

BATESSMART™

Journal

Issue 13



13

Contents

- 2 **Brindabella**
Canberra | Ngunnawal Country
- 8 **17 Spring St**
Melbourne | Wurundjeri and Bunurong Country
- 14 **101 Collins**
Melbourne | Wurundjeri and Bunurong Country
- 18 **Iglu Summer Hill**
Sydney | Gadigal and Wangal Country
- 22 **Untangling Australia's Housing Knot**
Essay by Matthew Allen
Essay by Julian Anderson
- 28 **LIV Munro**
Melbourne | Wurundjeri and Bunurong Country
- 32 **Dinner by Heston Blumenthal**
Dubai, United Arab Emirates
- 34 **Corrs Chambers Westgarth**
Sydney | Gadigal Country
- 36 **Rivière**
Brisbane | Jagera and Turrbal Country
- 42 **Connecting with Climate: Subtropical Architecture in Brisbane**
Essay by Mathieu Le Sueur
- 44 **Serēn**
Gold Coast | Yugambah Country
- 46 **1 Denison**
North Sydney | Cammeraygal Country
- 50 **Cremorne Investment Fund**
Richmond | Wurundjeri and Bunurong Country
- 52 **Transurban**
Sydney | Gadigal Country
- 54 **Metropolitan Hotel**
Melbourne | Wurundjeri and Bunurong Country
- 56 **Walmer Street**
Richmond | Wurundjeri and Bunurong Country
- 60 **The Newlands**
Sydney | Cammeraygal Country
- 62 **Bates Smart Melbourne**
Melbourne | Wurundjeri and Bunurong Country

Acknowledgement of Country

Bates Smart acknowledges the Traditional Custodians of the land on which we operate, live and gather.

We pay respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

Journal

Bates Smart is driven by an enduring commitment to citymaking.

As our cities adapt, grow and evolve, so too does our practice. We are advancing key areas of architecture, interior and urban design with sustainability, technology and wellbeing at the forefront.

We are delighted that 2023 marks the establishment of a permanent Brisbane studio in response to new opportunities, housing our existing team of talented architects and interior designers in the region.

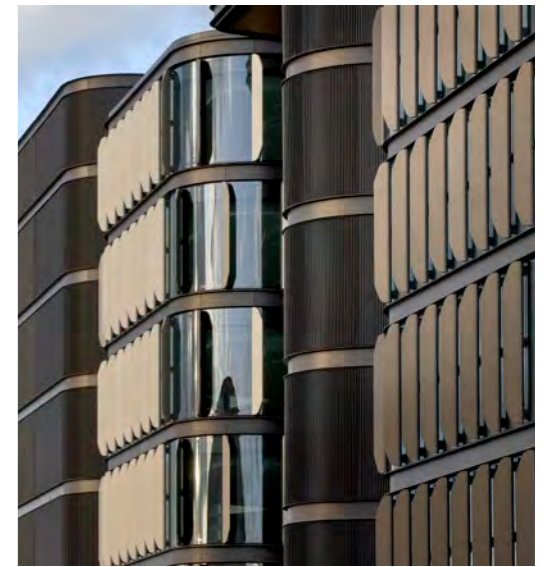
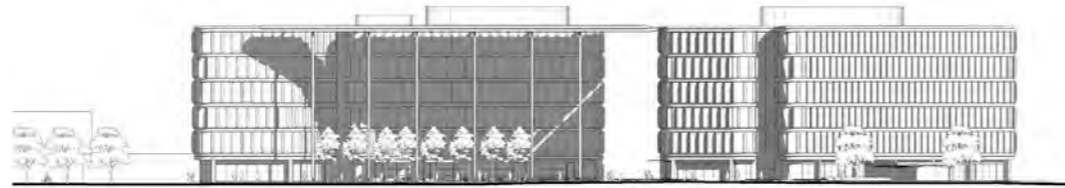
Thought pieces by three of our practice's leaders explore housing, as well as subtropical design aligned to our Queensland base.

In our practice's 170th year, this collection of recent work, undertaken over the past 12 months, is a testament to our ability to deliver places and spaces that improve how people live, work, play, learn and heal.

13

Humanised business park

A central gathering space for the community.



Brindabella

Designed for Canberra Airport Group, Brindabella is comprised of stand alone buildings set within bucolic landscaped grounds, as is typical with suburban business parks. To elevate the concept of a more humane work environment, a 'social heart' central gathering space was designed to bring people together.

