds establishes a primary design that is then softened by the organicity of the sandstone erosion pattern. The combined pattern reinstates a new identity to the pavilion celebrating its past and adapting itself to provide flexibility towards accommodating a number of

recreational uses by the community. The incorporation of a colonnade around the courtyard also introduces a strong reference to the Mediterranean style creating opportunity for a stronger interaction between the building and courtyard to enhance the contrast of light and shade and introduce cooling. Finally, the use of the mutual elements such as the palm trees, repetition of turfed areas and some paving materials ensures a consistency in the landscape treatment given to both courtyards that allows for the outdoor area to be perceived as a whole. For the external landscape, the proposal focuses on emphasizing the main circulation axis that connects Campbell Parade to Bondi beach through the pavilion, making it more pedestrian friendly and universally accessible, whilst establishing a dignified curtilage that responds to the pavilion built form.



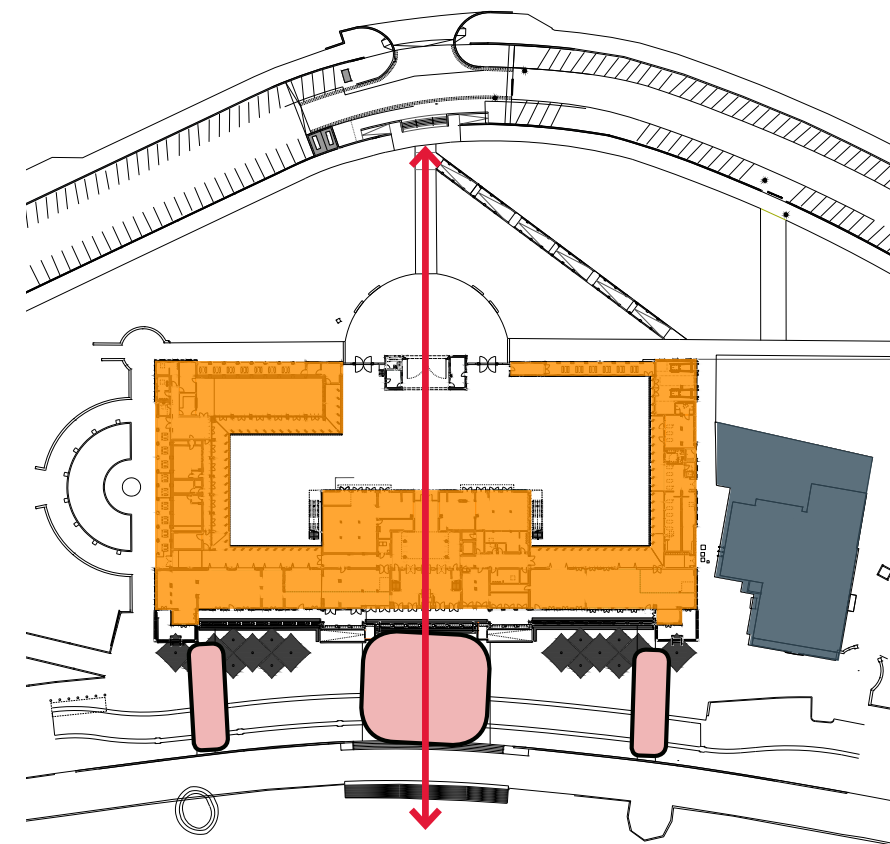
Courtyards

- Create three distinct spaces for different uses
- Flexible ground plane on western edge and central courtyard for events, including film projections
- Emphasize symmetry
- Optimize flexibility for events on western edge and central courtyard
- Provide informal seating and rest areas in north and south courtyard
- North and south courtyards have a similar atmosphere, but each has its own identity
- Opportunity to include turf, planting and trees for amenity on north and south courtyard
- Opportunity for interpretation of the 1929 changing shed footprint in relation to a mix of materials/surface treatments.



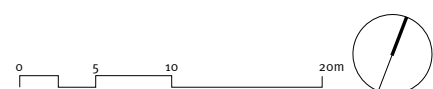
Arrival to the pavilion

- Pedestrian access only, on main axis from Campbell Parade intersection to pavilion
- Provision of a wider opening at this point to emphasise the main entry/access axis and improve visitors' experience accessing the pavilion
- Allow better level transition and investigate opportunity to accommodate universal access through side ramp.
- Investigate the creation of a shared zone at the intersection with Campbell Parade to make access more pedestrian friendly and slow down vehicles accessing the parking area.



Beachfront

- Create a paving layout that responds to the building and links it to the beach, emphasizing the main circulation axis through the pavilion.
- Investigate reflecting the footprint of the beach access tunnels on the paving treatment.
- Break up the continuous brick paving treatment for a differentiated treatment to the pavilion frontage that contributes to form the identity of this area in the context of Bondi Park.
- Opportunity to salvage existing bricks, no longer in production, for re-use in the park, if required and introduce a new brick that matches the ones used on the recently upgraded West diagonal path.
- Keep the existing threshold on Queen Elizabeth Drive to allow priority to pedestrians.



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Application No: DA-105/2019

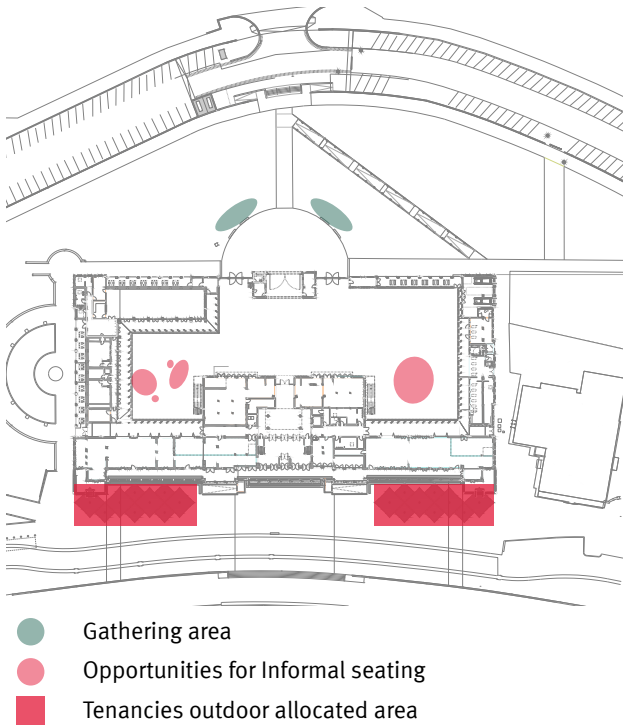
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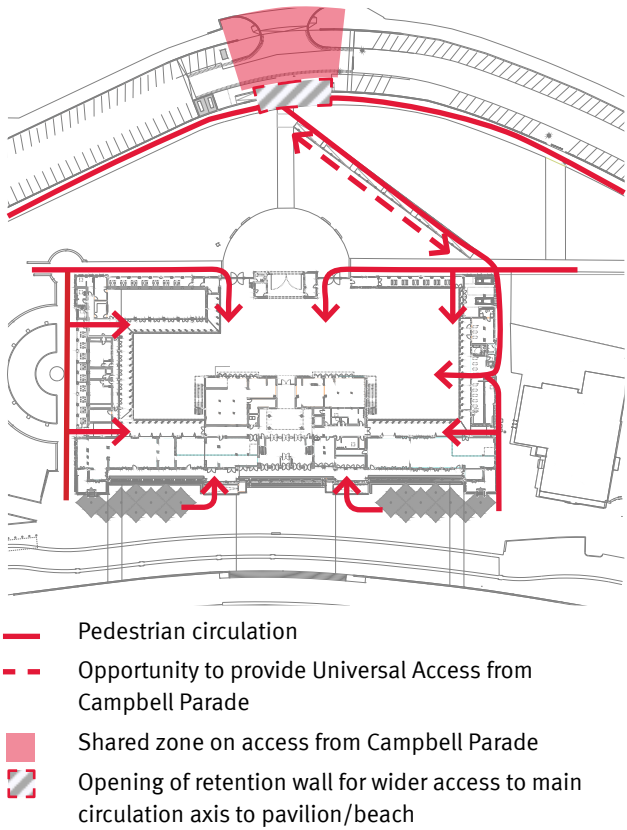
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A	01.04.19	Development Application	CY	BC
B	28.08.19	Development Application	CY	BC
B	05.09.19	Development Application	CY	BC



