

JOURNAL

11

MIX NINE

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JOURNAL /

What inspires distinctive design and high quality architecture?

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Journal is a selection of our projects from the recent past, present and future. Here we share our passion and commitment to delivering high quality, commercially astute, projects of excellence.

Architecture embodies everything it is to be human. Journal is for anyone intrigued by the story of spaces and the discipline of design in our built environment. Join us for a journey through the life of our practice.

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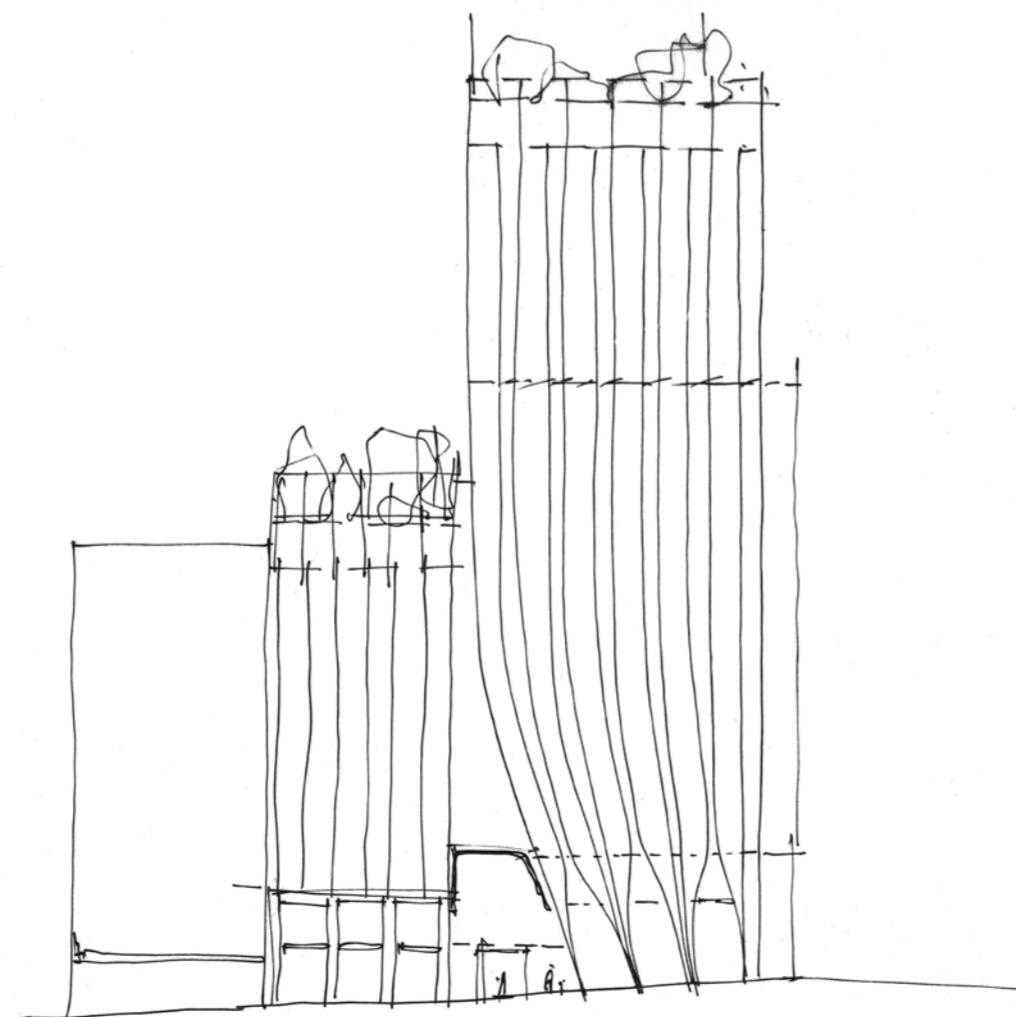
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PICTURED
435 Bourke Street, concept sketch
Cover:
Hotel Chadstone, façade detail

**BOOMERANG TOWER
SYDNEY OLYMPIC PARK**

OLYMPIC EFFORT

A strong and singular mixed-use development fit for a growing Sydney Olympic Park





BOOMERANG TOWER SYDNEY OLYMPIC PARK

Another step in the urbanisation of Sydney Olympic Park, Boomerang Tower combines a seven-storey podium of retail, office and above-ground parking with an elegant 32-storey residential tower.

The design for Ecove Group redefines the single-podium, twin-tower competition brief by splitting the site with a through-site link aligned to the nearby State Sports Centre forecourt and creating two distinct podium buildings. North of the link, we combined commercial and parking uses into a single form, while south of the link, the tower sits above the podium parking and ground floor retail.

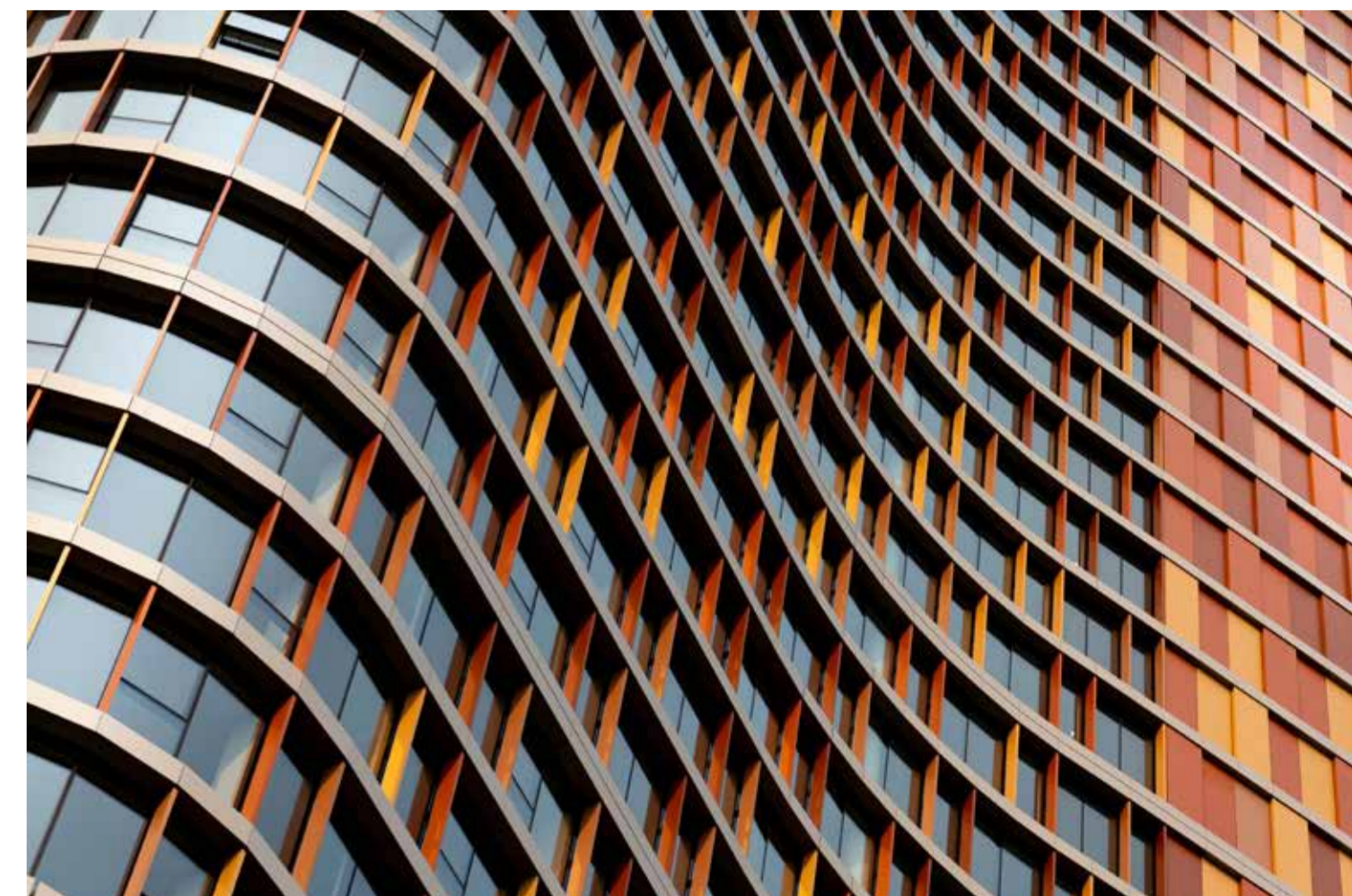
The northern podium creates an ambiguity between the architectural expressions of car park and office, using glazed lifts on the corner and a similar façade approach to visually suppress the parking and give the impression of a singular seven-storey commercial building.

Above the southern podium, the residential tower elegantly reconciles the alignment of the through-site link and eastern boundary, providing 100 percent of apartments with two hours of solar access in midwinter, and panoramic views of the Bicentennial Parklands, Homebush Bay and the Sydney CBD.

In terms of materiality, the masonry finishes of the podium, which are pre-cast concrete and terracotta baguettes, talk to the precinct's former history as a brickworks. The tower finishes adopt the same colour palette but are delivered in powder coated aluminium extrusions, which is technology more suited to high rise construction.

The podium façade is thoughtful and inventive, blending the requirements of car park screening and sheltering the commercial office space in a singular, cohesive skin. The zigzag façade design allows window panels to face away from direct sunlight and reduce solar heat gain in the office spaces. A subtle change in material as the skin wraps the car park provides 100 percent natural ventilation to all parking areas.

PICTURED
Boomerang Tower, rooftop garden
Boomerang Tower, façade
Boomerang Tower, podium
Opposite page:
Boomerang Tower, exterior



HOTEL CHADSTONE
CHADSTONE

BE OUR GUEST

*Marrying exclusivity and comfort
for the ultimate guest experience*



PICTURED
Hotel Chadstone, exterior



—
“Hotel Chadstone feels like a sanctuary. It is both luxurious and fun, with great food and facilities, and luxe Art Deco rooms that create a cocoon-like environment. It will appeal to locals and out of town travellers alike.”
 —

CONDÉ NAST TRAVELER



PICTURED
 Hotel Chadstone, reception
 Hotel Chadstone, pre-function space
 Hotel Chadstone, meeting room
 Hotel Chadstone, guest room
 Opposite page:
 Hotel Chadstone, pool
 Hotel Chadstone, guest bathroom

**HOTEL CHADSTONE
 CHADSTONE**

Melbourne’s Chadstone Shopping Centre is one of the largest in the southern hemisphere – an internationally recognised shopping, dining, lifestyle and entertainment destination. The addition of the luxury Hotel Chadstone, MGallery by Sofitel is part of Chadstone’s ongoing transition from retail precinct to high-end lifestyle centre.

The 250-room hotel for Vicinity Centres includes an extensive conference centre and substantial food and beverage facilities, including the elegant Altus rooftop lounge, with views across the Dandenong Ranges, and a signature dining restaurant on the ground floor. Our role included the architecture, interior design concept, planning and detailed design of guest rooms for this new 5-star destination away from Melbourne’s CBD.

The building complements the existing adjacent Bates Smart commercial building – Chadstone Office Tower. Both buildings were designed ‘in the round’ – high rise beacons in a low-rise suburban setting. A visual manifestation of the glamorous Chadstone brand, the gently curving and undulating forms, inspired by the billowing folds of hanging fabric, become free-standing sculptural objects in the landscape.

This architectural nod to luxury fashion is further accentuated by the rich lustre of the bronze tinted glass, which catches the light in different ways during the day and imbues the soft building form with an alluring, changing character, making it feel alive, exuberant and responsive to its environment.

