

The Beach House

URBAN TASKFORCE AUSTRALIA
DEVELOPMENT EXCELLENCE AWARDS 2012



running
bare

SUNBURIN

ROCK
SUMMIT
WIT



THE BEACH HOUSE

The Beach House occupies a landmark site on Campbell Parade adjacent to the "Hotel Bondi", an icon of this premier beach side suburb.

Project Name - "The Beach House"
Project Address - 178 Campbell Parade, BONDI BEACH, SYDNEY

Developed by - Investec Property Limited
Developer Representatives - Graeme Katz and Zach McHerron
Developer Contact Details - Zach.McHerron@investec.com.au
T - (02) 9293-2464
F - (02) 9293-2492



THE BEACH HOUSE EXECUTIVE SUMMARY

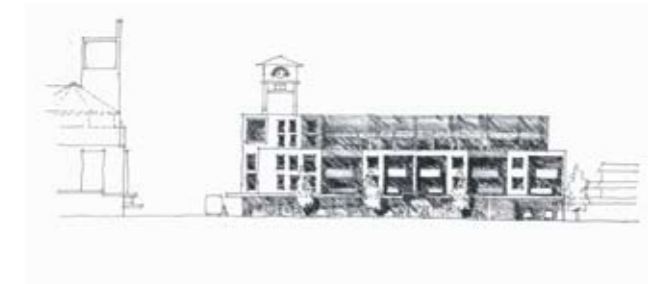
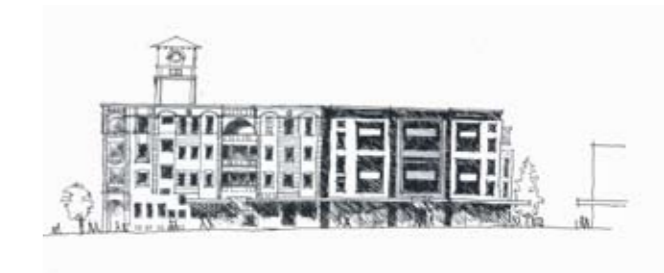
The Beach House occupies a landmark site on Campbell Parade adjacent to the “Hotel Bondi”, an icon of this premier beach side suburb.

The project permitted the original elements of the Hotel Bondi to be renovated while at the same time reactivating the precinct by introducing high quality food and fashion retailers and a pedestrian lane way linking Campbell Parade and Gould Street.

A successful marketing campaign resulted in 35 of the 40 apartments selling prior to completion of construction and the retail fully leased around the same time.

Construction issues arising from building on sand were successfully dealt with using a combination of conventional and non-conventional means with minimal impact on the neighbouring buildings.

Recently gained Council award for public space contribution.



THE BEACH HOUSE DESCRIPTION OF ENTRY

The Beach House is a prestigious mixed use development located adjacent to the Hotel Bondi on Campbell Parade, Bondi Beach.

It comprises 40 over sized apartments including a mix of 1, 2, 3 and 4 bedrooms and 1600m² of retail space on the ground floor which has 3 street front-ages and an internal arcade operating as a through site link. The property has two basement levels which accommodate 97 car spaces.

The site was created by the sub division of land owned by the Hotel Bondi which, allowed the Hotel to revert to an area that resembled the original 1919 "free standing" form.

The Beach House development paid specific attention to augmenting the heritage aspects associated with the Hotel, improving local amenity and included provisions for enhancing the public domain. Third party stakeholder management was key in delivering this project while balancing the requirements of neighbours and the council.

Development Statistics

Built Area – 10,500m² approx.

Number of Apartments - 40

Retail Lettable Area – 1600m²

Number of Car Parks – 97

Project Timeline -

2007 (Site Acquisition)

2009 (Construction Commencement)

2011 (Project Completion)



THE BEACH HOUSE COMMERCIAL SUCCESS

Investec Property Limited.

“We moved shortly after to assemble the balance of site through subsequent acquisitions including the New Zealand Natural shop on Campbell Parade. This provided a further ~400sqm of valuable retail area and allowed us to build an additional apartment (mezzanine level) on Campbell Parade, the most valuable part of the site. Successful appeal to the Land and Environment Court resulted in additional floor space on the top level facing Campbell parade, which allowed us to proceed with the sale of a single penthouse apartment.

An “Off-the-plan” pre-sales campaign was conducted in mid-2009 and despite difficult market conditions we sold 30 out of 40 apartments within the first 2 weeks of the campaign. A further 5 apartments were sold during construction, with 5 apartments only remaining for sale. The penthouse sale was in excess of \$11m, one of the highest prices achieved for an apartment in Sydney.