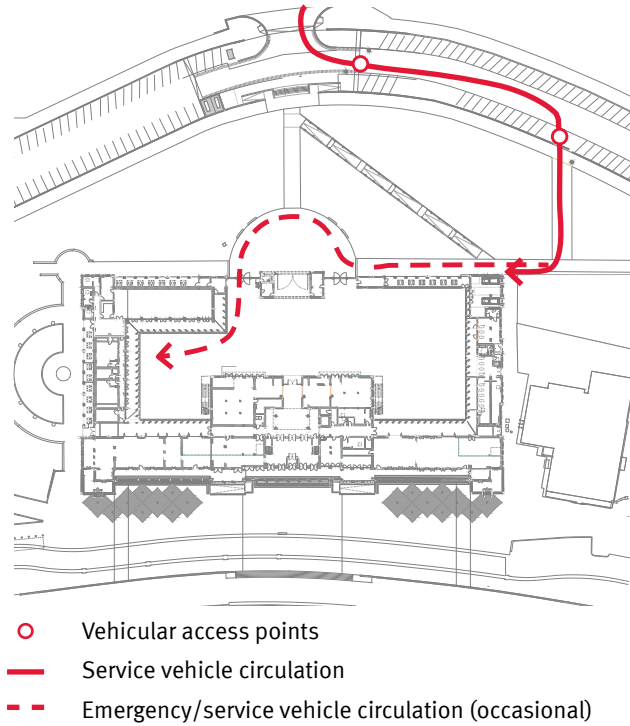
Outdoor seating



Pedestrian access

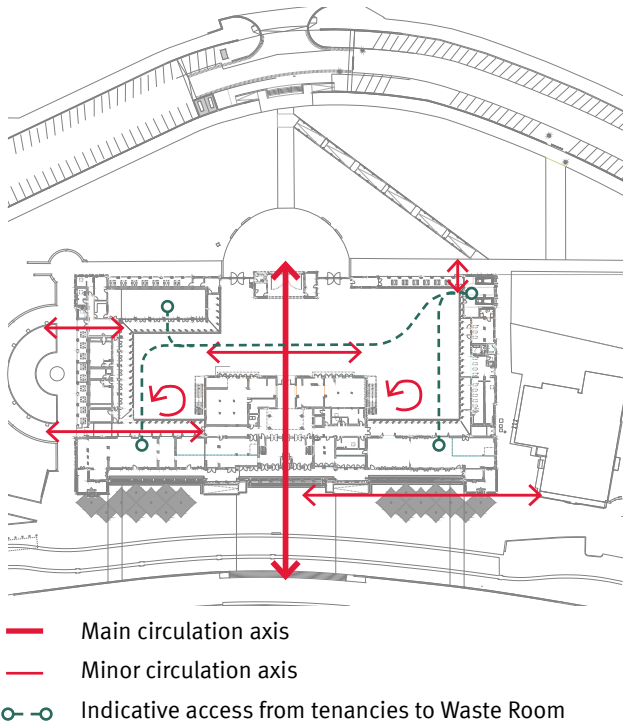


Service vehicle access

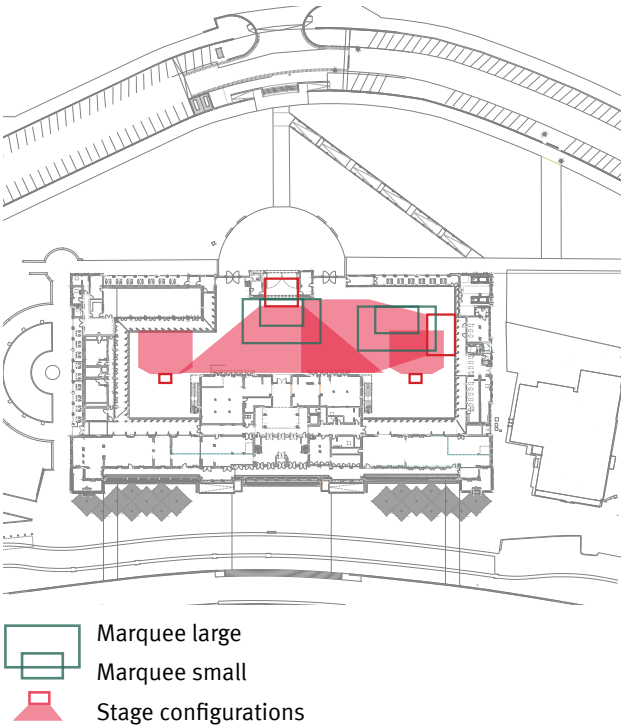


Opportunities & Constraints

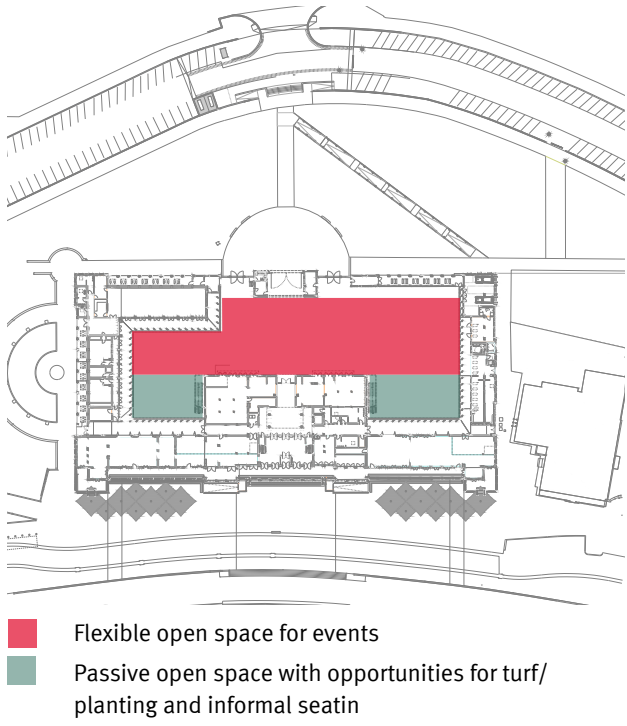
Courtyard circulation



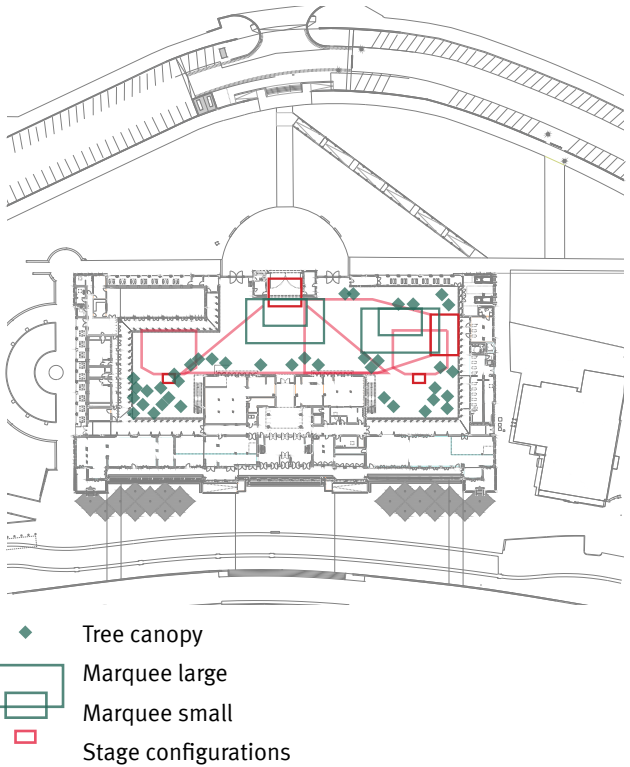