The evocative form of the architecture continues inside, with interior accents complementing the glamour of the exterior. Detailing is drawn from fashion, with soft drapes inspired by flowing cocktail dresses and fixtures referencing metal accessories on handbags, shoes and belts.

Hotel Chadstone is the second five-star hotel in Australia to receive a 5-star Green Star Design and As Built rating.





—
“As urban density across the city increases, sites viable for redevelopment are becoming increasingly difficult to find and Collins House is a true architectural icon. It is the result of the brightest minds in the industry coming together to take a leap of faith, and push the boundaries of what is perceived as possible.”
—

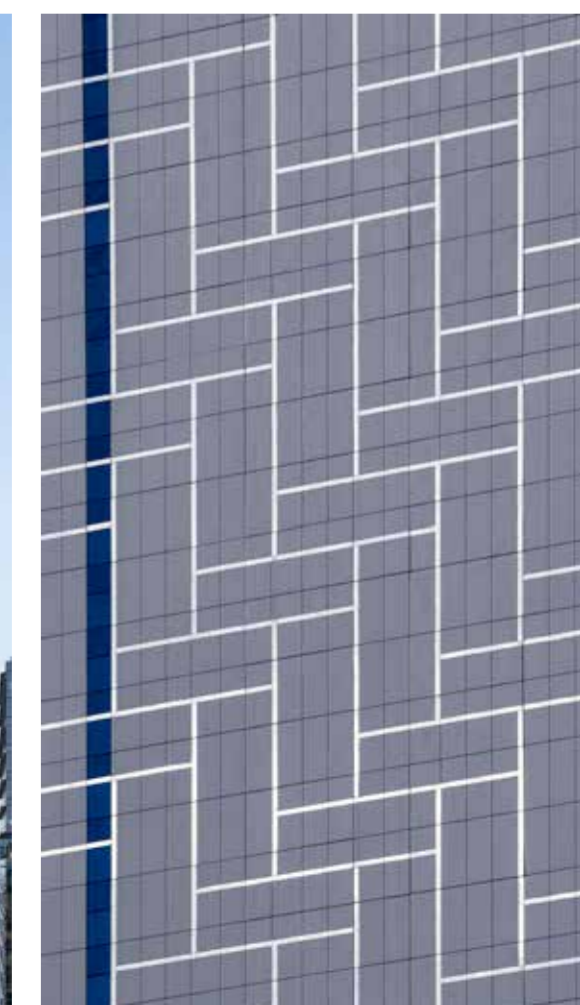
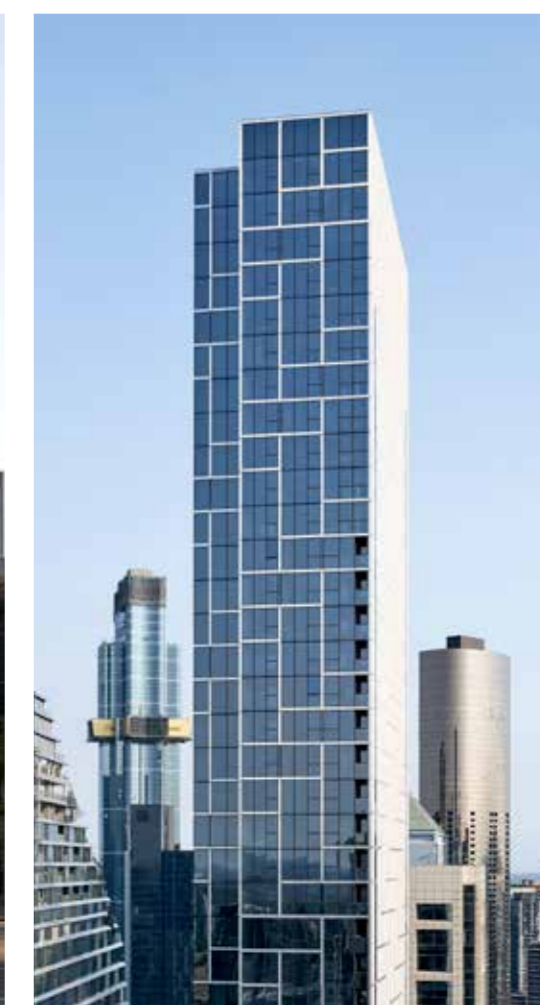
JEFF XU

Managing Director, Golden Age Group

**COLLINS HOUSE
MELBOURNE**

TALL STORIES

The flatpack skyscraper setting global benchmarks





COLLINS HOUSE MELBOURNE

With the limitations of a 480sqm footprint – roughly the size of a netball court – and a heritage street front, Collins House required some inventive thinking. Australia's slimmest tower, and fourth in the world by aspect ratio, this elegant residential building, designed for Golden Age / Deague Group, demonstrates the potential for superslim towers to unlock sites previously overlooked due to their small footprints.

The original site along Collins Street was a 1908 three-storey heritage listed Art Nouveau building, home to Victoria shipping company Huddart Park & Co. Seamlessly stitched into the historic fabric of Melbourne's CBD, we proposed setting the tower back from the existing heritage façade to reinstate the original decorative grandeur and create a landmark building both at street level and for the city skyline.

The unique circumstance of the site size required innovative thinking across all aspects of the project design and delivery. The design uses a self-supporting 'H-frame' structural wall solution, which essentially turns the building inside out by moving the structural core to the perimeter and making the building itself the core. This enables the floorplates to be column free, maximising its height and slenderness. Making the most of air rights purchased from the adjacent property, the building cantilevers 4.5m over the adjoining building, creating unobstructed views for residents.

In conjunction with 4D Workshop, we devised a method to incorporate Hickory's prefabricated modular system to overcome the challenges inherent in such a small site. 472 prefabricated modules that integrate the façade and structural slabs were craned into place. As the first superslim residential tower in Australia designed to use a modular construction system, this approach enabled construction on a site previously deemed undevelopable.

Designed to be read as a sculptural object, the herringbone aluminium wrapping on all four sides of the building acts as a veil as well as a unifying feature element. The reflectivity of the herringbone is a dramatic and lively component of the façade, making Collins House an identifiable and memorable landmark in the city's skyline.

The final 184m tower houses 259 one, two-and-three bedroom apartments, with two penthouse apartments (435sqm and 199sqm) that span two levels with internal stairs. Level three is home to Collins Terrace – a 51sqm internal lounge with a 72sqm residential terrace, complete with greenery, seating and a barbecue area; while Level 27 houses the St James Club, where residents can book private entertaining spaces, including a media room, sports bar, external bar area, two lounges and dining areas, a dedicated kitchen, as well as a full gym.

PICTURED
 Collins House, Collins Terrace
 Collins House, St James Club
 Collins House, lobby
 Opposite page:
 Collins House, heritage façade
 Previous page:
 Collins House, exterior



WORKSHOP & PUBLICIS GROUPE
PYRMONT, SYDNEY

FIT FOR PURPOSE

A new kind of workplace on Sydney's city fringe

WORKSHOP PYRMONT, SYDNEY

Workshop is a new kind of workplace located in the heart of Sydney's Pyrmont neighbourhood. Designed as a modern warehouse for Milligan Group, it respects the rich industrial past of the area by balancing authentic design grit with a future-forward fitout and amenities.

The eight-storey mixed-use building is planned around the ideal campus floorplate. Embedded in the neighbourhood via its architecture and amenity, expressed terracotta façades reference Pyrmont's surrounding historic masonry warehouses, while large punched picture windows on upper levels make the work and activity going on inside visible.

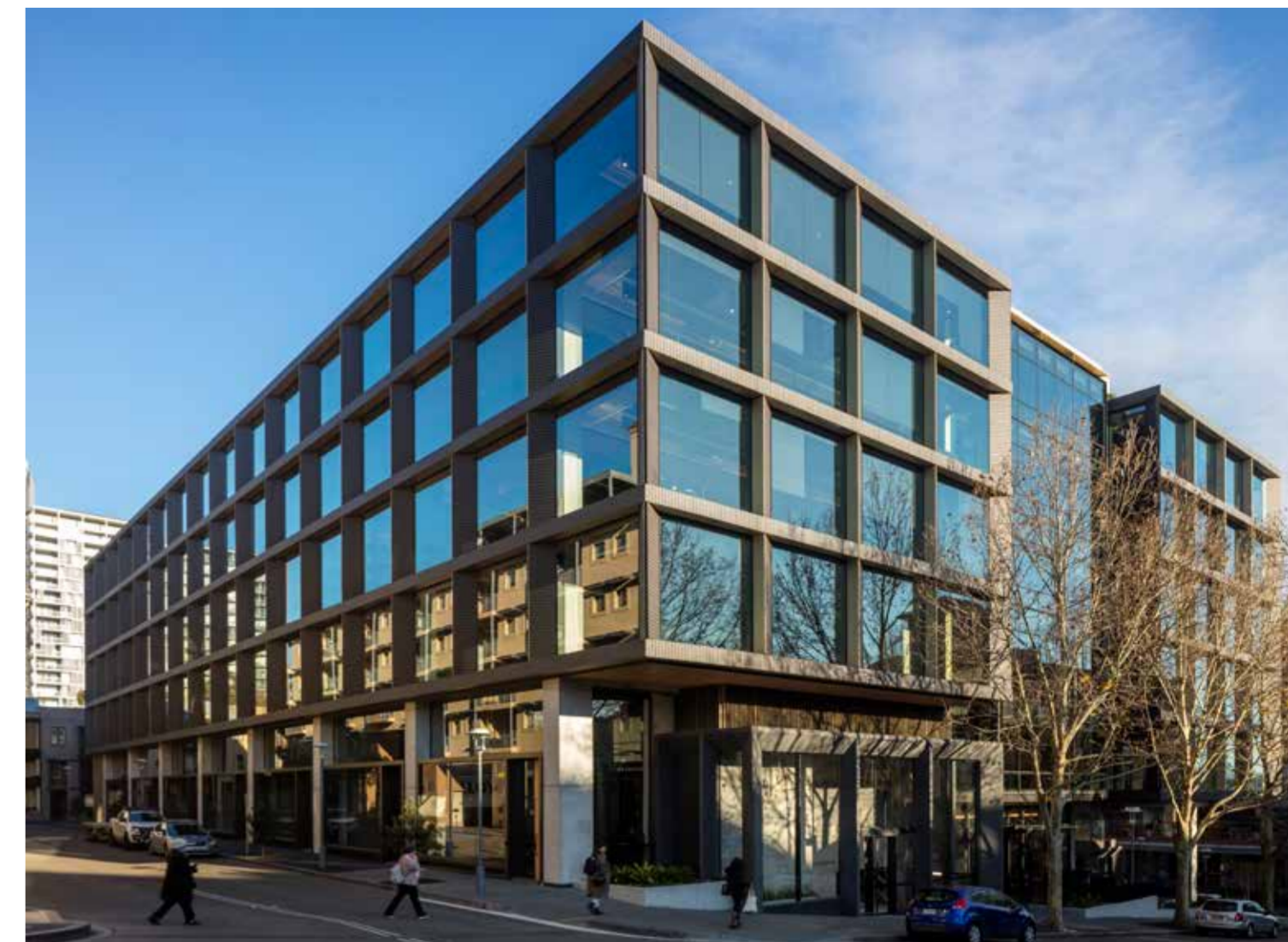
Inside, open unencumbered floors meet in a central vertical green atrium that connects all levels via a simple timber and steel staircase. Key spaces support wellbeing: flexible and inviting areas near the stairs boost interaction, encourage people to take the stairs and create a social heart. This buzzing centre runs throughout and further encourages collaboration and activity, attributes that many companies want to foster in the workplace.