The retail leasing campaign was conducted over a 12 month period leading up to completion of the project, with 15 shops now leased and tenants experiencing strong trade. The retail has been offered for sale in one line with the successful bidder currently conducting due diligence.

During a period of economic uncertainty, declining values and difficult retail trading, the project will deliver positive returns to investors.



THE BEACH HOUSE COMMUNITY BENEFITS

The Beach House development has generated a range of community benefits.

Heritage Restoration to the Hotel Bondi

The works included the much needed repainting and repair of the façade and the removal of intrusive non-original works which obscured and concealed the lower arches of the return facade to the south. With the completion of the arcade this facade has been returned to its original design.

The Hotel Bondi is an icon of the area, but was in serious need of rejuvenation. This project permitted this renewal to occur.

Public Arcade

The creation of the arcade which acts as a through-site link has provided a valuable pedestrian space for the community on an intimate laneway scale. The space is enlivened by retail uses and serves as a breakout zone and connection between Campbell Parade and Gould Street.

Public Art

A public art installation is featured at the Campbell Parade entry to the laneway. This is the most highly trafficked part of the development.

Gould Street Renewal

The previous use of the site's Gould Street frontage was as a small hotel carpark and drive-through bottle shop. This use did not contribute to street life. With the completion of The Beach House a continuous undercover active retail frontage has been created which has anchored and activated this end of Gould Street as a new retail precinct. Anecdotal evidence from neighbouring retailers suggests their trading performance has also been positively affected.

Retail Servicing

A basement loading area has been provided within the development thereby reducing demand for on-street parking.

Infrastructure

The development includes a new two chamber sub-station and sewer main encasement which secures the supply benefiting the local community's service infrastructure requirements.

Public Domain

New footpaths, street trees and continuous street awnings were provided as part of the development.



THE BEACH HOUSE ENVIRONMENT

Improvement to quality of life
Original improvements on the site lacked commercial viability and provided little additional benefit to the local environment.

The Beach House injected a variety of new food and fashion retailers to the precinct and so has rejuvenated this part of Bondi.

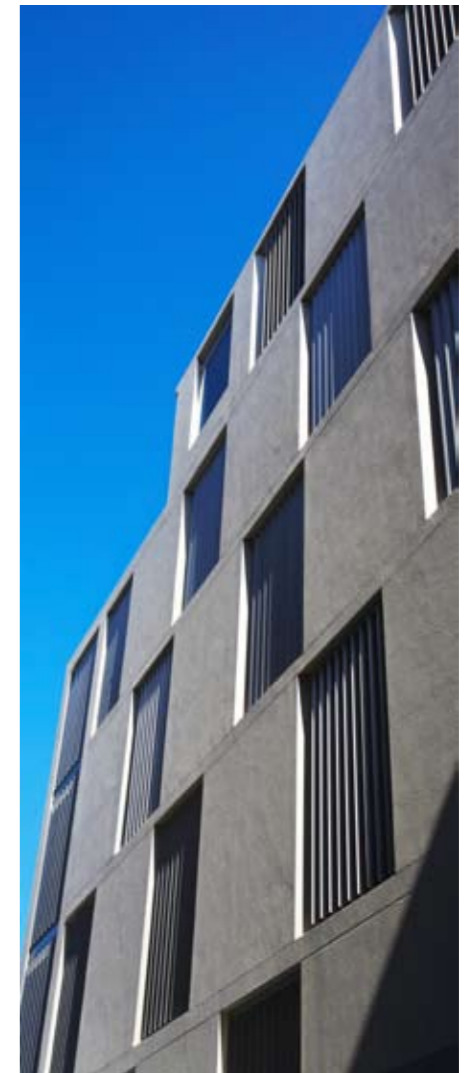
Basic Practice Strategies to Enhance Environmental Benefits

The general internal layout was designed to minimise common areas and maximise opportunities for cross ventilation and natural lighting. This was achieved by designing the building's residential levels as 3 separate buildings side by side with 3 compact cores to avoid long internal passageways.

This allowed the project to achieve a stack of apartments which run through the building with frontages to both Gould Street and the beach. Internal light wells provide light and cross ventilation opportunities to the majority of apartments in addition to their primary external frontages.