Stages & Marquees



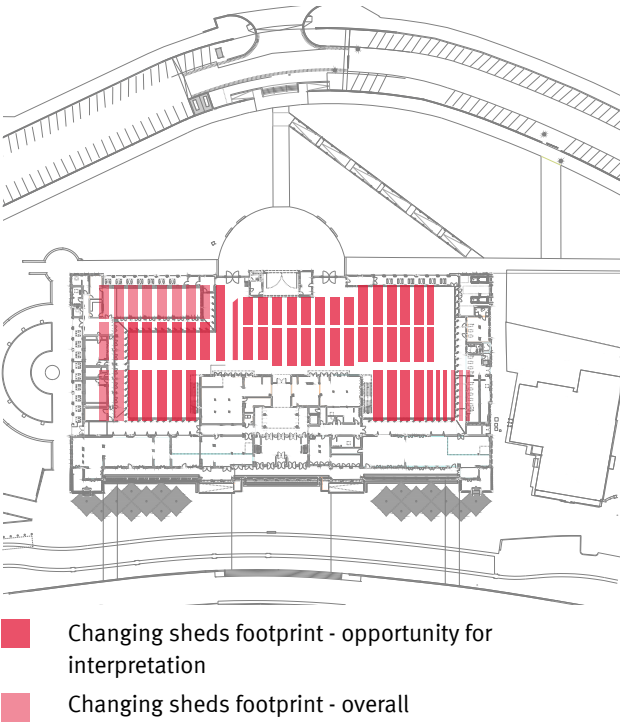
Zoning

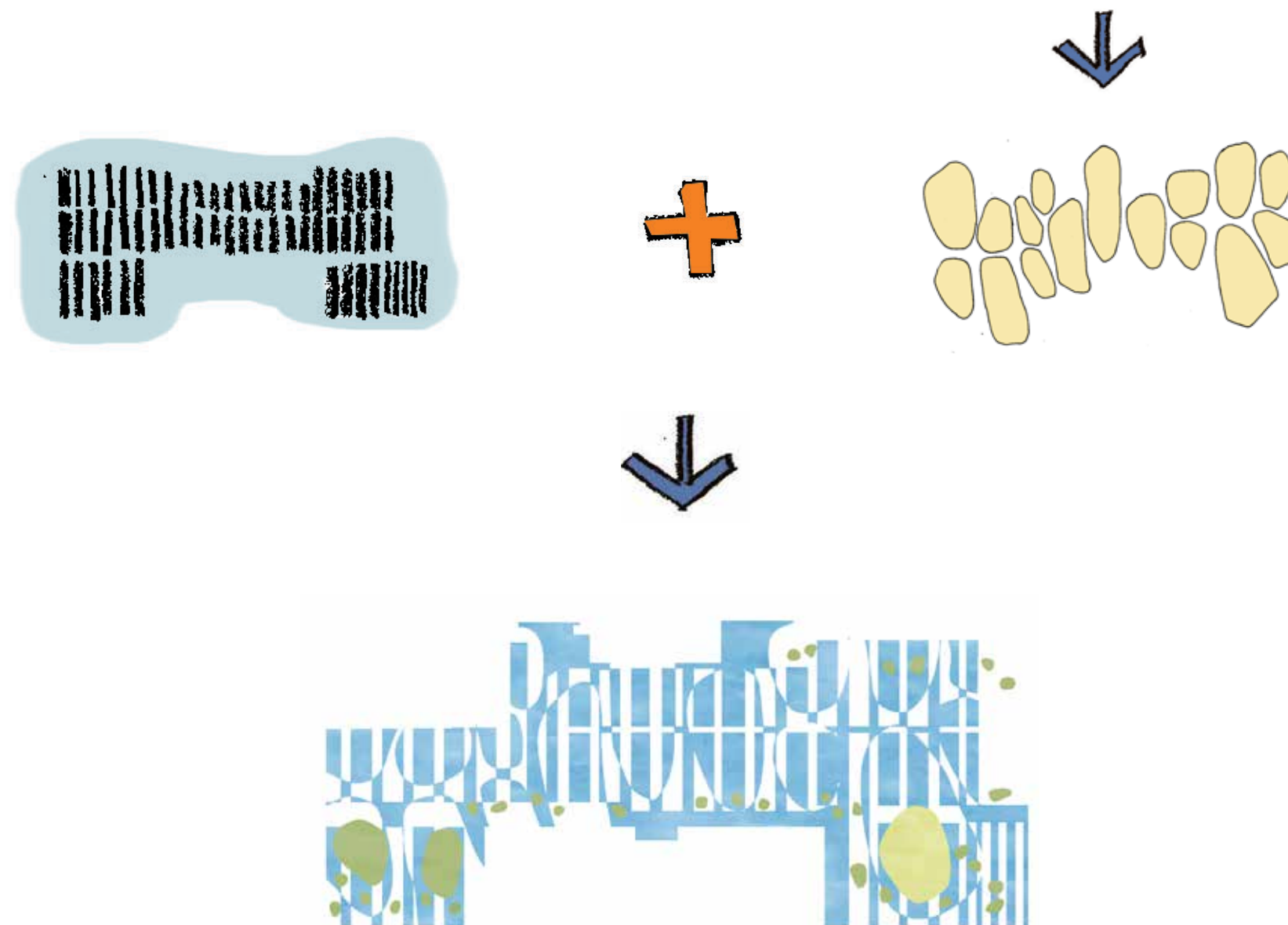


Courtyard tree canopy & Stage configurations



1929 Changing shed footprint





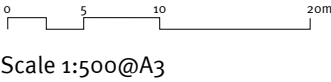
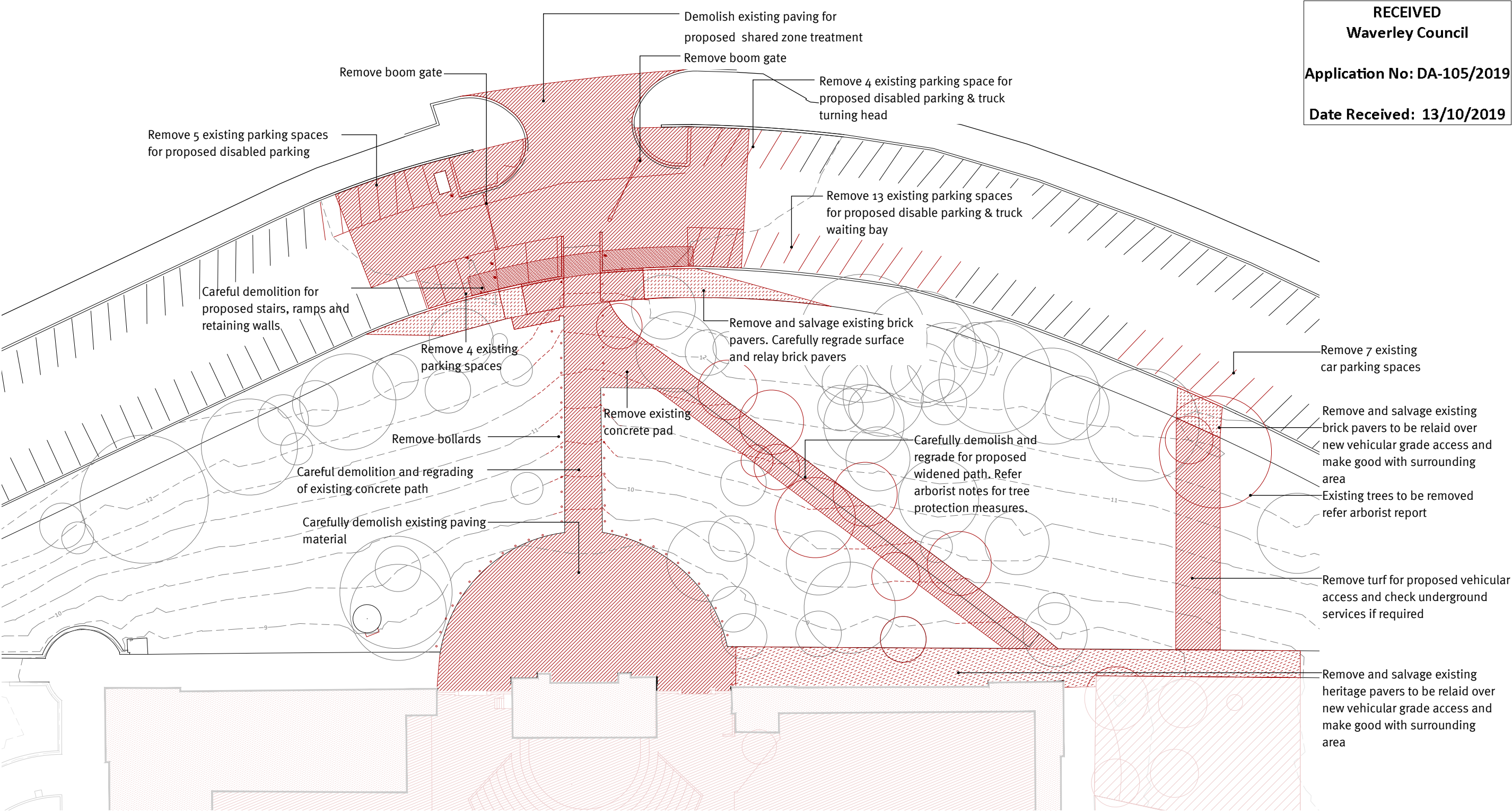
Drawing No.	Issue No.
Lo4	B