Adjoining the Canberra Airport, the site was previously an at-grade carpark opposite a large grass playing field between the business park's perimeter loop road and pedestrian spine. A laneway, aligned with the park's main entry, bisects the site and links the loop road to the pedestrian spine.

A triangular plaza in the form of a civic-scaled verandah with a six-storey floating canopy frames the field. Retail tenancies activate the plaza, while trees with circular seating elements create an open and welcoming place.

The use of warm, natural materials and fine-grained details humanises this suburban office type. Sunshades are oriented for solar protection, while soft-cornered triangular atriums are lined with timber and animated by glass lifts.

The design incorporates natural ventilation, passive solar shading, and a 99kWh photovoltaic array on the roof, making it net zero carbon in operation. Achieved ratings include Gold WELL, 5 Star NABERS and 5 Star Green Star.

- AIA Awards (ACT), The John Andrews Award for Commercial Architecture
- AIA Awards (ACT), Canberra Medallion

Pictured

Building forms with cylindrical columns
 Façade detail
 Opposite page:
 West elevation
 Park context



“The design rigour demonstrated in managing the various scales from the urban context through the finite detail is clearly evident in execution. Brindabella is a finely crafted, incredibly elegant pair of commercial buildings that demonstrates extreme beauty in complex simplicity.”