Features of the Development To Limit Environmental Impact

- Highly insulated roof and walls
- Solar boosted hot water central plant, efficient centralised A/C plant
- Efficient building form
- Re-use of sand excavation material
- Re-use of rainwater for landscape irrigation and toilet flushing
- Sun control louvers



Engineering Innovation.

Ring Beam.

Top down method of construction. The aim was to secure contiguous piling by utilising a ring beam structure poured on grade, prior to excavation. The need for sand anchors which were not feasible due to subterranean obstructions and legal complexities were therefore avoided.

This ring beam also had a secondary construction role as an aerial road for construction vehicles to access the site even when it was fully excavated.

Jet Grouting.

Use of Jet grouting as a means of underpinning and shoring under existing structures without encroaching on the site area. As this construction method is costly it was only employed where appropriate.



Planning Innovation.

Use of arcade lane way which both establishes a cross site link and separates the development from the Hotel. The creation of the laneway permitted the Hotel to revert back to its original form which allows the previously obscured return arched facade to be viewed. It also provides a viable pedestrian route from Campbell Parade to Gould Street which is the source of foot traffic for the retail spaces fronting the arcade.

Architectural Design Innovation.

Light Wells.

Use of internal light wells permitted the majority of apartments to be naturally cross ventilated with the creation of a secondary facade to most apartments.

Multiple Cores.

Use of compact multiple cores permitted the common lobby area to be minimised and enabled 8 apartments to have a frontage to Gould Street as well as beach views.

Staged Construction Innovation.

Construction contract was let as a separate early works package followed by the main works. This allowed an early start, then a pause point before commitment to major expenditure (opportunity to test the market) and maintain competitive tendering advantages. This approach also permitted commencement on site prior to the completion of full construction documentation. Hotel operations were able to continue and were not disturbed during construction.

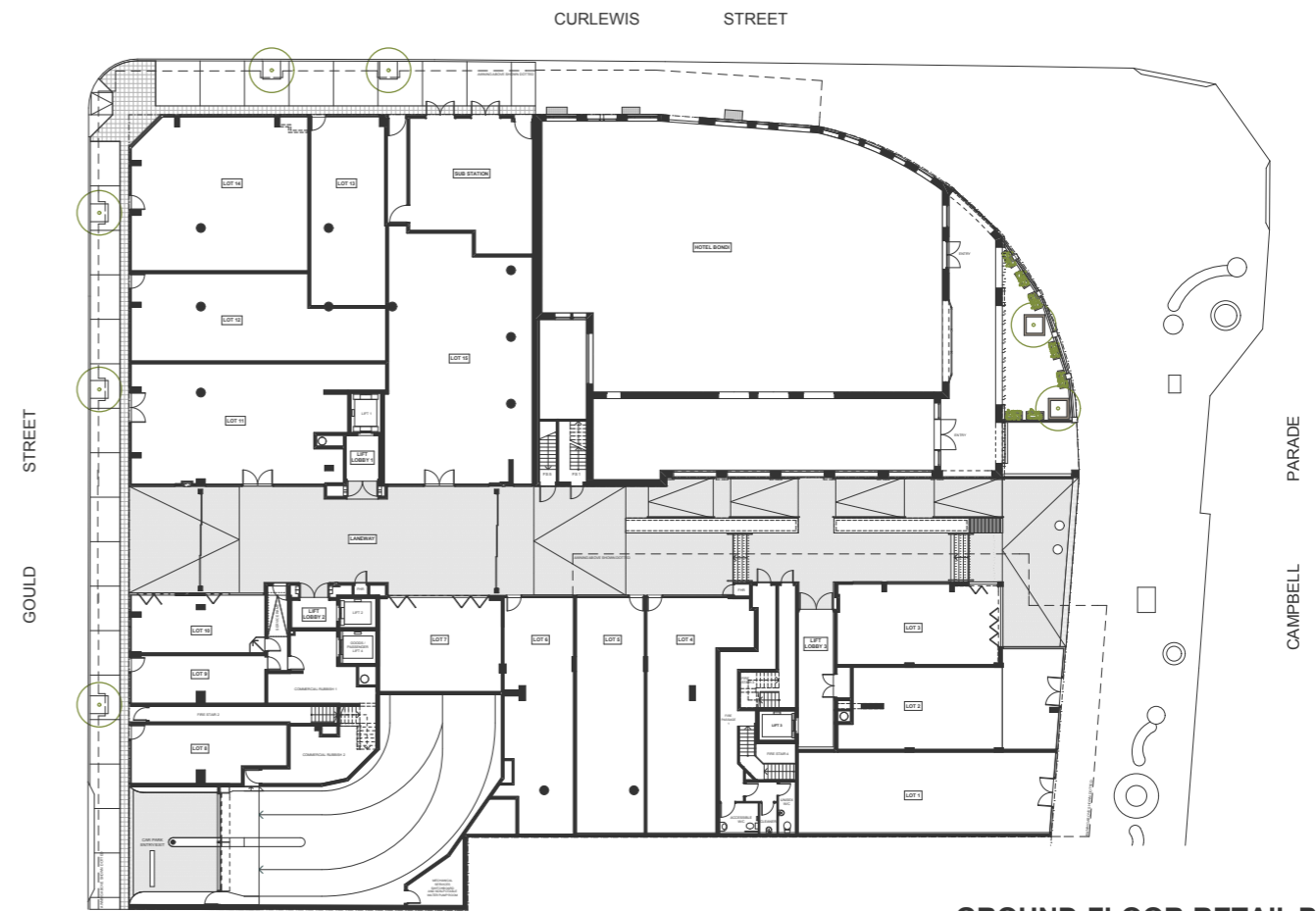
Fire Safety Innovation.