Demolition Plan 1

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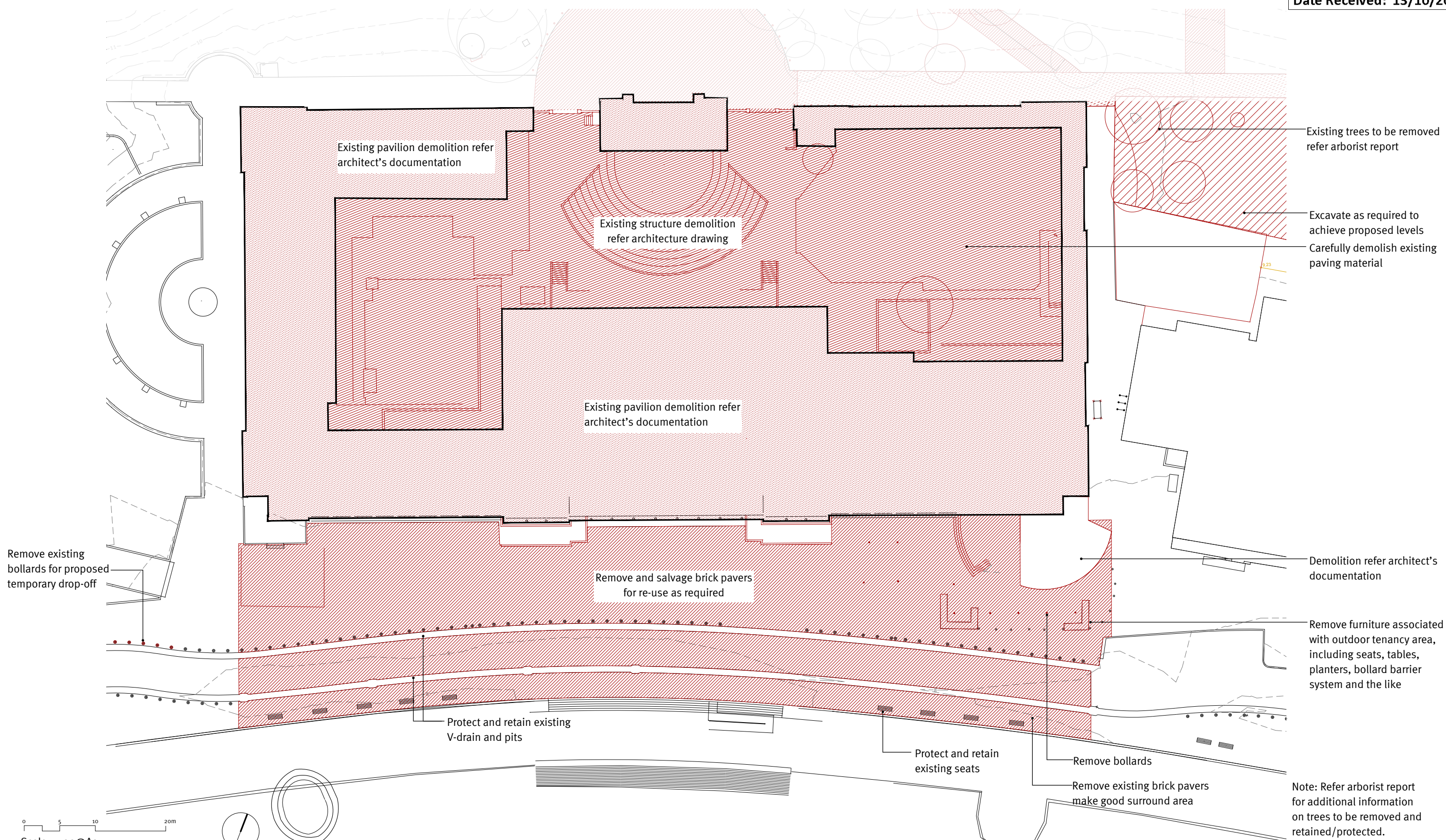
Application No: DA-105/2019

Date Received: 13/10/2019



Note: Refer arborist report for additional information on trees to be removed and retained/protected.

Demolition Plan 2



Scale 1:500@A3

Client



Consultant



Revisions

Issue	Date	Description	Drawn	Check
A	01.04.19	Development Application	CY	BC
B	28.08.19	Development Application	CY	BC
B	05.09.19	Development Application	CY	BC

JMD design



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Project
Bondi Pavilion
Drawing title
Demolition Plan 2

Date
August 2019
Scale
1:500 @ A3

Drawing No.

Lo6

Issue No.

