

PACIFIC BONDI
CASE STUDY

BALANCING LUXURY AND BEACH LIFESTYLE







THE PROJECT

Just minutes from the CBD and surrounded by some of the best coastal walks and beaches Australia has to offer, Bondi is arguably Sydney's most desirable neighbourhood. The 2026 postcode represents the best of cosmopolitan living mixed with the surf lifestyle, and whether it is to live, stay or play, Bondi real estate is hot property.

In December 2015 Bondi's newest development, Pacific Bondi, was completed, taking the areas luxury living to a whole new level.

A dynamic redevelopment of the Swiss Grand Hotel, the Pacific Bondi has brought together some of the best architects and interior designers Australia has to offer to collaborate on a project that includes a mix of designer residential, boutique hotel and premium retail sites.

Occupying almost an entire block, with a 120 metre frontage to Campbell Parade, Pacific Bondi is located across the road from Australia's most iconic beach, with the development including:

The Bondi:

112 premium-end apartments including 19 stunning two level penthouses

QT Bondi:

69 boutique, high-end hotel apartments

Retail:

High-end retail stores, restaurants and bars

Panoramic Atrium:

A six level atrium and piazza opening to the blue Bondi skies, creating a beautiful sanctuary to relax, eat, drink, shop and be seen

THE DESIGN BRIEF

The overarching design of Pacific Bondi was created by Andrew Andersons of PTW Architects, and incorporates the luxury residences, hotel and retail space positioned around an existing multi-level atrium.

Three different interior designers which include SJB Interiors, KTA, and Bates Smart design studio were tasked with taking ownership of different zones, creating three bespoke interior schemes and three choices for buyers.

The design concept is 'natural luxury', with the goal of creating a high-end lifestyle destination that also complements its natural beachfront environment.

According to Craig Hines of PTW Architects, when it came to specifying grated drain solutions for the project, there was only one company that came to mind to provide the perfect balance of form and function – Stormtech.



DRAINAGE SOLUTION

The Stormtech name is synonymous with quality grated drains. It is not just the products that set Stormtech apart, but the service and ability to adapt to meet the unique requirements of practically any project.

To meet the requirements of the hostile beachfront environment, as well as the expected high-traffic hotel and public areas, the project required 316 marine grade stainless steel grated drains throughout. This included the bathrooms and balconies in every residential and hotel apartment, as well as in the panoramic atrium area.

Being a redevelopment of an existing hotel, there were a number of unique challenges faced in specifying the right drains.

“Since the project was a redevelopment of an existing structure with a concrete slab that had flaws and cracks throughout, and there were new floor zones being put in, the project required a grated drain to fit within these new floor zones. Where normally in a new building you’d be designing them into the structure, or into the set downs and making allowances for it, the existing conditions meant a grate with shallow depth was required. Stormtech was able to come up with a solution with a very narrow, shallow profile which met the tolerances of the project,” says Hines.

Stormtech products were specified throughout the project including bathrooms, balconies and the atrium.

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THE BATHROOM

The design called for linear drains that “disappear” - both in the shower as well as one running the full length of the bathroom underneath the wall hung toilet and vanity basin. Stormtech’s Ti Tile Insert drains were specified to meet these requirements.

The Ti is a premium Tile Insert drain, featuring a 316 grade stainless steel tile insert frame, designed to blend seamlessly with tiled floors. However, it was not as simple as specifying a one-size-fits-all solution for every bathroom.

Due to the different designers across different sections of the project, there were different tile thicknesses throughout meaning different products were required for different bathrooms. Stormtech examined each room one-by-one to view how the entire interior design was laid out, and then provided three different styles of those drains at three different price ranges, ensuring each bathroom had the ideal drain.



THE BALCONY

Each balcony in the residential and hotel apartments utilised Stormtech linear drains from their TR range. Further, their Threshold drains have been integrated into the sub-sill of the sliding door frames. The Threshold drain is used to provide a level entrance, with the narrow profile minimising impact on design, allowing seamless integration between internal and external areas, and creating seamlessly combined indoor/outdoor spaces.



THE ATRIUM

The atrium of Pacific Bondi is surrounded entirely by glass with a courtyard in the middle. Stormtech's Threshold Drainage was again used around the entire perimeter of the atrium, connecting the surrounding glass doors to the courtyard. Drainage was also required in the middle of the atrium to drain water from the courtyard that was required to be interlinked to the surrounding drainage. Altering their manufacturing process to suit the site specifications, Stormtech was able to design and produce the drainage solution required for the varying depths of the space.

STORMTECH PROJECT SUPPORT

Another one of the key reasons Stormtech products were specified was the support and assistance that could be provided from the beginning to the end of the project. Stormtech staff were involved from the initial stages with the development all the way through to completion.

Stormtech's NSW Projects Manager was on site from March, 2015 through to completion in December, 2015. Once the architect had specified the product, he assisted in running the project with the builders, ensuring the best product from the Stormtech range was used for each application.

He assisted in everything from measuring up, to advising on best installation practices, as well as the production run, allowing for the entire project to run smoothly.



THE RESULT

The popularity of the development is evidenced in the record sales of the residential apartments. All but two of the 75 first release apartments sold within the first two hours. A national record price was set for a penthouse apartment that went for a staggering \$21 million.

The QT Hotel is now one of the most popular hotel destinations in the Eastern Suburbs of Sydney, the acclaimed

architecture providing an immersive experience that allows guests to live the Bondi life with a laid-back, barefoot-luxury feel.

The unique retail, shopping and dining precinct offers local national and international visitors a range of captivating restaurants, cafes and spectacularly appointed boutiques, and is quickly becoming the go-to destination in Bondi.

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KEY INFO

Completed

December 2015

Architect

PTW Architects

Interior design

SJB Interiors, KTA
and Bates Smart

Cost

\$400 million

Construction

Hutchison Builders



www.stormtech.com.au