Mixed-mode winter gardens counter the atrium at each end of the building, providing further connection to nature, sunlight and fresh air. A large rooftop terrace takes the design's commitment to wellbeing to the top of the building and gives workers a flexible outdoor space that looks out over Pyrmont's parks and water.

Providing A-grade office space, as well as boutique offices with individual street addresses, Workshop also has a large public gym, childcare and end of trip facilities. On Harvey Street, boutique offices offer individual entries, setback mezzanines and open, airy layouts, while ground floor food and drink space connects to the office space above via stairs and activates the street, making Workshop a connected part of the Pyrmont community.

PICTURED

Workshop, exterior
Workshop, façade
Workshop, streetscape
Workshop, podium
Opposite page:
Workshop, exterior





“Workshop draws on the historical context of Pyrmont’s masonry warehouses and combines this with a contemporary high-quality workplace that looks and feels different to typical office buildings.”

GUY LAKE
Director, Bates Smart





**PUBLICIS GROUPE
PYRMONT, SYDNEY**

As one of the four global advertising agency holding groups, Publicis is a leader in marketing, communication and digital transformation.

To offer a complete client service and set it apart from its competitors, Publicis decided to bring all of its Sydney businesses under one roof, and engaged Bates Smart to design a large-scale, bespoke fitout and integrate it into the new Workshop building at 21 Harris Street in Pyrmont.

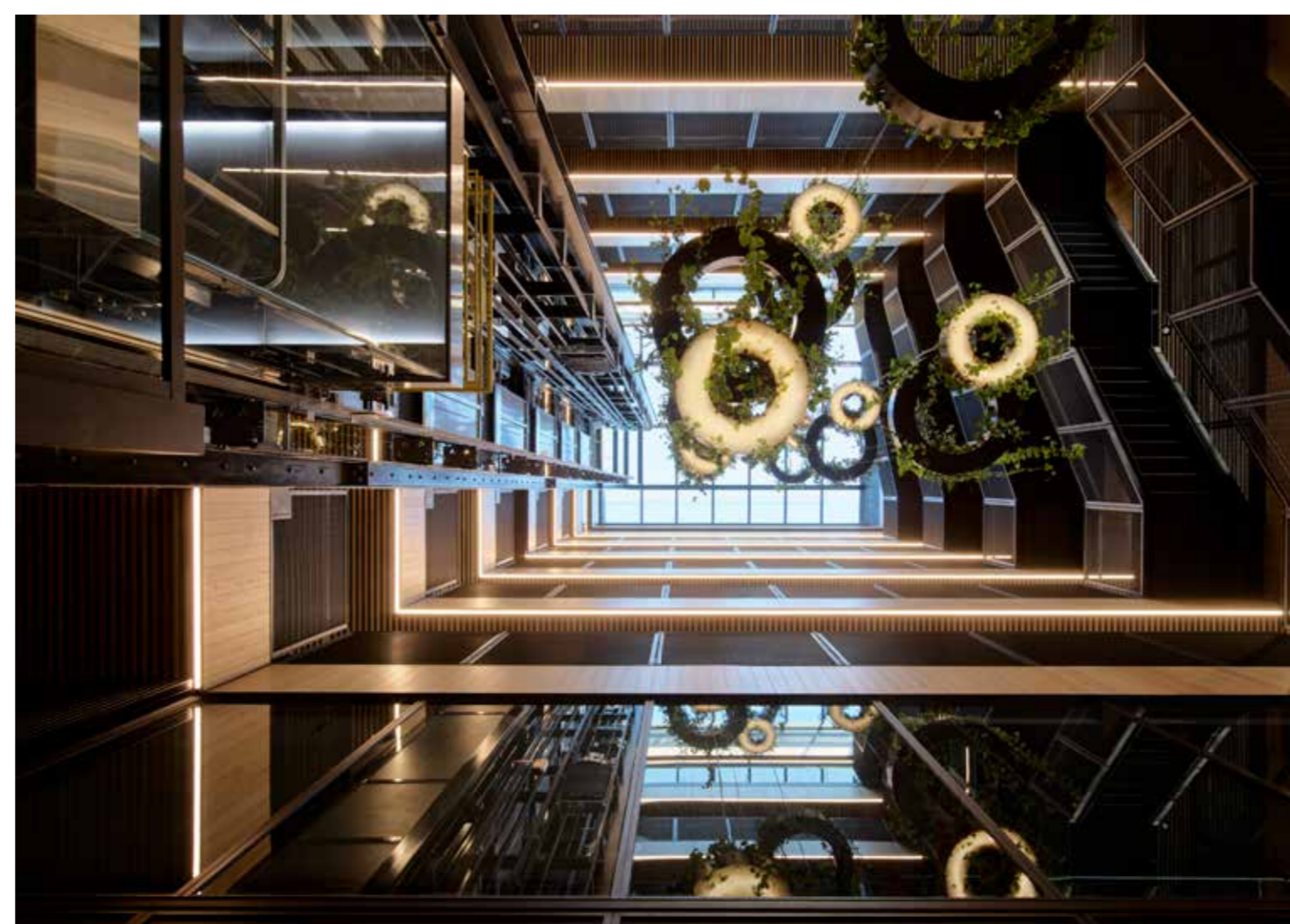
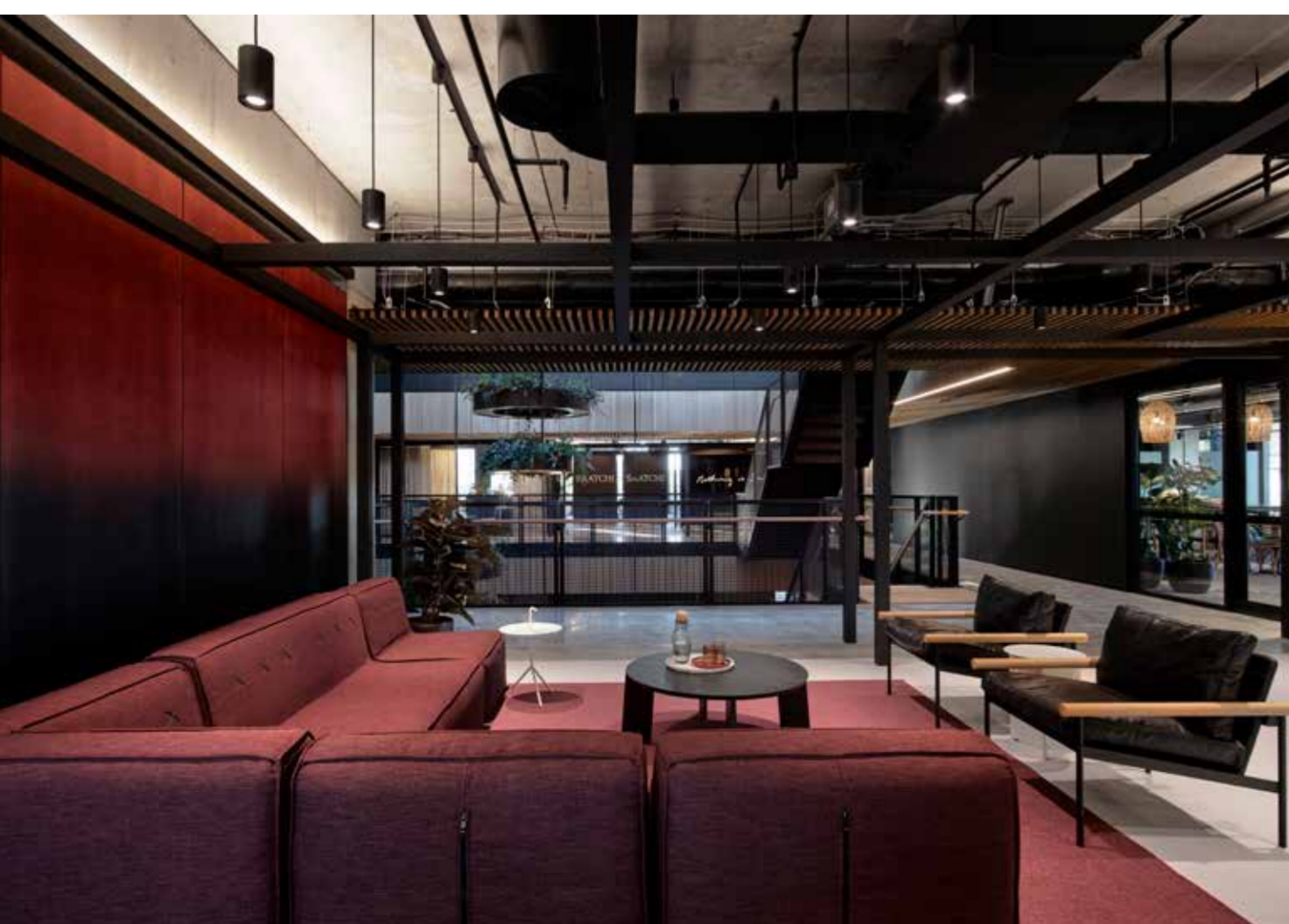
Designed for collaboration, connectivity and wellbeing, the building is organised around a central atrium and open staircase, which runs the full height of the building connecting staff across the different floors and businesses, both visually and physically.

Open flexible floorplates, large workspaces and a minimal number of columns improve flexibility and provide better access to natural light and views to staff.

With a key focus on staff wellbeing, winter gardens sit in full height glazed recesses at each end of the building, drawing staff together and offering natural ventilation, while the dramatic black scissor staircase is purposefully visible from the entrance lobby and lifts to encourage visitors and staff to take the stairs.

To help each agency within the group express itself within the realms of the building, the design creates individual retail shop fronts which link to the atrium, giving each brand its own entrance portal while being part of an integrated whole.

PICTURED
*Publicis Groupe, Leo Burnett
Publicis Groupe, meeting room
Publicis Groupe, client level
Publicis Groupe, reception
Publicis Groupe, Spark Foundry
Workshop, atrium
Publicis Groupe, staff breakout*





OUR WORLD HAS CHANGED

HOW WILL OUR WORKPLACES?

*An essay by Bates Smart
Studio Director, Rachael McCarthy*

Looking ahead, how will the world of work be impacted by the COVID-19 pandemic? How will this change the way we design **workplaces and commercial buildings?**

The COVID-19 pandemic has resulted in the loss of more than a million lives globally, shifted the white-collar world to remote working, students to remote learning and triggered the worst peacetime recession in 100 years.

History reveals that societal crises have the power to instigate major changes. World War II drew women into the workforce out of necessity. After the war, the shift persisted, accelerating women's participation in the workforce. The 9/11 terrorist attacks reshaped attitudes to surveillance and personal privacy and during the 2003 SARS outbreak in China, people were afraid to leave the house, triggering a rise in e-commerce that paved the way for digital giants such as Alibaba.

Architecture has been similarly impacted. Material shortages during World War II drove innovation in building technology, advancing the Modernist movement as cities were rebuilt in the aftermath. Perhaps more prescient, modernist architecture can also be understood as a consequence of the fear of disease. Tuberculosis was one of the most pressing health concerns of the early 20th century. Dark rooms and dusty corners where bacteria lurk were replaced with expansive windows and terraces. Finnish architect Alvar Aalto described the purpose of his Paimio Sanatorium "to function as a medical instrument".