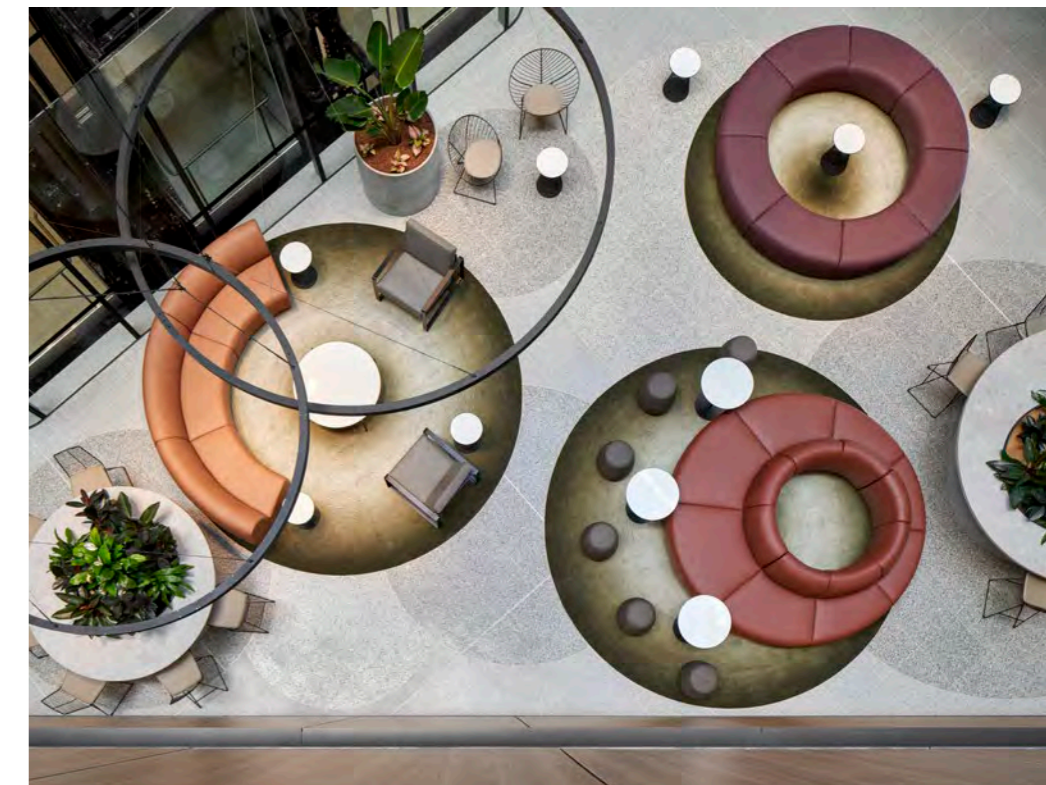
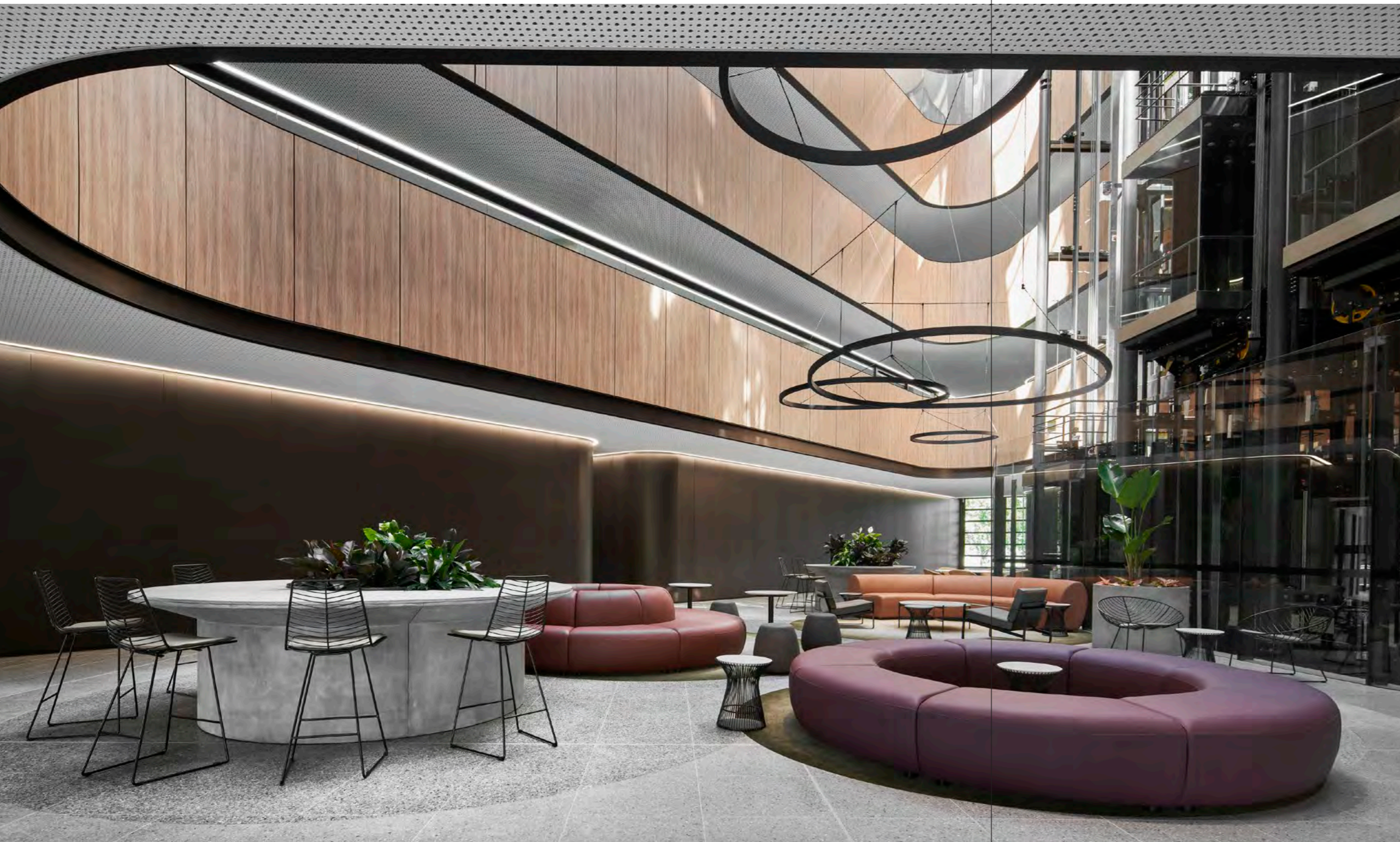
ACT Architecture Awards Jury

Pictured
Canopied pedestrian axis
Trees with seating elements
Opposite page:
Human scale forecourt