A fire engineered solution allowed the development to limit the use and expense of sprinklers to car park levels and other locations. This included reliance on passive fire protection measures where possible. In addition the design included a shared fire stair with the Hotel via the use of cross easements which avoided unnecessary duplication.



Commercial Innovation.

The site was consolidated with the adjoining New Zealand Natural shop on Campbell Parade which delivered a further 400m² of valuable retail space and an additional mezzanine apartment facing the beach.



GROUND FLOOR RETAIL PLAN

The Beach House
178 Campbell Parade, Bondi Beach

11 JAN 2012

THE BEACH HOUSE LIFECYCLE PLANNING

Use of low maintenance materials such as anodised aluminium windows with coastal grade anodising film thickness and timber decking which can be easily removed and replaced as required with minimal disturbance to waterproof membrane beneath.

Use of durable and conventional structural elements such as concrete and cavity masonry. These elements have been finished with a long life commercial quality texture coat system which, with regular minimal maintenance, will be long lasting and if required easy to repair or replace.

Use of pre-weathered material such as timber paneling means that there is no requirement for a high degree of maintenance i.e. it was anticipated at the onset that a weathered appearance is acceptable.



THE BEACH HOUSE PROBLEM SOLVING

Issue.

Existing Hotel Bondi site was occupied (in part) by poorly maintained under-performing buildings which had been later added to the original hotel. The site area and location meant that some of these improvements did not represent the land's highest and best use.

Response.

This portion of the site was subdivided off the Hotel and acquired by the developer and would ultimately become The Beach House development site. The Hotel Bondi site reverts to original site area.

Issue.

Site surrounds prevented, due to subterranean obstructions and legal complications, the use of a conventional system of waling beams and sand anchors to secure the contiguous pile required to safely excavate the 2 level basement occupying the entire site.

Response.

Utilise a "Top Down Construction Method" which involved pouring a supporting ring beam on top of piles prior to commencing excavation. This ring beam was supported by temporary steel screw piles and also formed a construction platform during the excavation phase for construction plant and materials.

Issue.

Pre-existing sewer main traversing site affected basement design.

Response.

Accurately located sewer by survey and liaised with Sydney Water regarding their requirements to ensure that the 2 level basement structure clears new concrete-encased sewer line.

Issue.

Built up nature of surrounding sites limited the availability of natural light and ventilation to the development.

Response.

Well considered internal planning and maximised use of internal light wells and the arcade to provide required level of light and ventilation to the apartments above.

Issue.

Notwithstanding expert support for aligning the height of the top level facade on Campbell Parade with the Hotel Bondi the local council required a set back to a degree that limited its commercial viability.

Response.

After legal and planning advice was sought an appeal was lodged with the Land and Environment Court. Ultimately a compromise solution was agreed to outside of court.

Issue.

Laneway use after hours was required to be securely controlled as this area provided ground level access to residential lift lobbies.

Response.

As part of a public art contribution sliding glass and metal screens were custom designed and fabricated by an artisan. The metal screens were laser cut in a pattern reflecting weathered sandstone.

Issue.

Initial site lacked Campbell Parade frontage which limited development options.

Response.

Developer acquired the New Zealand Natural shop on Campbell Parade – both the real estate and the operating business – and made arrangements with the franchisor to temporarily close the shop during construction and then pre-commit to a shop in the newly completed retail space.