While we cannot be certain what the future holds, here we re-imagine a future five years on that has been positively impacted by the disruption of COVID-19.

HEALTHY AND SUSTAINABLE

Wellbeing conversations are now on the table and wellbeing has become a measure of organisational performance. Indeed, organisations that prioritise their people have fared best through the COVID-19 pandemic. They have attracted and retained the best talent and are achieving competitive advantage from the creativity, empathy and problem-solving ability of their future ready workforce.

Designers have adopted the World Health Organisation's Manifesto for a healthy and green recovery from COVID-19, launched during the peak of the pandemic. Design has responded by meaningfully integrating initiatives that will benefit the physical, cognitive, emotional and social wellbeing of the workforce, together with environmentally sustainable design initiatives.

New policies now mandate minimum wellbeing standards and building owners and organisations are incentivised to reach exemplar standards, which as a preventive health measure, will offset substantial costs to the community to treat the unwell.

Outdoor and naturally ventilated spaces have become the norm. Sophisticated building systems enable flexibility to switch between maximum fresh air to minimum fresh air (when pollution levels are high, such as during the bushfires) to provide the healthiest mechanically ventilated indoor spaces. Significant areas of planting now mandated for each building to improve biodiversity and air quality in our cities – green roofs, terraces, pocket parks and indoor biophilia will be prevalent – greening our buildings and our cities. Slender floorplates prevail as C-grade space (deeper than 12m from perimeter glazing) is eradicated, giving occupants optimal access to natural light and connection to views and changing light as the day unfolds.



COMMUNITY

The loneliness epidemic that impacted a devastatingly high number of people pre-COVID-19 ballooned out of proportion during the social isolation of the pandemic, triggering physical and mental health impacts as extreme as premature death. With our brains wired for social connection, scientific studies show the importance of workplaces (on both a tenancy and building scale) to connect people and form communities, as well as the productivity benefits of happy workers (+12 percent increase in productivity). Leveraging Denmark's enviable top position in a global workforce happiness index, the Danish model of a fixed lunchtime has been adopted. Organisations provide lunch for their people each day to enable relationships to form, personal and professional networks to grow and cross-business teams to flourish, driving innovation in problem finding and solving.

The breakout area has been redefined as a 'social piazza' and has increased in size and importance, now recognised as the space that yields the highest value for an organisation. Third Spaces have followed suit and have been redefined as places to unite building communities – particularly important to supplement compact tenancies in small footprint buildings. These highly flexible spaces are programmed for ideation, knowledge sharing, project work, yoga and mindfulness and occupy the best space available. Community concierge teams manage space and time on an organisational and building level, to maximise social networks and ensure space is constantly recalibrated to maximise usage.

NEW METRICS – COLLABORATION & CREATIVITY

In a world where people can work remotely, the workplace has been redefined by new metrics beyond the pre-pandemic 'bums-on-seats' measure of efficiency. With the shortcomings of virtual collaboration, the workplace has been recast as a rally point. It's an ideas factory of sorts; a place where people come together to collaborate, ideate and learn.

We now recognise that going to the office gives us the full benefit of face-to-face working, inspired by each other's words, body language and energy to create new and innovative solutions to strategic challenges, and to learn from others. Process and focus work is left for home.

Workspaces are now designed to purposefully drive greater collaboration. Re-scaling of work areas to a more intimate, human scale has overcome the lack of activation, energy and engagement of the partially occupied workplace we experienced when many firms first returned to work. Collaborative project team neighbourhoods dominate, clustering around highly trafficked circulation routes to energise in-office teams and socially engineered by community concierge to maximise benefit and ensure space works hard.

Fewer buffered individual working areas exist on the basis that individual and concentrated work is prioritised for home. High and low tech display has become increasingly important to drive knowledge sharing across the business when staff are present in the workplace, realising new and better innovations faster.

SOCIAL IDENTITY

The importance of the office as a symbol of an organisations' values and brand has grown dramatically with the rise in activism amongst the youngest generations of the workforce. We understand that there is a correlation between an individual's 'social identity', their values and the causes they subscribe to, and an increased sense of purpose and belonging when they work for an organisation that shares the same values.

Workplaces and commercial buildings that wear their values on their sleeve, demonstrating positive social and environmental impact, have a competitive advantage. They have become powerful tools to attract the best talent, as well as being a magnet to draw staff to the physical office when they have the choice to work remotely. This manifests in more inclusive workplaces where gender neutral toilets are the norm for a gender diverse workforce and universal accessible design is a minimum standard to accommodate the needs of an age and physically diverse workforce. Preference is given to local materials and manufacturers, ethical consumerism, social enterprise baristas and green collar workers; and sustainability is integrated, visible and celebrated.

DO NOTHING

Of course, there are some who chose not to change anything in response to the pandemic and who have returned to pre-pandemic business as usual. History shows us that in some cases this may be the right decision.

“The workplace is an ideas factory of sorts, a place where people come together to **collaborate, ideate and learn.**”

In 1943, in reference to the controversial debate about the rebuilding of the British House of Commons, which had been pretty much blown to bits during World War II, Winston Churchill uttered the famous words, “We shape our buildings. Thereafter they shape us.”

Opposed to the progressive views of those who wanted to modernise and improve the design, Churchill dug his heels in and replicated the old design for the following reasons:

- Rather than replicate the egalitarian semi-circle room shape of the US House of Representatives, he insisted on the original rectangular shape, so opposing parties sat facing each other in a confrontational setting, because this had shaped their much-admired two-party democratic system of government.

- Rather than expand the Chamber to make it more comfortable for the 646 Parliament members, Churchill stuck with the original 427 seats, creating a crowded environment with a sense of urgency and intimacy, as members spilled out into the aisles. As he put it, “Giving each member a desk to sit at and a lid to bang” would leave the space empty and dead most of the time.

Churchill wanted to not only recreate the building, but also recreate inside it the movements, the feelings, the style of communication that had seen it endure and overcome massive struggles over centuries.

He wanted this important space to preserve and protect the characteristically rambunctious nature of British parliamentary debate. And that had much to do with the original design.

In conclusion, whether we choose to radically evolve the design of our workplaces and buildings or do nothing, making informed, intentional decisions about how design can drive performance and culture forward is crucial.

As we develop new metrics and recalibrate how we measure value in the new world, an average building or workplace will be overlooked in favour of its high performing competitor. Organisations that downsize their tenancies will want higher returns from smaller footprints. In preparation for the next major disruption, forward thinkers will prioritise unforeseen levels of flexibility in the design of tenancies and buildings. Buildings like brands will become symbolic of the values and ambitions of a generation aligned to positive social and environmental impact.

References available on request.



VANGUARD
INVESTMENTS AUSTRALIA
MELBOURNE

LIGHT FANTASTIC

*Designing a new way of working
with collaboration at its core*



VANGUARD INVESTMENTS AUSTRALIA MELBOURNE

A period of rapid growth led global financial services company Vanguard Investments Australia to consolidate its two Melbourne offices into one fully integrated workplace. Comprising 10,500sqm over six floors of the Wesley Place development in Melbourne's North East CBD, the new workplace was an opportunity to reset the business and embody a new way of working for Vanguard's 800-strong team that enhances connectivity and promotes a strong company culture.

Vanguard values health, wellness and agility for all its staff or 'crew'. To ensure a strong connection to the site context, as well as creating a physical representation of the Vanguard brand, design principles include natural materiality, soft forms and edges, subtle colour, light and transparency and local art and design.

The hero of the space is the staircase and void – a floating white ribbon that resonates with the curved architecture of the building, connecting all six levels with key staff amenities close by. This focal feature draws people in and enables movement and connection, responding to the client's desire for an innovative, agile work environment.

All six floors embrace flexible working with sit-to-stand non-allocated desks and dedicated team neighbourhoods. Contrasting zones with areas for independent focused working balance these large open, collaborative areas.

One entire level is dedicated entirely to the powerhouse of the organisation – the trading floor. As a showpiece for Vanguard, strategic design thinking ensures a curated experience for clients as they are escorted through the sculptural void past this impressive space one level above reception.

PICTURED
Vanguard, void
Vanguard, workspace
Vanguard, breakout
Opposite page:
Vanguard, atrium



**BANCO CHAMBERS
SYDNEY**

In 2020, the growth of Banco Chambers saw two offices unite as one, across two levels of a newly developed office building at 60 Martin Place in Sydney. Bates Smart was engaged to design the office space as part of an integrated fitout of Levels 15 and 16 of the new building.

The design is highly details focused – essentially a respectful spatial manifestation of this detail-driven profession. The complex hierarchy that exists within a barrister’s chambers is resolved across shared spaces and private chambers. In a time when open plan and hybrid office workspaces are ubiquitous, designing a workplace that prioritises highly private offices is unusual.

The space focuses on procession and order, achieved by creating a sense of arrival as you move through each space. Bespoke bookcases and joinery act as walls to demarcate each different space, while housing Banco’s extensive library; and detailed stone door portals formally mark the arrival of each of the chambers. A central curved feature staircase connects Banco’s two levels vertically, while drawing people to the heart of the workplace, including the breakouts, library and event space.

We offset the architectural approach, which references the geometry of the base build, with soft organic joinery elements and a warm, natural materials palette. The autumnal tones were inspired by a walk in Sydney’s Hyde Park – the stone, greenery and textures creating a rich and serious palette that celebrates and complements Banco’s extensive library and, in turn, the organisation’s history.

PICTURED
Banco Chambers, bespoke joinery
Banco Chambers, boardroom
Banco Chambers, meeting room
Banco Chambers, detail
 Opposite page:
Banco Chambers, stair



**BANCO CHAMBERS
SYDNEY**

RIGOROUS RESOLUTION

The design is in the details at Banco Chambers’ prestigious new Sydney office



435 BOURKE STREET
MELBOURNE

AN INTEGRATED WHOLE

An enduring landmark for Melbourne



435 BOURKE STREET MELBOURNE

The prominent intersection of Queen and Bourke Streets is an amalgam of different building types, uses, architectural styles and eras where Melbourne's history comes together. 435 Bourke Street, designed for Cbus Property, is an 85,500sqm development that reinterprets different elements from this rich context to create a 46-storey premium grade skyscraper designed to respond to the future Melbourne CBD.

As a significant and pioneering project for the city, the building's design and performance breaks free from the corporate norm to create unique and premium experiences that prioritise sustainability, wellness, connection to nature and productivity. Multiple vertical villages, outdoor terraces, a dedicated wellness hub and premium end of trip facilities help to further support health, wellbeing and social connection.

Referencing the neighbouring streetscape, the building's organic and sculptural form plays a twofold role: to enliven the street presence and create a more people-friendly environment that stimulates the senses and imagination and allows sunlight to stream into communal areas.

By rethinking standard design practices often seen in commercial towers, we have created a more user-friendly floorplate that turns the core inside out. This encourages people to use the open and accessible fire stairs rather than the lifts, and creates social spaces throughout the building, including four landscaped terraces at different levels up the tower, to give occupants places to socialise, rest and enjoy nature. The largest, a 200sqm terrace on Level 46, provides unique views over the Yarra River and CBD landmarks, including the MCG and Port Philip Bay.