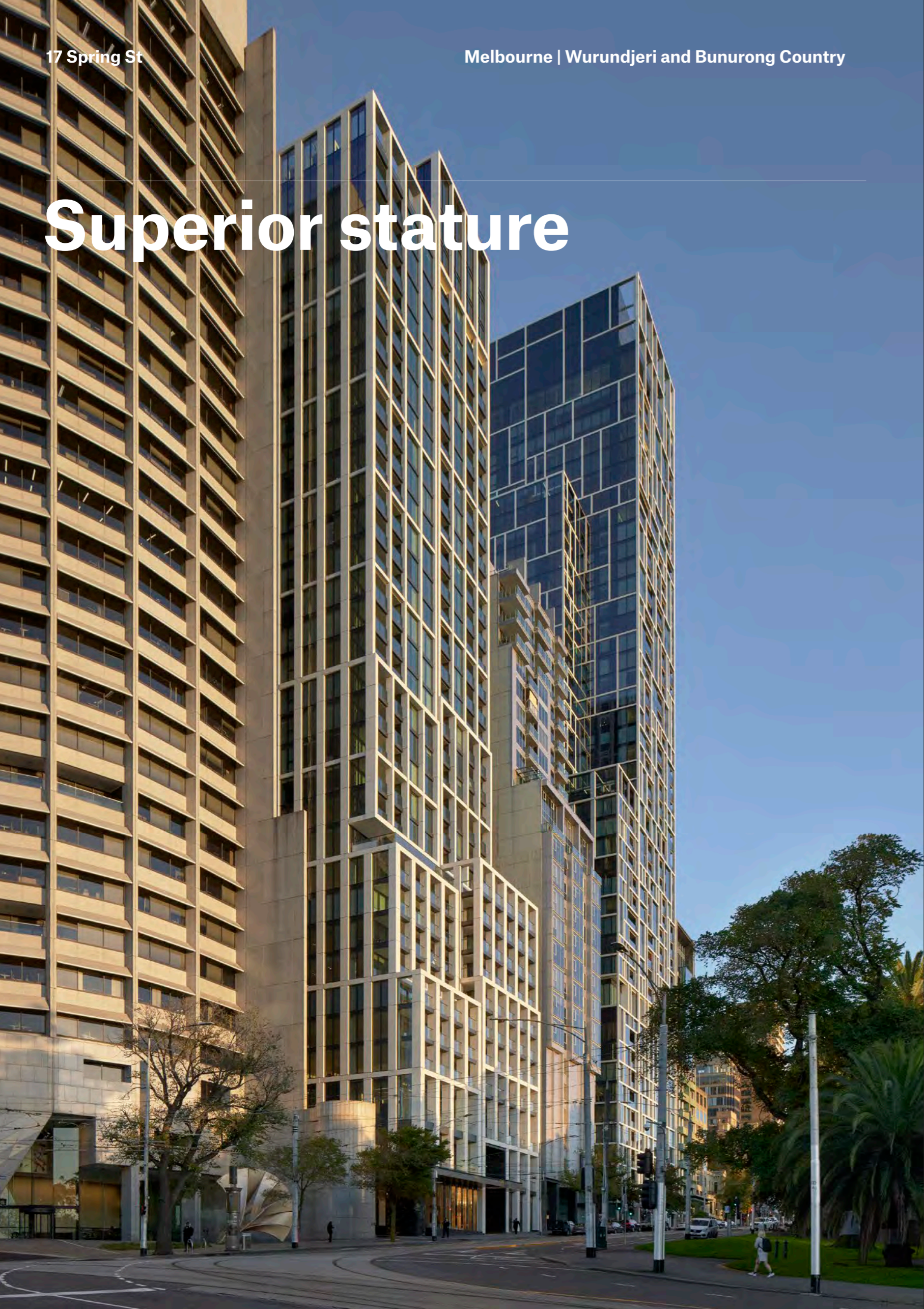
“The creation of a spectacular sun-filled town centre for everyone has social benefits beyond the two commissioned office buildings and has transformed what it means to work at Brindabella Business Park.”

Zarko Danilov, Head of Projects, Canberra Airport Group



Pictured
Central glazed atriums
Shared foyer space

Superior stature



A landmark on Melbourne's grandest street.

17 Spring St

Standing as a testament to the continued successful collaboration between Cbus Property and Bates Smart, the collection of 73 meticulously appointed residences and exceptional amenity places 17 Spring St at the forefront of luxury living in Melbourne.

The 33-storey residential tower occupies a prime 1,300sqm site at the east end of the CBD and is seamlessly integrated into its surroundings, while establishing itself as a residential sanctuary and distinguished landmark on Melbourne's grandest street.