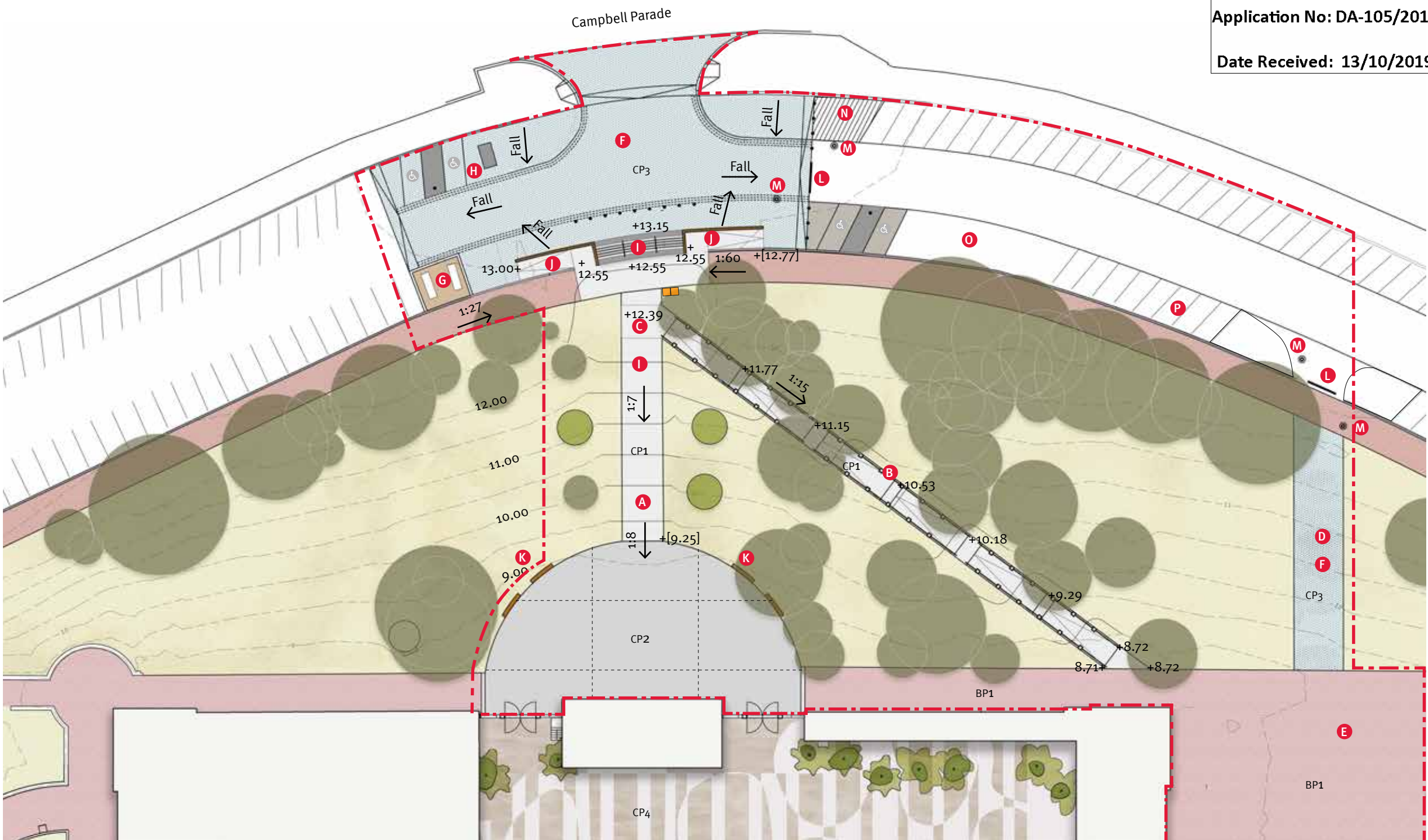
B

Legend

- Extent of works
- A Regraded entry promenade from Campbell Parade to Bondi Pavilion
- B Regraded and widened diagonal path
- C Landing to diagonal path
- D Service vehicle access
- E Loading area for service vehicles
- F Shared zone treatment
- G Existing hydrant/service infrastructure
- H Existing substation
- I Concrete steps
- J Ramp
- K Edge seating
- L Boom gate
- M Intercom
- N Turning head
- O Truck waiting bay
- P Contractor/ small trucks zone
- Fall Falls
- + [8.77] Existing levels
- + 8.82 Proposed levels
- BP1 Brick paving
- CP1 Concrete paving
- CP2 Concrete paving with exposed light aggregate & jointing
- CP3 Concrete paving with exposed dark aggregate & saw cut in shared zone & service vehicular access
- CP4 Reinforced concrete with alternate finish/colour
- Mulch
- Existing turf
- Existing trees
- Norfolk island pine
- Cabbage palm tree
- Reinforced bollards (anti- terrorist)
- Seats
- Enclosed bins

Landscape Plan - External Landscape

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- Legend
- A

Regraded promenade from Campbell Parade to Bondi Pavilion

B

Regraded and widened diagonal path

C

Service vehicle access

D

Loading area for service vehicles

E

Timber seating platforms

F

Temporary drop-off for music studios with line marking

G

Tenancies outdoor allocated area

H

Major axis linking Pavilion to Bondi beach

I

Existing concrete steps in access to beach

J

Bike racks

Fall

Falls

+ [8.77]