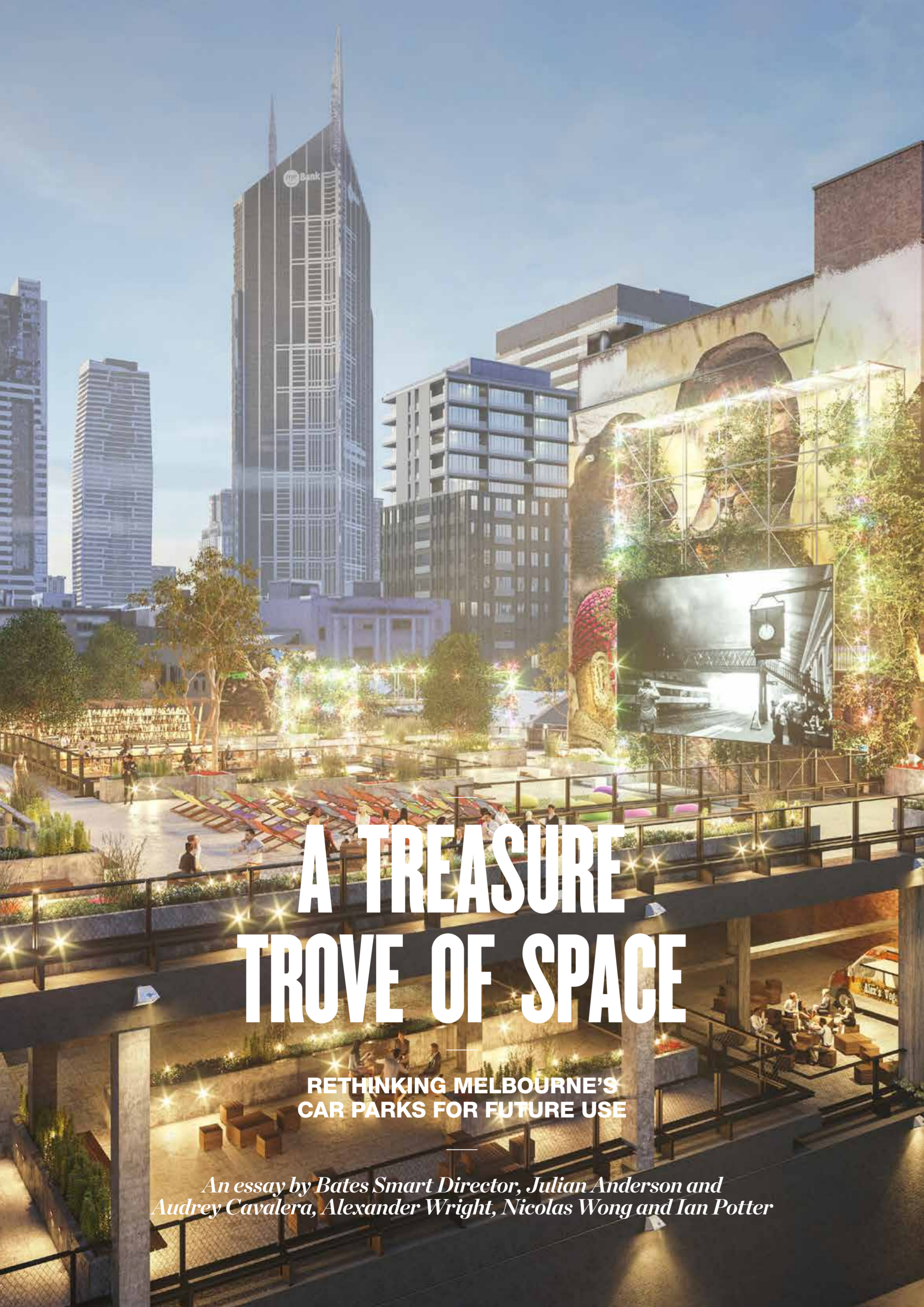
435 Bourke Street is more than a building, it is a complete architectural and urban strategy that forms an integrated, large scale precinct that responds to its context. The design delivers the future commercial workplace, as well as significant health and wellbeing benefits for the building users, the local community and visitors, contributing to Melbourne's renowned high levels of liveability and elevating the overall experience of the city.

PICTURED

435 Bourke Street, corner of Queen and Bourke Street
435 Bourke Street, podium

Opposite page:
435 Bourke Street, exterior





A TREASURE TROVE OF SPACE

RETHINKING MELBOURNE'S CAR PARKS FOR FUTURE USE

An essay by Bates Smart Director, Julian Anderson and Audrey Cavallera, Alexander Wright, Nicolas Wong and Ian Potter

In the City of Melbourne, car parking accounts for 460 hectares of land – the equivalent of almost **one and a half times the area of Central Park** in New York.

As Melbourne heads toward its next phase of development, we encourage the debate around how the city will evolve. In the CBD, much of this debate should examine how our city's functional systems, such as transport, intersect with its experiential systems, such as public spaces and streetscapes.

One of the topics central to this debate is how Melbourne will evolve from an historic preference for the car and a car-based experience of the city.

In the City of Melbourne, car parking accounts for 460 hectares of land – the equivalent of almost one and a half times the area of Central Park in New York. Car parking is the third-largest land use. Space for community use ranks last and represents only one quarter of one percent of total land use by area.

Our earliest cities were designed to support walking, with narrow alleyways and streets providing connections for people to move through the city. Over time, roads increased in number and

width to support the movement of horses and carriages. Similarly, ever increasing car parks contributed to an increase in the number of cars entering our city. As Jan Gehl notes in *Cities for People*, “cars invaded cities in greater numbers all over the world around 1960, marking the start of a process that eroded conditions necessary for people to engage in city life.”

Today in 2020, Melburnians are still striving for our city to once again be tailored to humans. The focus on cars and individual buildings with little incentive for the creation of public space has led to the facilitation of ever-increasing amounts of privately controlled space and less opportunity for community interaction and enjoyment of the public domain.

In Australia, transport is one of the largest contributors to carbon dioxide emissions and over half of this is produced by cars and vans. Aside from the impact on our health, cars compete with pedestrians for valuable space.

A City of Melbourne report has identified that with the forecast increase in the pedestrian population in the city, we will not have enough space to cater for pedestrians on our footpaths at key intersections within our city. The city is also focused on meeting Urban Forestry targets. It notes that ‘in order to achieve 40 percent canopy cover by 2040, we need to make space for more trees in the city.’



Looking ahead to the expansion of Melbourne's population and the simultaneous decline of vehicles entering and travelling within the city, a series of opportunities present themselves.

One way to reduce the number of privately-owned multi-level off-street car parks is to incentivise the sale of these sites to other developers. Planning provisions stipulate that for the majority of sites, for every one sqm of site area, a maximum of 18sqm of floor area can be developed. This equates to a site plot ratio of 1:18. The City of Melbourne currently provides an allowance for an increase in this plot ratio when it can be proven that a public benefit is provided. Typically, public benefit takes the form of public open space. Our proposition is that these multi-level car park sites,

when sold on to other developers would be regarded as constituting a public benefit and therefore would allow developers on other sites to exceed the allowable 1:18 plot ratio.

This approach would incentivise car park owners to sell their sites to realise a much higher return. The sites could then be handed back to the city, and a portion of the sale proceeds transferred to the city to refurbish the car parks in a number of different ways, including as social infrastructure that improves daily life.

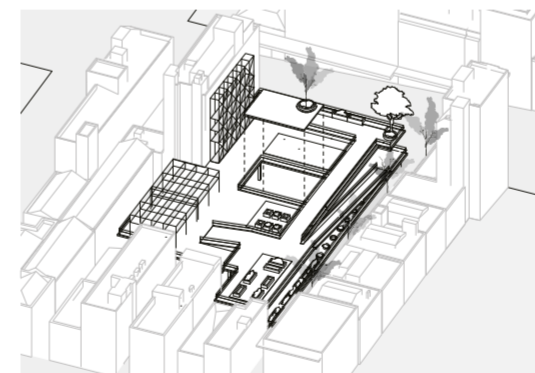
Recreational facilities, open space, public bike parking and end of trip facilities, affordable housing and affordable small work studios all come to mind as uses that would work in refit car park structures.

We have identified a number of off-street, multi-level car parks in central Melbourne that could be repurposed in this way. Importantly, the intent is to repurpose the buildings rather than demolish them. This is a more sustainable approach that allows for the creation of vertical public space to improve how people use and feel in the city.

We have incorporated a series of architectural scaffolds and simple moves, such as stairs, ramps, balconies and platforms, into the bones of exemplar car park structures within the Hoddle Grid.

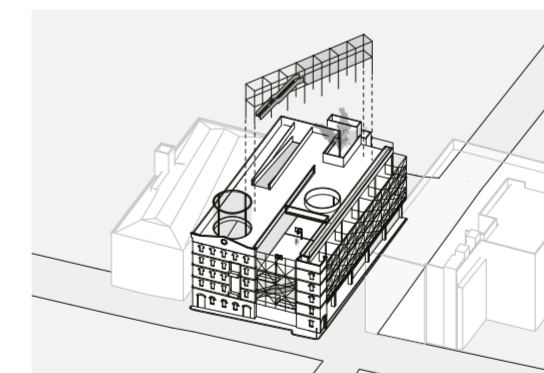
This approach uses a kit-of-parts approach, sparking conversations about how we can reclaim space from cars so that Melbourne can be a greener, happier and more people-focused city.

“This approach reclaims space from cars so that Melbourne can be a more **people-focused city.**”



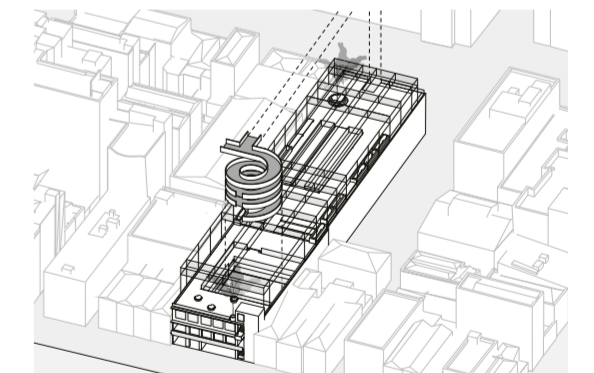
SITE 01: HARDWARE LANE (MID CITY)

Acting as an extension of Hardware Lane, a series of ramps results in a multi-layered, vertical experience whereby functions such as working hubs and outdoor events and festivals may occur, all suited to the character of the Bourke Street shopping precinct. Through a series of 'stages,' spaces may be repurposed organically, offering activation across all seasons. The trees that line Hardware Lane form a delicate vertical element that connects and links the structure to the laneway, surpassing the height of the car park structure itself, creating a green rooftop simply from the streetscape below.