THE BEACH HOUSE THIRD PARTY STAKEHOLDER MANAGEMENT

A fundamental approach to Stakeholder Management was using a local consultant and project team thereby making use of existing individual and organisational relationships.

The following parties were identified by the team as stakeholders in The Beach House development.

Owners of the Hotel Bondi
Owners of the adjacent apartment building
The local community
Local Council
Authorities such as Sydney Water and Ausgrid

A key consultant at the early phase of discussions with the Hotel owner was a local developer who assisted with taking the concept to a point where Investec Property could see commercial merit.

This consultant continued as a key team member through the entire process and served as the point of contact with the Hotel. In addition he project managed part of the construction works that the Hotel undertook, which was crucial being a condition of the DA.

The architects for the project, then Brian Meyerson Architects now MPRDG, had their office located a short walk from the site and had been in that location for more than a decade. Brian Meyerson had extensive knowledge of the local Council and experience in the development of buildings in the area.

The town planner appointed was based in the eastern suburbs, had worked with the architect previously and had extensive experience in dealing with the local Council. Numerous preliminary presentations were made by the architect and town planner to community forums such as Local Precinct meetings, full Council meetings and individual Councilors. Feedback from these discussions informed the proposal as it moved from concept to planning drawings.

Early concerns related to urban planning and heritage issues were received. In response expert and independent consultants were appointed in both areas to advise on the appropriate response.

The concerns of the affected residents of the adjacent building were considered during the design development phase and revolved around view loss – a satisfactory solution was eventually reached.

Setback of the upper level of The Beach House, a key urban design element of the project, limited the impact on the affected apartments. In response to concerns raised during the planning assessment meetings were held and an internal light well was introduced to provide light to windows on the side boundary.

The size of the development was such that it effected local Infrastructure – in particular the electrical distribution network. Early discussion with Ausgrid identified their requirement for a 2 chamber substation to be incorporated into the development. This process was facilitated by appropriately qualified electrical consultants.

The presence of a sewer main traversing the site was identified as a potential issue when it came to the construction of the basement levels. Early site investigations and negotiation was entered into with Sydney Water via a Water Services Co-ordinator to determine the authority requirements and obtain their approval prior to entering into a building contract thereby minimising a potential for cost escalation.

THE BEACH HOUSE
URBAN DESIGN &
ARCHITECTURAL MERIT

With the subdivision of the site came the challenge of addressing 3 different street frontages, the heritage Hotel Bondi adjacent and an adjacent residential building with a difficult urban massing.

Urban Design.

The Arcade

The cross site link from Campbell Parade to Gould Street provides the necessary separation between the Hotel and The Beach House and approximates the original lawn that was part of the Hotel historically. In addition to being a public space it provides pedestrian traffic to retail areas that otherwise would be non-viable.

Campbell Parade

In order to visually bridge between the site's adjacent buildings the major existing building massing forms were adopted as generators of The Beach House's form. The facade is seen as a link that harmonises the street wall at this point.

Curlewis Street

Urban design principles such as street edge / wall definition were employed. Hotel facade elements such as parapets, cornice lines and vertical bays were incorporated into the design of the new elevation so as to acknowledge the heritage qualities of the Hotel.