Existing levels

+ 8.82

Proposed levels

BP1

Existing brick

BP2

New brick

CP1

Concrete paving

CP2

Concrete paving with light exposed aggregate & jointing

CP3

Concrete paving with dark exposed aggregate in vehicular access

CP4

Reinforced concrete with alternate finish/colour

Existing turf

Proposed turf

Mass planted mounds

Existing trees

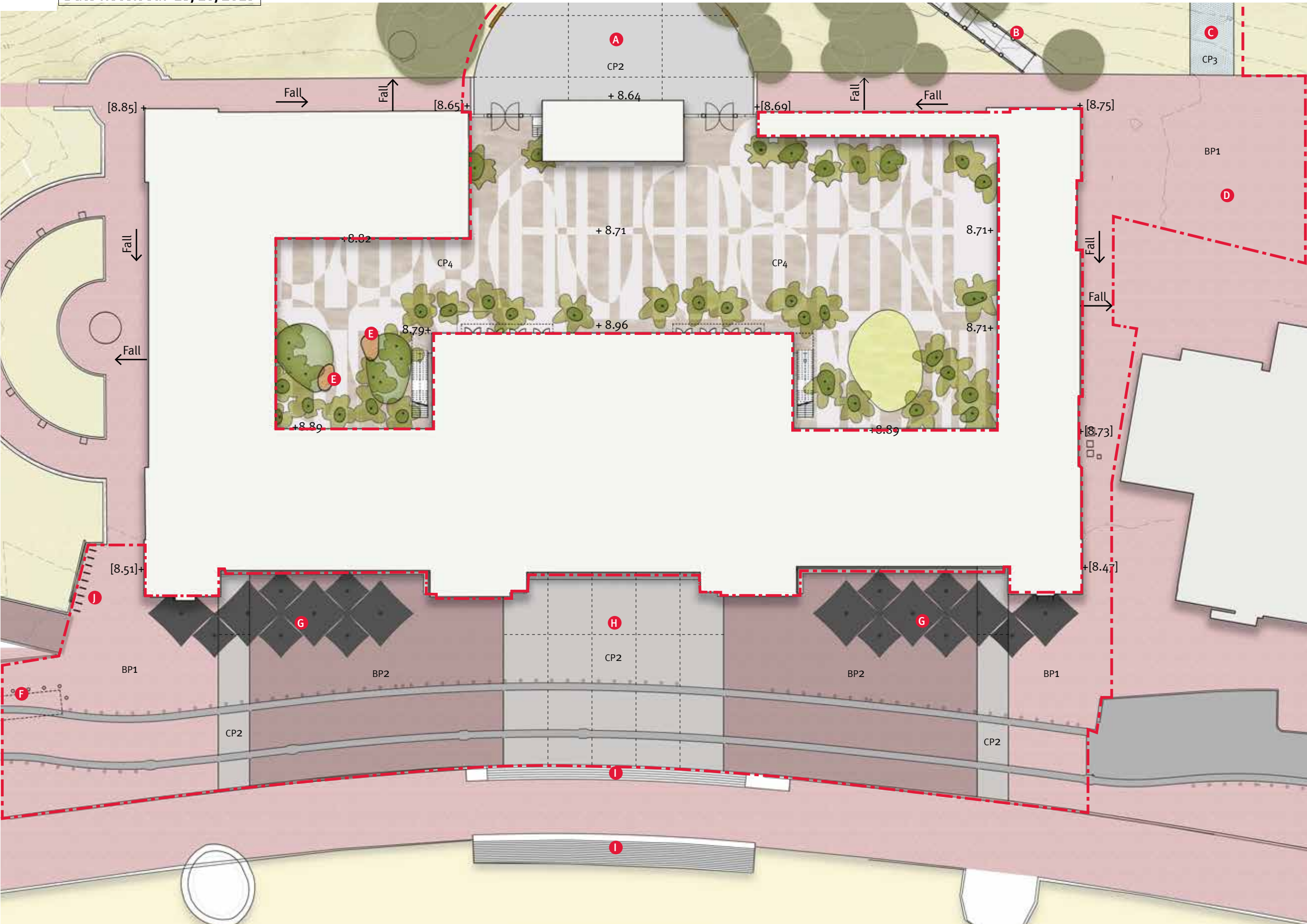
Cabbage palm tree