SITE 02: LITTLE BOURKE STREET (WEST END)

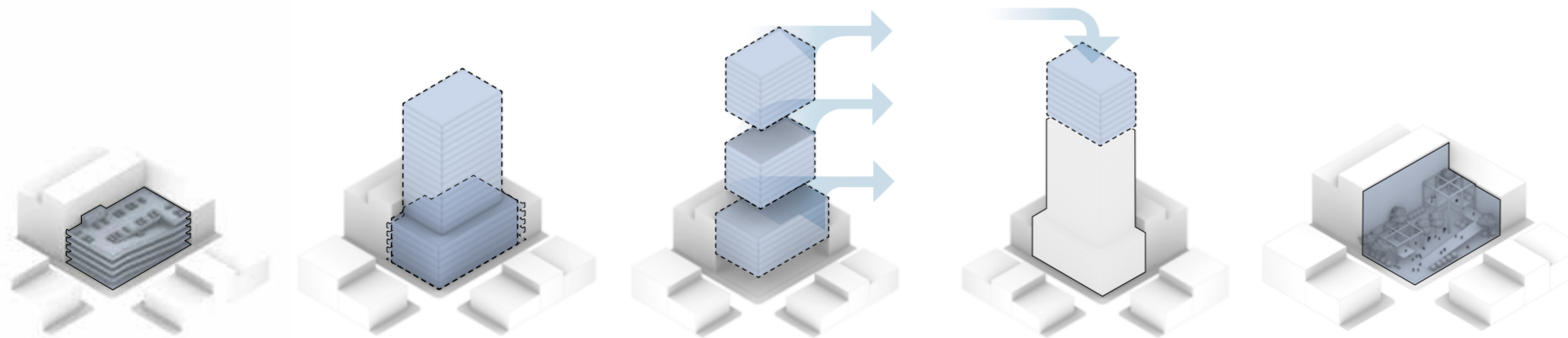
The site is situated in a section of the city that needs a more active, green pedestrian experience. Located on the corner of Little Bourke Street and Crombie Lane, the eastern edge of the site offers the opportunity to prompt ground plane, laneway activation through the potential incorporation of fixed shops and sliding partitions that change the openness and function of the site. Located near the Docklands, this car park structure would deliver a series of vertical recreational spaces, such as a park and basketball court. By doing so, this repurposed space delivers an outcome that supports healthy living within the city.



SITE 03: LITTLE BOURKE STREET (EAST END)

This site is particularly unique, as the structure links Little Bourke Street through to Lonsdale Street, creating the opportunity to introduce a new pedestrian thoroughfare that meshes the two streets into each other. An existing grocery store within the ground plane of this car park facing Little Bourke Street suggests future uses such as markets and food halls.

The simple gestures of introducing an atrium and sculptural ramp create the opportunity of a gradation of experience from the highly active ground plane to a vegetated rooftop garden that is calming and restorative.



Many existing multi-level car parks are too small to be developed for other uses.

Establish maximum yield of these sites assuming full compliance with all the planning controls.

The potential yield of these sites can be sold on for use on other development sites.

This transferred floor space is more valuable when sold for use on other sites. This will help to incentivise the sale of these car park sites.

The car parks are refurbished for use as vertical public open space, community facilities and social infrastructure.

51 FLINDERS LANE
MELBOURNE

IN GOOD COMPANY

*Designing with sensitivity and innovation to
complete Melbourne's most celebrated strip*



51 FLINDERS LANE MELBOURNE

The eastern end of Flinders Street is characterised by some of Melbourne's most significant buildings. The site for this mixed-use tower for GPT Group, extends from Flinders Street through to Flinders Lane, flanked to the west by the 1928 Neo-Classical Herald & Weekly Times building, and by the grand masonry of the historic Lindrum building to the east.

In a highly contextual response to the site and precinct, the proposed robust masonry podium sensitively transitions between its two heritage neighbours, relating in scale, proportion and materiality. Set back from the Herald & Weekly Times building, the Flinders Street podium also creates a new pedestrian laneway linking Flinders Street with Flinders Lane behind, unlocking a new city laneway and creating space for people to explore the city on foot.

The tower form is conceived as a 'vertical warehouse'. The building's frame is an expressed material skin which mediates between the all-glass tower of 8 Exhibition Street and the office building at 1 Spring Street, designed by Harry Seidler. The solidity of the frame allows the sculptural form of the 42-storey building to be read from all angles.

Thanks to its proximity to Parliament Station, the primary entry will be via the Flinders Lane building, therefore we have ensured a wide and inviting ground level entry to the Flinders Lane building. A direct link to the main lobby on the Flinders Street side of the site is provided via a bridge which spans over Spark Lane. On the western edge of the site a wide stair provides access from Flinders Lane down to Spark Lane.

PICTURED
*51 Flinders Lane, streetscape
51 Flinders Lane, sketch
51 Flinders Lane, section
Opposite page:
51 Flinders Lane, exterior*



CAPITOL GRAND
SOUTH YARRA

HIGHER STANDARDS

*Six-star living and 360-degree
views create a world-class landmark*





PICTURED
Capitol Grand, lobby
Capitol Grand, pool
Previous page:
Capitol Grand, exterior

CAPITOL GRAND SOUTH YARRA

Capitol Grand is a new residential and retail development in the heart of vibrant South Yarra. As one of Melbourne's first six-star residential destinations, it houses 372 luxury apartments across two towers – the 10-storey Capitol Grand Tower and the 50-storey LK Tower, named after the developer, LK Property Group. The towers are linked by a common podium or 'retail loop' across two levels. Bates Smart is responsible for both the architecture and interior design of this landmark project.

The dynamic two-level ground floor retail arcade takes advantage of the level changes on site between Toorak Road and Chapel Street to create new connections and luxury shopping experiences authentic to Melbourne. The retail loop is enhanced by natural light and its dynamic shape has informed the soft form and façade expression of both residential buildings.

At 180m tall, LK Tower brings together three interlocking elliptical forms that step and change shape as the curtain wall rises up the building, ensuring light and shadows play across its surface.

The elegant and slender design creates a dynamic composition, which changes with your viewpoint and with the weather. The tower top, home to four whole-floor penthouses with 360-degree views across Melbourne, is expressed differently by reducing its mass to create a unique iconic tower worthy of its landmark location.

Meticulously crafted from beautiful materials, each apartment is generous in scale and proportion. The Capitol Grand amenities include elegant elevated gardens, an infinity pool and exclusive club lounge providing a sanctuary in the heart of this energetic metropolitan neighbourhood. The 25m indoor pool extends into the large garden on the roof of the podium, which features a series of pavilions, a sun deck and lush planting, all contributing to an atmosphere of calm contemplation.

Views from the high-rise apartments are uninterrupted, to the Dandenong's, Port Phillip Bay and the CBD skyline. This is distinctly metropolitan Melbourne living at its very best.

—
*“Metropolitan living meets
complete sanctuary in this
meticulously crafted environment.”*
—

CAROLYN WHITE
Associate Director, Bates Smart





**NORTHBOURNE AVENUE
DICKSON INTERCHANGE, CANBERRA**

Four kilometres north of Constitution Place, Bates Smart has designed the home of a new campus-style workplace for the ACT Government. Unlike traditional government office buildings, it is an activated mixed-use precinct with plentiful public access that supports and enriches the future vision for Dickson town centre.

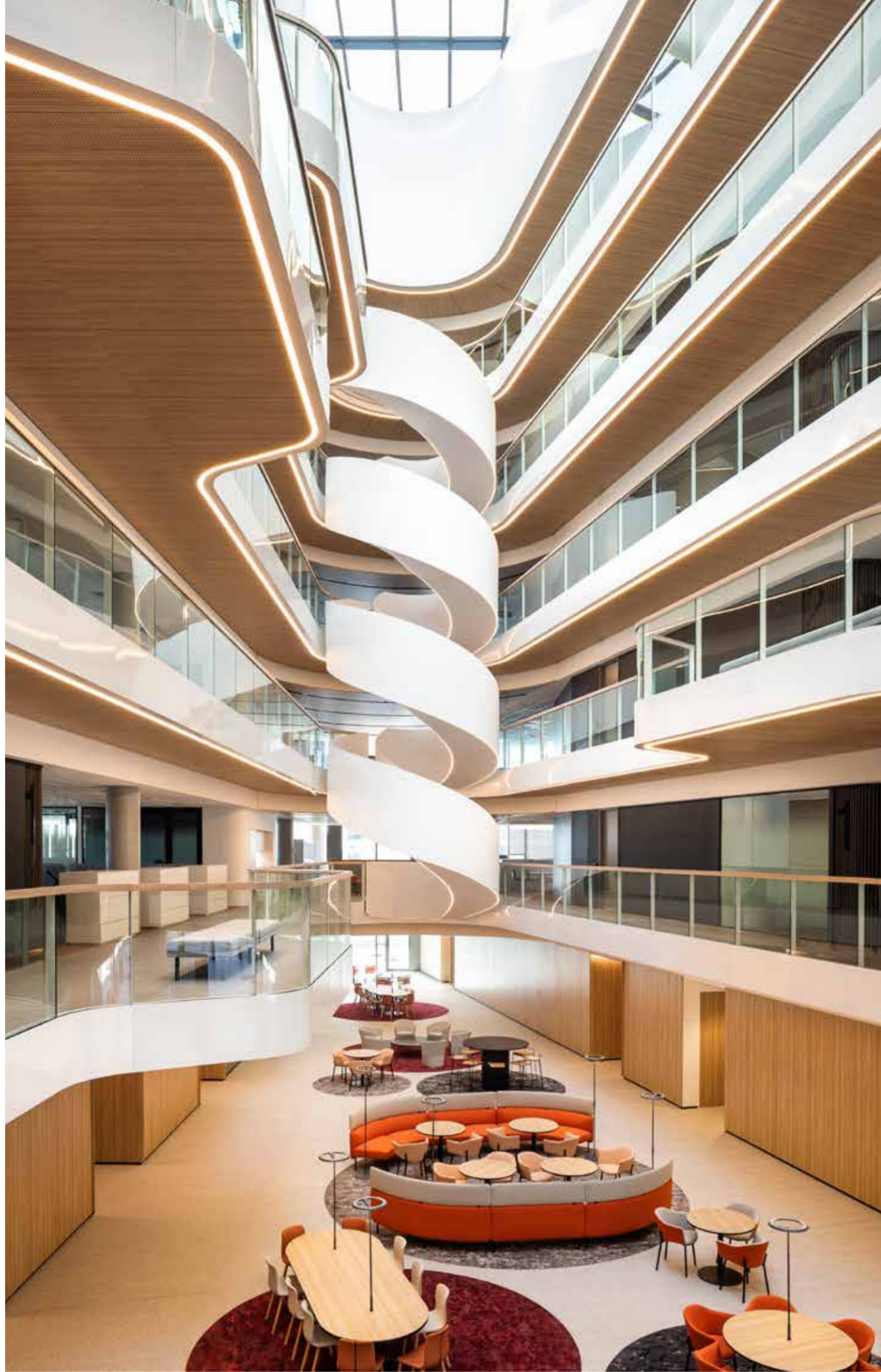
Inspired by Walter Burley Griffin's original vision for the capital, the ACT Government workplace is oriented to the axes of the city grid, reinforced with a view of Mount Ainslie. The 13,200sqm building is also the first zero-emissions office in the ACT, sourcing all its heating, cooling and ventilation from 100 percent renewable energy.

The building's unique location makes it a gateway to both Canberra and the suburb of Dickson. The design responds to these two different urban programs – a formal civic street, Northbourne Avenue, and the less formal, residential and shopping town centre of Dickson. This is expressed as two volumes linked by an atrium; one ordered and orthogonal giving a civic presence to Northbourne Avenue, and the other a softer, organic form that connects a new public plaza to Dickson Interchange.

Inside, a visually dramatic sweeping spiral staircase connects all floors of the building to this open, light-filled central space, which becomes a collaborative and social breakout space. These shared spaces and high-quality finishes give a warm, hospitality feel to a corporate space.

The masterplan creates public spaces with layers of mixed-use activity and permeability. External glazing heightens the building's sense of openness and transparency, and linked public plazas are part of an 18-hour activation strategy of mixed-use active frontages, including retail tenancies and offices, and serviced apartments.

The variety and hierarchy of Northbourne Avenue's public spaces create a new network of public that revitalise the town centre, provide needed amenity and act as an integral link to the new public transport interchange. The architectural form and façade expression reflect its context, sympathise with its urban and environmental setting and respect its historical framework.