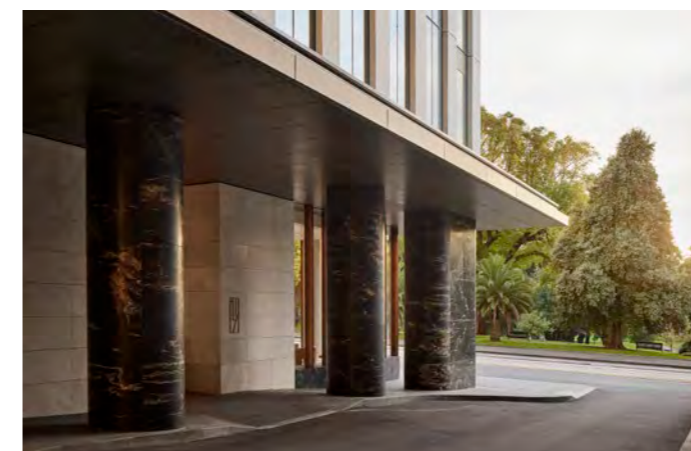
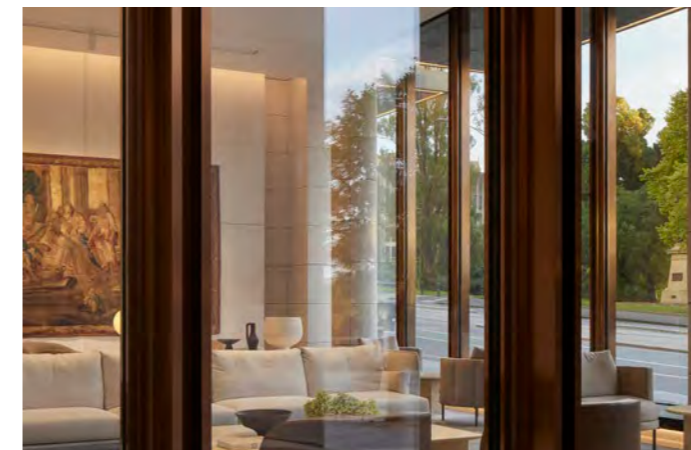
The tower's elegant stature is expressed as two vertical forms, providing depth and substance with a balanced harmony. Masonry panels create a distinct framed grid appearance that steps back as the building ascends. The off-white masonry façade sits in dialogue with the granite-faced lower treatment of neighbouring 1 Spring Street.

The ceremonial-like arrival is enhanced by a porte-cochère experience unique to the Melbourne city grid, with a double-storey lobby defined by monolithic black marble columns and fine bronze metalwork.

Light-filled residences have a natural connection to the outdoors with magnificent outlooks to the leafy Treasury and Fitzroy Gardens. Refined detailing is displayed throughout the interior and exterior spaces with bespoke tapware, handcrafted door hardware and custom monogrammed signage completing the tableau.

Serene interior spaces feature curated sculpture, decorative objet d'art, contemporary chandeliers and antique hanging tapestries, complemented by bespoke and imported furniture.

Facilities are akin to luxury hotels with exclusive amenities including an extraordinary 25-metre lap pool and gymnasium overlooking Spring Street and the gardens.