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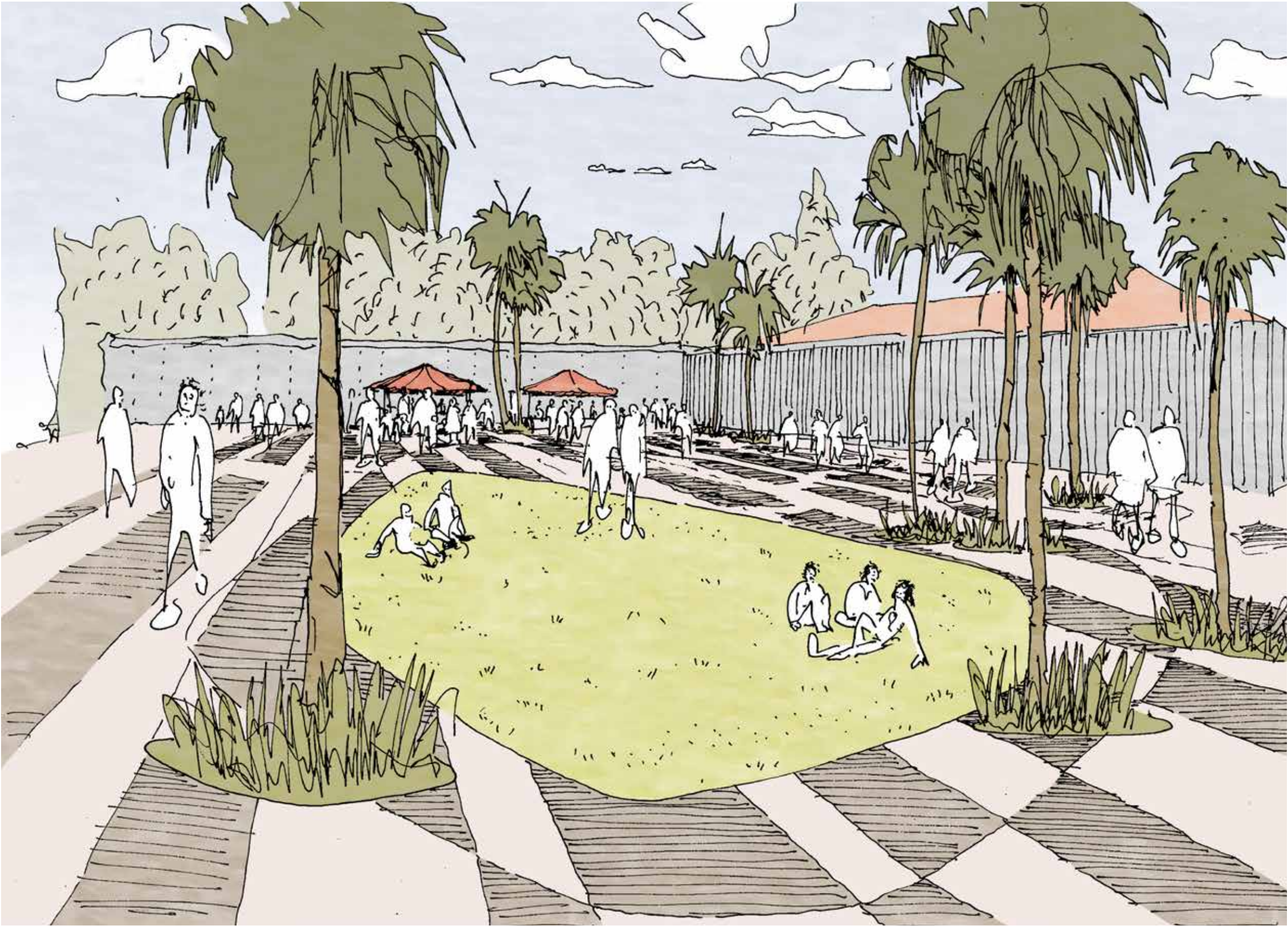
Existing bollards to be retained

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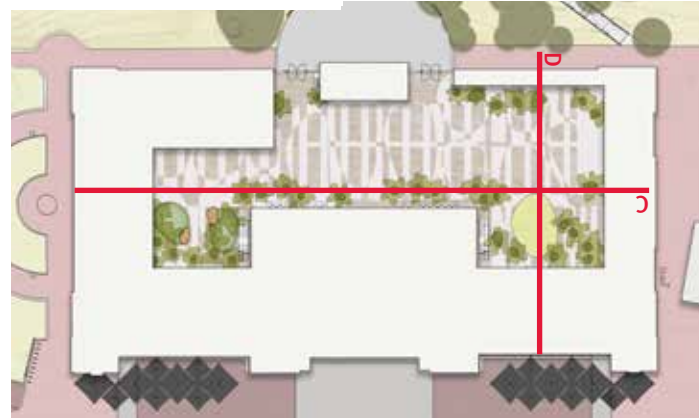
Relocated bollards



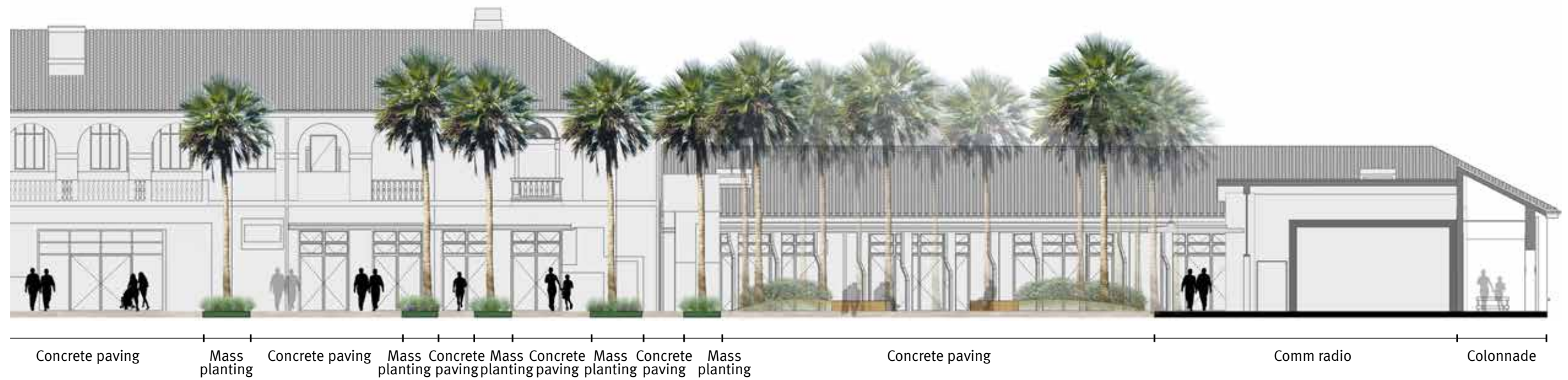
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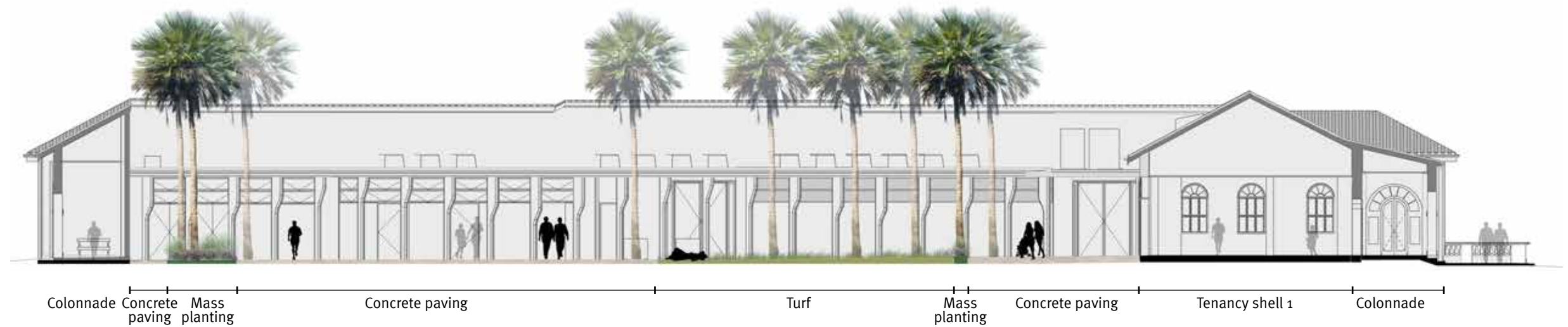
Sections - Courtyard