Gould Street

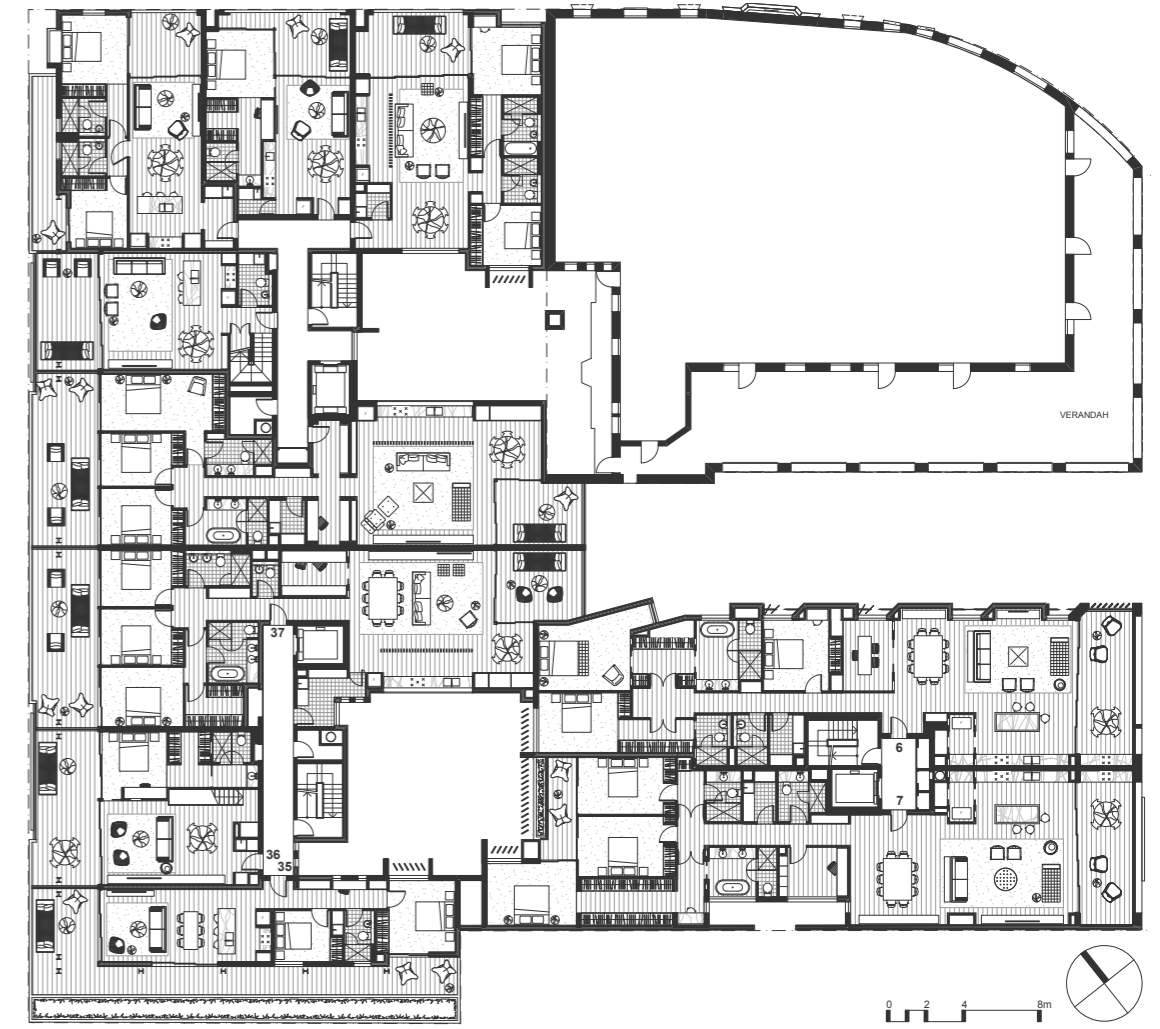
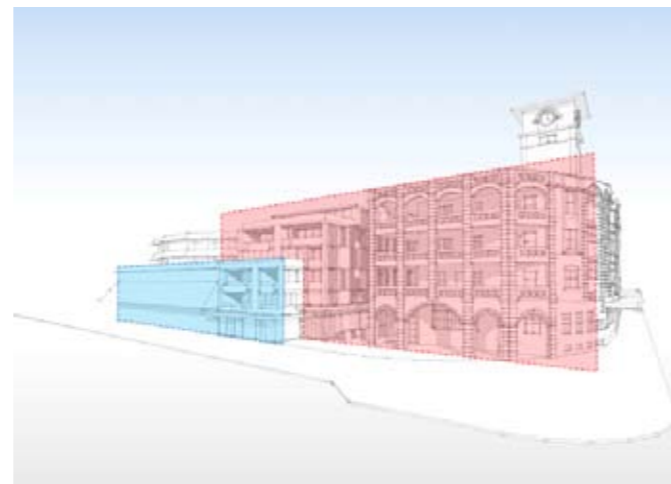
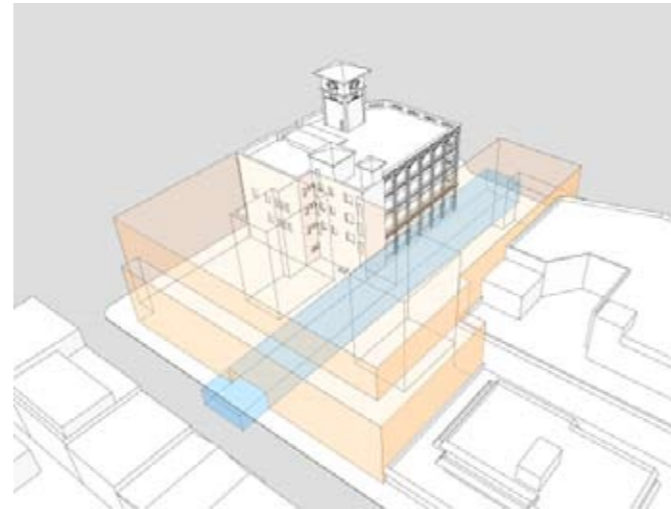
The portion of The Beach House fronting Gould Street has the upper 2 levels setback so that the building presents as a 3 storey mass and is therefore of a similar scale to that which exists in the street.