PICTURED
Northbourne Avenue, atrium
Northbourne Avenue, stair
Opposite page:
Northbourne Avenue, exterior

**NORTHBOURNE AVENUE
DICKSON INTERCHANGE, CANBERRA**

A FUTURE VISION

Renewing and enriching an established town centre



“This workplace forms a major cultural change for the ACT Government, which required a more connected workplace with spaces for staff to come together to work on projects, share ideas and socialise while maintaining zones for quiet, focused work.”

GUY LAKE
Director, Bates Smart



**60 COLLINS STREET
MELBOURNE**

A TOWERING REVIVAL

An adaptable future built on heritage foundations

**60 COLLINS STREET
MELBOURNE**

60 Collins Street will be a premium grade and highly sustainable 26-storey commercial tower, housing retail and office space. Designed for Dexus Property Group to be a world class workplace, the building promotes both creativity and interaction, starting at street level with a new and enhanced pedestrianised streetscape.

The heritage listed terrace at 52 Collins Street, a three-storey former Victorian residence and professional premises, is retained in totality with the new tower set back, allowing the heritage building, which dates back to the 1880s, to stand alone. Furthermore, the architectural expression of the podium at pedestrian level continues the rhythm, materiality and scale of its heritage-listed neighbours, while the high-performance tower above demonstrates a respectful contrast.

The development aims to enliven the precinct by creating a new connection through the activated lobby to McGraths Lane, establishing a valuable link between Collins and Little Collins Street. Premium retail spaces along the laneway and Exhibition and Collins Streets will further energise the precinct.

The high performing tower façade both insulative and transparent, links tenants to the outside world and maximises natural light, while internally the environmentally conscious design contributes to a healthy workplace that considers physical, mental and emotional wellbeing. Together, these elements make 60 Collins Street an exemplar of sustainable design and future adaptability.



PICTURED
60 Collins Street, streetscape
60 Collins Street, entrance
Opposite page:
60 Collins Street, exterior



SETTING THE STAGE

An inviting showcase for the world's best furniture brands

LIVING EDGE MELBOURNE RICHMOND

Bates Smart has transformed a 1980s building in Richmond into Living Edge's new flagship store. The project involved the complete refurbishment of the existing building, including modifications to the architecture such as the removal of solid walls and the continuation of the level one glass façade to complete the symmetry of the existing architecture.

Informed by the Living Edge brand values of timeless, authentic and sustainable design, we pared the building back to its bones and took a modern residential approach

to the interior design with a refined and natural material palette of oak timber and handcrafted sandstone-coloured bricks and natural stones.

Customers enter the dedicated retail space on the ground floor – a large, open glass encased showroom, which offers an immediately immersive retail experience surrounded by Living Edge's high calibre brands. Infused with a subtle industrial edge, the fully glazed façade maximises natural light and ties to the greenery of the exterior landscaping.

“We pared the building back, maximised natural light and used a neutral palette to let the furniture do the talking.”

GRANT FILIPOFF
Associate Director, Bates Smart

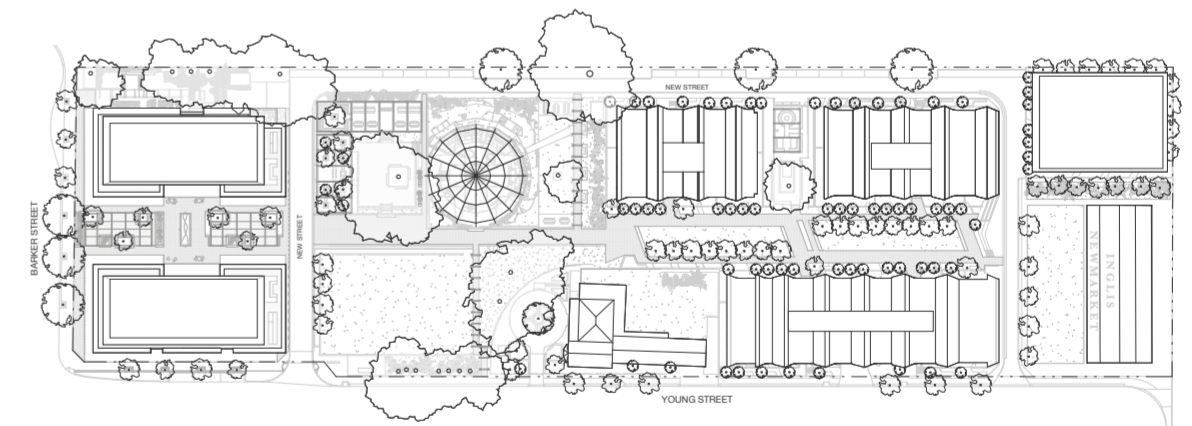
PICTURED
Living Edge Melbourne, showroom and workplace



NEWMARKET
RANDWICK, SYDNEY

GROUP DYNAMICS

How a collaborative design approach and rich cultural heritage built a thriving community



“Newmarket will cater to families and people who want a high-quality urban lifestyle within Randwick’s established surroundings.”

MATTHEW ALLEN
Director, Bates Smart

PICTURED
Newmarket, playground and public domain
Newmarket, dining precinct off Barker Street
Newmarket, site plan



NEWMARKET RANDWICK, SYDNEY

Bates Smart, SJB, Smart Design Studio and Neeson Murcutt Architects have collaboratively designed the Newmarket precinct as a harmonious community that provides genuine diversity.

Located on the former Inglis Stables in Randwick, Cbus Property's brief called for an integrated precinct that offers new high-quality housing, retail, dining and public open space.

Bates Smart led the masterplan, as well as designing the Newmarket Residences, which set the tone for the development.

Randwick has an established residential context with a thriving downtown area and is also home to an extensive education and specialised health precinct. The Newmarket masterplan needed to create a place that feels embedded in its local community, helping to transition between the health precinct and residential areas, while providing much-needed higher density housing to support future growth.

The cohesive masterplan pays tribute to Randwick's racing history through the preservation of Newmarket House, the sales ring, the grandest of the old stable buildings and the site's landscape, with each phase of the development paying homage to these structures through their scale, materiality and form.

The Newmarket Residences set the tone for the development. The twin buildings are eight-storeys high and include 128 apartments above ground floor retail. Inside, materials such as wide plank timber floors, brushed nickel fixtures and stone details carry the stables' history and create an equestrian aesthetic for contemporary tastes.

A vibrant new retail and dining precinct ties directly into 5,000sqm of public park and playground that acts as Newmarket's heart. These design moves will not only provide great amenity to Newmarket residences, but also draw in Randwick locals and visitors, creating a hub in the middle of the suburb that's alive with people and activity.

PICTURED
Newmarket, typical floorplan
Newmarket, balconies
Newmarket, landscape
Newmarket, entrance
Opposite page:
Newmarket, residences



THE ETHICS OF LARGE PRACTICE

FEEL GOOD FACTOR OR BUSINESS CRITICAL?

*An essay by Bates Smart
Studio Director, Cate Cowlshaw*

With natural disasters and economic devastation happening around the world, 2020 is the year we'd all like to forget.

This year has also brought renewed focus on underlying social inequities, including the Black Lives Matter movement and the effect of the 'pink-collar recession', disproportionately affecting women. Drought, fire and floods have highlighted climate inequity, placing an unreasonable burden on future generations and emerging economies.

These movements highlight how far societies need to grow to live more equitably and we find ourselves at a watershed moment: how should we, as a profession, respond in a real, meaningful way?

As the shapers of our physical environments, we have an ethical responsibility to be leaders and enablers of addressing inequality. However, the path to delivering on that good intent has not always been straightforward to put into practice.

LEGISLATION AND PROCUREMENT ARE EVOLVING

At the same time as the current disruptions, International and Australian legislation that mandates better corporate social and environmental performance has put real structure and law around how businesses need to enact measurable change. This includes a raft of legislation that addresses Modern Slavery, Clean Energy and Gender Equity.

As architectural businesses are generally small to medium sized, the reporting requirements of some legislation, including Modern Slavery, may not apply to us, but as part of the supply chain of larger businesses, we are being asked to provide evidence to help them to comply. Consequently, the procurement processes for large and government projects are also becoming more onerous, with real data on gender balance, evidence of engagement with indigenous communities and measures to address collusion in tendering and bullying in the workplace being required in tenders.

Even design competitions are shifting. Soon, participation in City of Sydney design competitions will require a 50/50 gender balanced team, with female team members mandatory in senior and meaningful roles. The implications of this fall hardest on large practices. Lack of compliance will not only add to our insurance burdens, but it will also block access to meaningful large-scale projects.

Internationally, we've seen social equity legislation becoming powerful enough to stop major developments. In the UK, the Court of Appeal has deemed an extension to Heathrow Airport illegal due to climate change implications. The court ruled planning approval for the project invalid because it had not taken into account the UK's commitment under the Paris

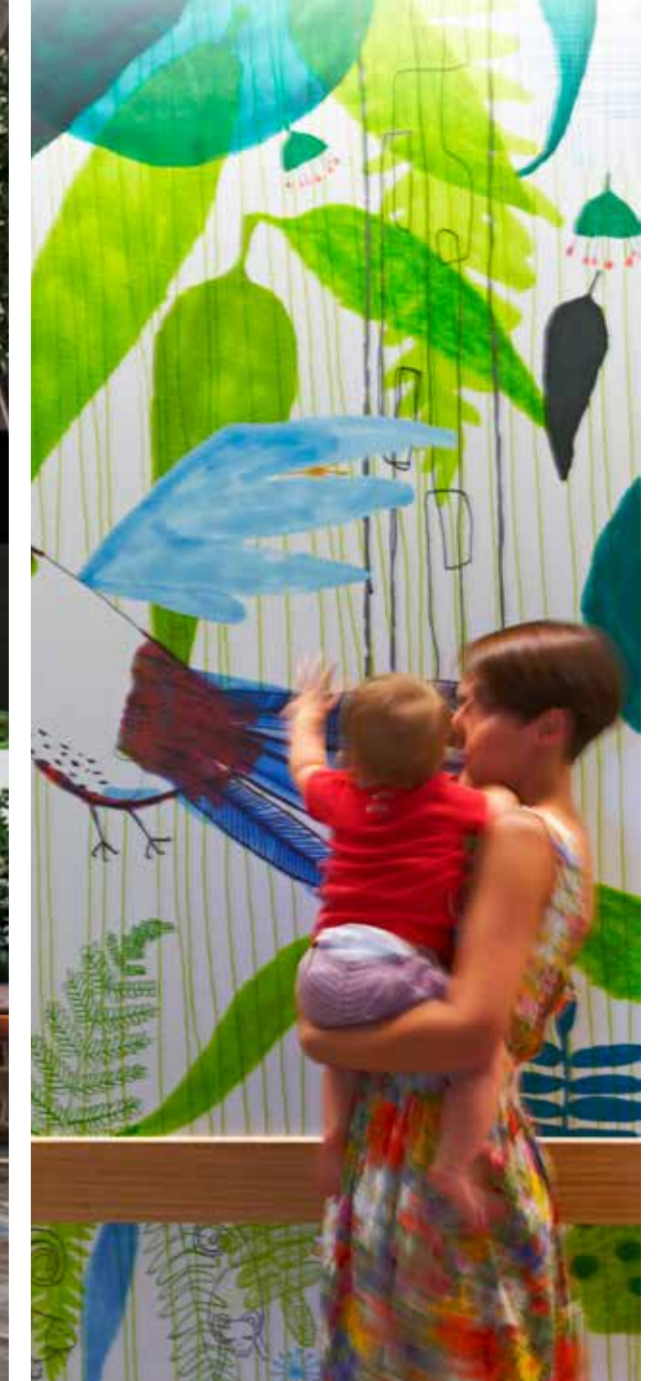
Agreement to keep global temperature rises below 1.5 degrees Celsius, which would not be achieved if air travel increases. In France, a similar project relating to obligations under the Paris Agreement, was also stopped.