Key Plan



Section C
1:200 @ A3



Section D
1:200 @ A3

<div>RECEIVED Waverley Council</div> <div>Application No: DA-1</div> <div>Date Received: 13/</div> <div>Precedents</div>												
Indicative Furniture & Materials Palette												
Heritage Interpretation - Born Market, Barcelona, Spain				Heritage Interpretation - Vartov Plaza, Copenhagen, Denmark				Sandstone Erosion Pattern in Bondi beach				
Furniture												
Outdoor feature seating - Centenary Square, Parramatta				Informal seating & mass planting - Blue ribbon garden, Los Angeles, USA				Outdoor seating - Boston riverfront, USA				
Bin enclosure - marine grade				Bike racks				Existing bollards to be retained				
				New reinforced bollards in access from Campbell Pde				Tactiles				
								Double-handed handrail to diagonal path				
								Single-handed handrail to diagonal path				
Paving materials & finishes												
<div>External landscape</div>												
CP1 - Concrete footpath with broom finish				CP2 - Concrete with exposed light aggregate in access to pavilion and beach front				BP1 - Existing brick to be relaid				
				CP3 - Concrete with exposed dark aggregate in shared zone				BP2 - New brick in beach front (consistent with new path in Bondi Park)				
								<div>Courtyard</div>				
								CP4 - Concrete pavement with sandblast finish in courtyards				
Client				Consultant				Revisions				
								Issue	Date	Description	Drawn	Check
								A	01.04.19	Development Application	CY	BC
								B	28.08.19	Development Application	CY	BC
								B	05.09.19	Development Application	CY	BC
								190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au		Project Bondi Pavilion Drawing title Furniture & Material Palette		
								Date August 2019 Scale N/A		Drawing No. L012 Issue No. B		



Araucaria heterophylla



Livistonia australis



Adenanthos sericeus



Baeckea virgata



Baeckea virgata 'nana'



Baeckea linifolia



Banksia robur



Bauera rubioides



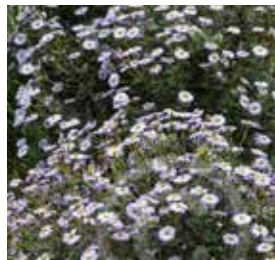
Doryanthes excelsa



Leucophyta brownii



Micromyrtus ciliata



Olearia tomentosa



Philotheca myoporoides



Pimelea linifolia



Westringia fruticosa



Chrysocephalum apiculatum



Crinum pedunculatum



Correa reflexa



Goodenia ovata



Hibbertia diffusa



Myoporum parvifolium



Scaevola calendulacea

Indicative Plant Schedule

Botanical name	Common name	Height	Pot size	External Landscape	Courtyards Tree pits	Courtyards Mounds
TREES						
<i>Araucaria heterophylla</i>	Norfolk Island Pine	up to 50m	400 Litre	X		
<i>Livistonia australis</i>	Cabbage-tree Palm	up to 25m	Exground(6-8m)		X	X
SHRUBS						
<i>Adenanthos sericeus</i>	Woolly Bush	1-5m	200mm pot			X
<i>Baeckea virgata*</i>	Twiggy Heath Myrtle	2m	200mm pot			X
<i>Baeckea virgata 'Nana'</i>	Dwarf Baeckea	500-800mm	140mm pot			X
<i>Baeckea linifolia*</i>	Flax-leaf Heath Myrtle	2m	200mm pot			X
<i>Banksia robur</i>	Swamp Banksia	2m				
<i>Banksia spinulosa</i>	Hairpin banksia	up to 2.5m				
<i>Bauera rubioides</i>	Dog Rose	300mm-1.5m	200mm pot			X
<i>Doryanthes excelsa</i>	Gymea Lily	1-2m	200mm pot			X
<i>Leucophyta brownii</i>	Cushion Bush	400mm-1m				X
<i>Metrosiderus "dalese"</i>	New Zealand Christmas Tree	up to 1.5m				X
<i>Micromyrtus ciliata</i>	Fringed Heath Myrtle	1m	200mm pot			X
<i>Olearia tomentosa</i>	Toothed Daisy-bush	up to 1.5m	200mm pot			X
<i>Philotheca myoporoides</i>	Long-leaf Waxflower	up to 2m	200mm pot			X
<i>Pimelea linifolia</i>	Slender Riceflower	up to 1.5m	200mm pot			X
<i>Thryptomene saxicola</i>	Pink Rock Myrtle	up to 1m				X
<i>Westringia fruticosa</i>	Coastal Rosemary	up to 2m	200mm pot			X
GRASSES AND GROUNDCOVERS						
<i>Baloskian tetraphyllum</i>	Tassel Cord-rush	0.5-1.5m				X
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	100mm	140mm			X
<i>Crinum pedunculatum</i>	Swamp lily	1mm				X
<i>Dianella caerulea</i>	blue flax-lily	500-1000mm			X	X
<i>Dianella congesta</i>	Beach Flax Lily	500-1000mm			X	X
<i>Goodenia ovata</i>	Hop Goodenia	up to 2m	140mm			X
<i>Hibbertia diffusa</i>	Wedge Guinea Flower	300mm	140mm			X
<i>Isolepsis nodosa</i>	Knobby Club Rush	0.8-1m			X	X
<i>Myoporum parvifolium</i>	Creeping Boobialla	300mm	140mm			X
<i>Scaevola aemula</i>	Fairy Fan-flower	300mm	140mm			X
<i>Scaevola calendulacea</i>	Dune Fan-flower	300mm	140mm			X