Arcade Facade

This facade features a checkerboard pattern of louvered openings which ensures that privacy with respect to the Hotel's return facade is maintained. The elevational treatment is deliberately understated and respectful of the qualities of the adjacent heritage building.

Architectural Merit.

Planning was based on the provision of over-sized apartments with associated generous external terraces. The use of compact cores avoided the need for long and impersonal common passageways and permitted a special type of apartment that spans from Gould Street to Campbell Parade. External finishes are limited in number to concrete and texture coated rendered masonry, these are coloured to reflect the beach side aesthetics of bleach and weathered sand / driftwood. The majority of the apartments are naturally cross ventilated and have 2.7 m ceilings.



THE BEACH HOUSE USER SATISFACTION

Lara Bloom, Resident.

“The Beach House offers residents a great lifestyle with a variety of high end shops, great cafes and trendy restaurants in the building. Its proximity across the road from the beach is great for early morning swims and exercise and it means I barely need to get into a car on weekends. Compared with what was on the site previously the Beach House development has replaced a pretty unattractive and dilapidated part of Bondi with a rejuvenated precinct that adds values not just for the residents of the Beach House but also for the public at large.”

Jade, General Manager of Hotel Bondi.

“The Beach House development has resulted in a rejuvenation of the whole Hotel Bondi locality with the pedestrian laneway further activating the northern end of Gould Street. The development assisted in the restoration of the hotel itself, both inside and out. The southern heritage façade which had previously been obscured by buildings has now been reopened and the result is a better functioning hotel which improves the local amenity.”

Tim Barge, PaperPlanes.

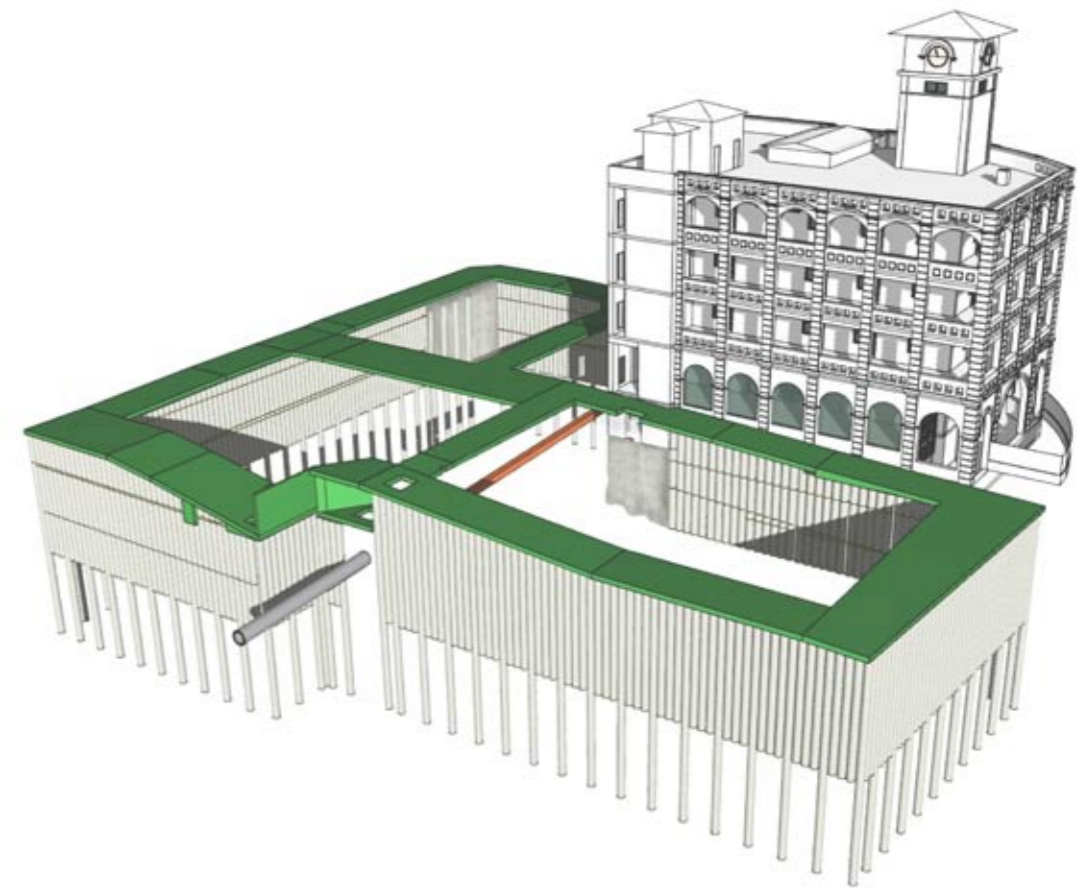
“As tenants of retail space 15 we have found the development to be a great success in the regeneration of Bondi Beach. Being Bondi residents and locals for more than 25 years, we are extremely pleased with the collection of high quality operators within The Beach House and are confident the development will remain successful for many years to come. The Beach House has been a huge improvement to local amenities and enhanced the vibrancy of the area which was much needed.”