THE RESPONSE OF THE PROFESSION

As a profession, architects have not ignored the issues of environmental damage and social inequity. There has been significant and prolonged focus on the environmental performance of our buildings, and support for the development of infrastructure to support a more sustainable mode of inhabiting our cities, such as increased mass transit.

Social equity, particularly gender equity, has also risen as a concern for the profession. The Australian Institute of Architects initiated a Champions of Change movement which has driven changes in attitudes to parental leave and flexible work, fundamental to the equitable participation of women in the workforce.

Recent events have accelerated many trends already present in our society, and the need to address social equity is among them. Bates Smart is a willing participant and leader in how practice addresses these issues.



“As the shapers of our physical environments, we have an **ethical responsibility to be leaders** and enablers of addressing equality.”

CLIMATE CHANGE

We are a founding signatory of Architects Declare Climate and Biodiversity Emergency Australia and have committed to go carbon neutral in 2020. We have already converted to 100 percent sustainable energy with more initiatives to follow.

BEHAVIOURAL CHARTER

Our team is leading the development of a Behavioural Charter and Effective Leadership Guide for the industry, on behalf of the Champions of Change. This will set the expectations of behaviour and respect for others, a baseline of respect required for equitable contribution by all.

GENDER DIVERSITY AND INCLUSION

Bates Smart is a founding member of Champions of Change, and has implemented new flexibility and parental leave policies, aimed at removing the barriers to participation for women. In addition, we have examined our recruitment and promotions policies to address unconscious bias and ensure women can access the same career opportunities as men. We are now working towards becoming an employer of choice with the Workplace Gender Equality Agency.

In addition, we are supporting indigenous inclusion and opportunity through our involvement with Career Trackers, sponsoring and providing work experience for indigenous students through their studies.

ETHICAL SUPPLY CHAINS

We are increasingly aware of the implications of the products we specify. Scrutinising our suppliers for the environmental performance of their products, the conditions under which their labour force is employed and the identification of slavery in their own workplaces or supply chains. We now require all suppliers to assert to their own good work practices.

PROMOTING DAILY GOOD PRACTICE

We understand that good intentions can be undermined by the thousands of small decisions made by our team on the millions of tasks we execute as we deliver projects and manage our practices.

We are working hard to capture those good intentions in specifications, the scheduling of products and the recruitment and development of staff.

Improving social equity and addressing climate change isn't just the right thing to do, a legislative burden or a procurement requirement, it's also the pathway to a good recovery from this pandemic.

WORKING TOWARDS A GOOD RECOVERY

Looking back to past pandemics, improved social equity was one of the key elements involved in leading the recovery. Increased participation of women and minorities in high value jobs was a significant factor leading to economic recovery from the Spanish flu of 1919 and the subsequent boom of the 1920s. Even further back, the Bubonic Plague broke down the inequity of the feudal system, resulting in the Renaissance. The terrible disruption of those pandemics led to some of the most prosperous times in human history through increased social equity.

Large practices such as Bates Smart have a key role to play – we have the scale and leadership within the industry to set the standard for the profession. So, let's not forget 2020. Instead, let's hope we get the recovery right, and help—as a profession and a society—to chart a course for a more equitable future.



**TWEED VALLEY HOSPITAL
CUDGEN**

THE NATURE OF HEALTH

Designing for wellbeing

**TWEED VALLEY HOSPITAL
CUDGEN**

Tweed Valley Hospital will be an environment where nature and architecture co-exist to create a calming and positive place to work and heal. The Tweed Valley with its natural beauty and forgiving climate, offered a wonderful opportunity to build on our legacy of promoting the positive aspects of nature in hospitals to create a high quality, life changing service in this growing region.

To ensure a harmonious architectural response that is empathetic to the community and symbiotic with its surroundings, we started with an in-depth analysis of the site's environment. The new seven-level, 499-bed hospital for NSW Health is designed into the topography of the site to reflect the region's agrarian past and honour the local community's connection to the land.

Materials such as earthy pigmented concrete, profiled metals and glass create an expression of the Australian countryside, distinguishing each of the building forms and referencing the site's agricultural context.

The new hospital welcomes visitors via a tree-lined boulevard that connects the hospital buildings and ensures intuitive circulation around the site, while a green spine provides a strong connection to nature, as well as social interaction and physical activity.



PICTURED
Tweed Valley Hospital, exterior
Tweed Valley Hospital, sketch



—
“The masterplan will shape a piece of the city that people can enjoy with unique buildings and green spaces that foster wellbeing and community.”
 —

KAREN WONG
Associate Director, Bates Smart



**CITY HARBOUR
 DOCKLANDS, MELBOURNE**

—
SENSE OF PLACE
 —

Designing a connected, active community where people want to work, rest and play



**CITY HARBOUR
 DOCKLANDS, MELBOURNE**

City Harbour is one of eight precincts in Melbourne’s Docklands area. Close to both Melbourne’s city centre and the untapped Docklands harbour waterfront, the site is exceptionally well connected by transport infrastructure, including the Capital City Cycle Trail which passes to the site’s west.

Designed for Digital Harbour Holdings, the masterplan will deliver a mixed-use community, including a range of commercial, residential, technology, business and leisure uses in a campus style arrangement. Drawing inspiration from the key philosophies of our masterplan design, such as connectivity and wellbeing, the design of the new commercial towers is geared towards creating a new ‘place’, different from a city building and unconstrained by the limitations of typical urban plots.

Unlike most CBD or city fringe buildings, the site has unencumbered views east towards the city,

and westwards towards the park and harbour, giving access to direct light and drawing the water into the public space at the centre of the site.

To create a public place that belongs to the community and becomes a destination in its own right, the design reduces vehicle dominance in the site and prioritises pedestrians. This pedestrian-centric approach celebrates nature at the heart of the precinct, as a universal, unifying amenity, which comes to life in a generous landscaped public park at ground level.

With direct access to this open space from the tower, the park is also part of the public realm creating a sense of place that will allow the community to connect to nature within a vibrant city precinct. The verdant landscaping continues on the building, with lush planting screening the car park façade, creating a strong visual and physical connection with the landscape.

PICTURED
 City Harbour, exterior
 City Harbour, car park façade
 City Harbour, entrance



**55 SOUTHBANK BOULEVARD
MELBOURNE**

PARADIGM SHIFT

*How sustainable construction built Australia's
tallest timber adaptive re-use building*

55 SOUTHBANK BOULEVARD MELBOURNE

55 Southbank Boulevard is a 10-storey structure made from engineered timber that sits on top of an existing office building in Melbourne's Southbank. Designed for Hume Partners and operated by TFE Hotels, this adaptive reuse project brings an Adina Hotels serviced apartment complex to the Southbank area, and uses Cross Laminated Timber (CLT) to enable the 10-storey hotel to be built on top of the existing six storey building.

The existing building, built in 1989, was only able to accommodate a further six levels using traditional concrete framed construction, falling short of what was needed to accommodate a 220-room hotel. The use of CLT meant the existing building could support the additional 10 levels and achieve the target room number.

Cross laminated timber is a non-toxic, renewable resource that has a long-life cycle, is fire resistant and highly sustainable, offering superior strength and stability compared to common structural

materials. Significantly lighter than concrete (approximately 20 percent the weight), it reduces transport costs and therefore carbon emissions.

The predominant use of this carbon negative material meant significant portions of the new extension were fabricated offsite, including prefabricated modular bathrooms. This increased construction efficiencies, reducing the time spent on site and the impact on neighbours.

The design of the new CLT levels complements the curved architecture of the existing building, without overtly expressing the timber, which can be typical in many CLT buildings. As well as designing the apartment interiors, Bates Smart also designed a large recessed curvilinear balcony, which helps to celebrate the corner site and the building's new height, while importantly providing an outdoor space where guests can enjoy panoramic views of the nearby parkland and city skyline.

“This project used 5,300 tonnes of Cross Laminated Timber, which will offset more than 4,000 tonnes of carbon dioxide from the atmosphere.”

JULIAN ANDERSON
Director, Bates Smart



PITT STREET SOUTH
SYDNEY

STREETS AHEAD

*Making the city a place to
call home with Sydney CBD's
first build-to-rent project*



*“This is architecture that is sympathetic to
Sydney’s historic and contemporary context,
which will enhance Sydney’s urban fabric.”*

PHILIP VIVIAN
Director, Bates Smart

PITT STREET SOUTH SYDNEY

Bates Smart is designing a 36-storey build-to-rent residential tower for Oxford Properties that will sit over the southern entry to the Pitt Street Metro Station in Sydney’s CBD. With 230 rental apartments, the design also represents a return to city living patterns predicated on the use of public transport. This will be Sydney’s first build-to-rent tower, an emerging housing model that adds quality, long-term rental to the housing market. When built, it will be net zero carbon ready, water self-sufficient and in-line to achieve a 5 Green Star rating.

The podium integrates the Metro Entry, the historic Edinburgh Castle Hotel, the apartment amenities and landscaped terraces into a holistic ensemble that creates an activated streetscape. The podium responds to the scale of the adjoining buildings, while reinterpreting the materiality of nearby historic brick buildings in contemporary masonry. The Metro entry is raised to create civic prominence and is clearly expressed on Bathurst Street.

The city skyline will be enhanced by an elegant tower that simultaneously respects and complements the historic context while providing 21st century city living. The design reflects the unique qualities of the midtown precinct and complements the heritage grain in this part of the city. The tower is sculpted to create a stepped bundle of rectilinear forms that reference the surrounding heritage scale; while the façade reinterprets the historic brickwork of midtown in vertical masonry panels, with human scaled openings creating residential character. The tower will leave a lasting legacy as a timeless building, humanised through vertically connected communal outdoor terraces.

When built, the Pitt Street South Over Station Development will be complemented by a commercial tower over the Pitt Street North Metro site, designed by Foster + Partners in collaboration with Cox Architecture.

PICTURED
Pitt Street South, podium
Pitt Street South, entry
Opposite page:
Pitt Street South, exterior





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Published November 2020.



BATES SMART

**Architecture
Interior Design
Urban Design
Strategy**

For 167 years, Bates Smart has been at the forefront of practice in Australia, delivering projects around the world from its studios in Melbourne and Sydney.

Bates Smart has an unparalleled reputation for the design and delivery of architecture, interior design and urban design projects. Specialising in commercial, residential, hospitality, health and research projects, Bates Smart has specific skills in dealing with larger and more complex projects, with particular experience in mixed-use buildings.

No project can be great without great ideas at its core. Our projects are brought to life through a rigorous, astute and highly creative design approach working collaboratively with our clients.

Our reputation for design excellence is founded on a disciplined intellectual base. We develop a thorough understanding of the design opportunities offered by each individual project, and generate design solutions which take on the challenge directly.

Almost uniquely, we address all design issues simultaneously through collaborative teams of architects and interior designers working together. From urban and façade design to perfecting finegrain interior details, Bates Smart crafts seamless holistic solutions.

Our talented team of over 300 is constantly developing its ability to produce outstanding results around the world. We invest in the latest tools for global teamwork and maintain an expanding network of collaborators whose specialist skills complement our own.

We pay special attention to the environmental performance and long-term durability of our buildings, using proven sustainable principles and technologies to create buildings that endure.

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