

# PACIFIC TOWERS

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5 Campbell Parade Bondi NSW 2026



development



Situated in an iconic location overlooking Bondi Beach, this existing block of 42 apartments lies in desperate need of attention. But the limitations of Strata sub-division mean that raising the requisite dollars to complete the rectification work is problematic.

Bondi is Sydney's most 'urban' beach and used to be filthy - but it is now pristine and gets groomed every night. In recent years the "well-to-do" have started buying up big in Bondi, and it has transformed the suburb from a backpacker backwater to a much more sought after address, and this building has front row seats.

One of the 'problems' raised in the brief was that the more transient population of backpackers were the only users of the almost football field sized roof on level 6, and this usage would actually be better described as abuse. There is no shade; making the rooftop inhospitable, and so with the beach right there - nobody uses the roof during the day, and so the architects suggested building a penthouse on this shared asset; to raise the funds to carry out the emergency work the building required.

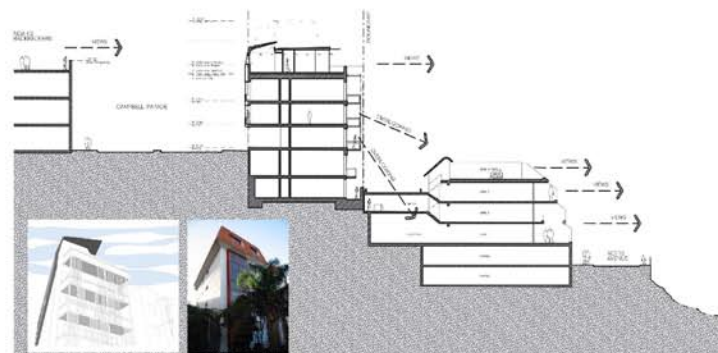
Another issue raised at the briefing stage was that the studio apartments facing Campbell parade lacked amenity, cross-ventilation and suffer terrible noise from the busy road. The zinc cladding was conceived as an "enviro-skin" that would act like a giant umbrella over the western facade - The interstitial space between the skin and the building would heat up and cause a convection rise - drawing cooler ocean breezes through new ducts into these studio apartments.



This enviro-skin wraps up onto the roof level to form part of the roof of the new penthouse. This does two things - it unifies the unbalanced nature of the existing situation and acts as a windcoop cooling device for the 2 roof top penthouses.

The project was ultimately knocked back by Council, largely for political reasons. But ultimately failed because it did not comply with the numeric controls (the existing building was already over F.S.R. and the increase represented 3.2%) and the minor addition was considered a view loss issue from the backpackers across Campbell Parade.

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Section through site from campbell parade to the beach



Bondi Beach



Before - a gateway to Bondi?



Before - A rundown eyesore?



view loss before and after



New balconies overlooking Bondi Beach added to 24 of the 42 apartments



After - The new gateway to Bondi

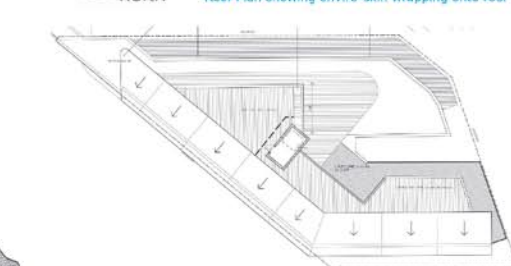


After - (Leaving Bondi)

Rooftop Level Plan showing proposed new penthouse



Rooftop Level Plan showing enviro-skin wrapping onto roof



Scale (plan only) 10 20 30 40 50

Mac-Interactive Architects