THE BEACH HOUSE
TECHNICAL DATA

One of the key construction challenges was excavation of a two level basement in sand with adjacent buildings on both sides (including one heritage listed) having no setback to the common boundary.

Where appropriate conventional grout injected contiguous piling was employed with nominated piles founding on rock. In some situations space requirements for car parking did not permit the additional space required for contiguous piling. The structural engineer devised a solution using jet grouting as a means of establishing a combined shoring / underpinning high strength grout mass which could be trimmed later. This resulted in no intrusion into the site area.

The use of temporary sand anchors and waling beams was not possible for a number of reasons relating to the presence of subterranean obstructions and as a result a non-conventional "Top Down Construction Method" was employed which used a ring beam arrangement to secure the tops of the piles and thereby allow excavation to proceed. This ring beam was later incorporated into the ground level slab. A useful additional benefit was the early ability to bring construction plant onto the full footprint of site while it was being excavated by utilizing the ring beam as an elevated road.



THE BEACH HOUSE
RESOURCES

Developer – Investec Property Limited
Project Manager / QS – Heymann Cohen
Architect – MPRDG
Interior Architect and Public Domain Detailed Design – BKH
Urban Design Consultant – Professor Peter Webber
Structural Engineer – James Taylor and Associates
Planning Consultant – Gary Shields and Associates
Heritage Architect – Weir Phillips
Traffic Consultant – Traffix
Accessibility Consultant – Morris Goding (MGAC)
Landscape Architects – Peter Lawson and Associates
Services – Medland Metropolis
ESD – Cundell
Acoustic Consultant – Acoustic Logic
BCA Compliance – Holmes Fire and Safety
Model Maker – Model Tech 3D
Computer Imaging – Studio Altairre
Water Services Coordinators Warren Smith and Partners
Level 3 Substation Design – Webb Australia
Survey – Eric Scerri and Associates
Shadow Analysis – Cad Draft
Geotechnical – Douglas Partners
Builder – Ganellen
Local Council – Waverley Council
Specialised Jet Grouting Sub Contractor – Freyssinet
Screw Pile Contractor – Absolute Contractors

THE BEACH HOUSE
REFEREES & AWARDS



Office of the Mayor
WAVERLEY COUNCIL CHAMBERS
BONDI JUNCTION 2022

29 May 2012

Urban Taskforce Australia
PO Box 5396
Sydney NSW 2001

To Whom it may Concern

The Beach House - 178 Campbell Parade, Bondi Beach

I write to commend the recently completed "Beach House" development. What was previously a moribund part of the Hotel Bondi, has been transformed into to vibrant new retail / residential precinct which has anchored this end of Gould Street as a new area for active use.

The Arcade connecting Campbell and Gould Streets has permitted the community to see the original Hotel Bondi Façade which was, for the past 60 years, concealed behind non original additions. In addition, the remaining original portion of the Hotel has been extensively renovated.

The Council's recent award for 'Public Space Contribution' is a formal recognition of the positive outcome that this development has generated.

Yours sincerely

A handwritten signature in black ink that reads 'John Wakefield'.

Mayor John Wakefield
Waverley Council