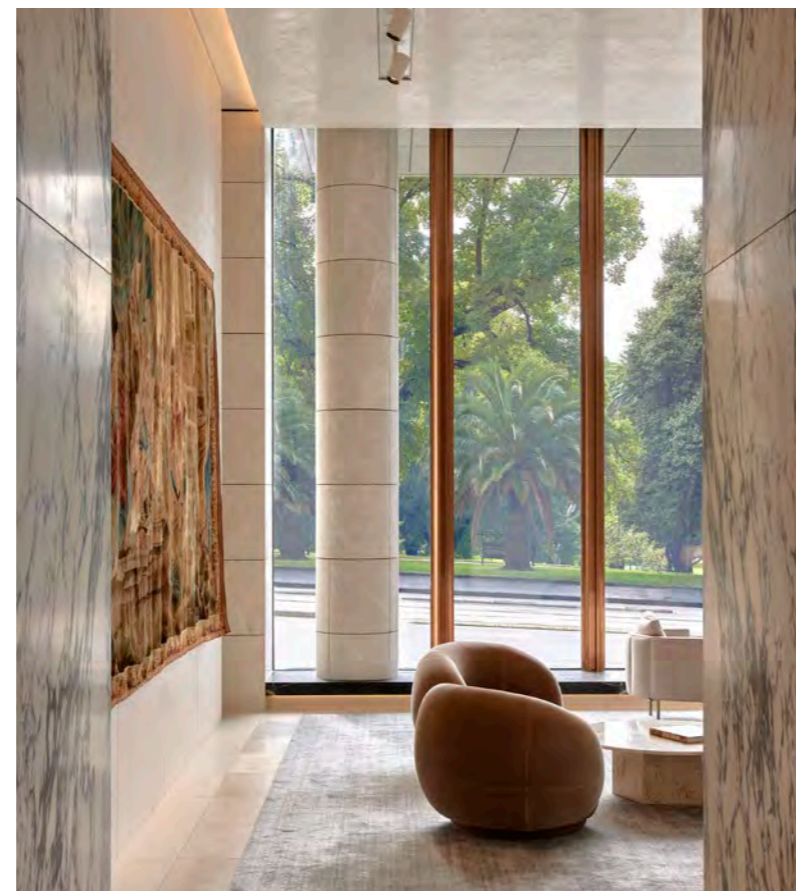
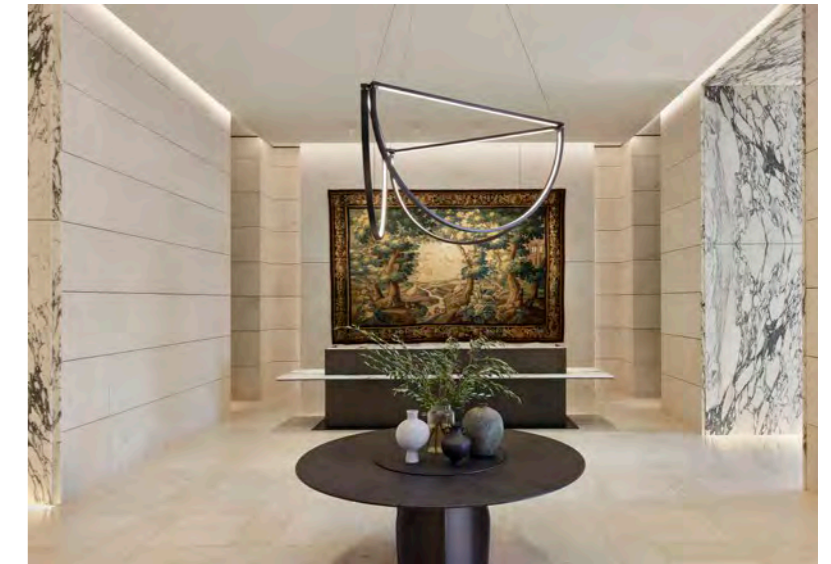
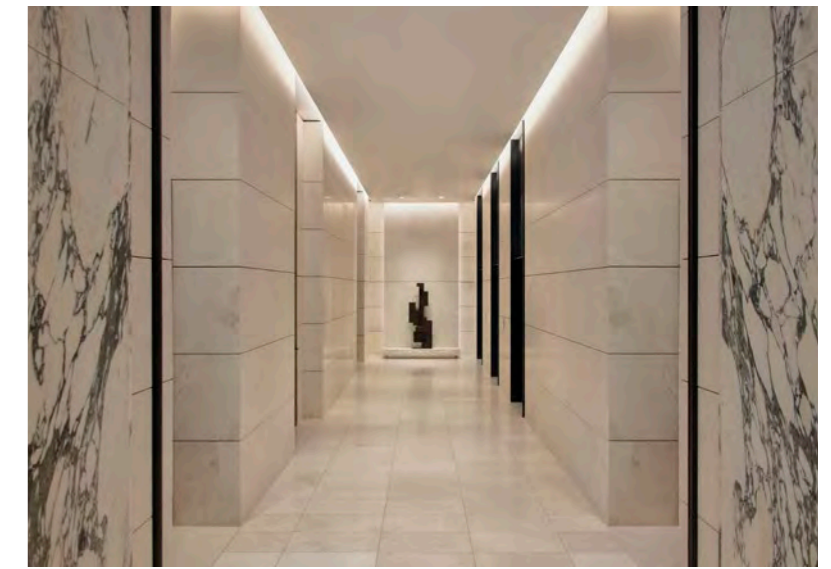


Pictured
Façades in dialogue
Double-storey lobby
Porte cochère
Opposite page:
Vertical forms



“The interior and exterior are one fully integrated proposition, adding a timeless building design to the grandeur of Spring Street.”

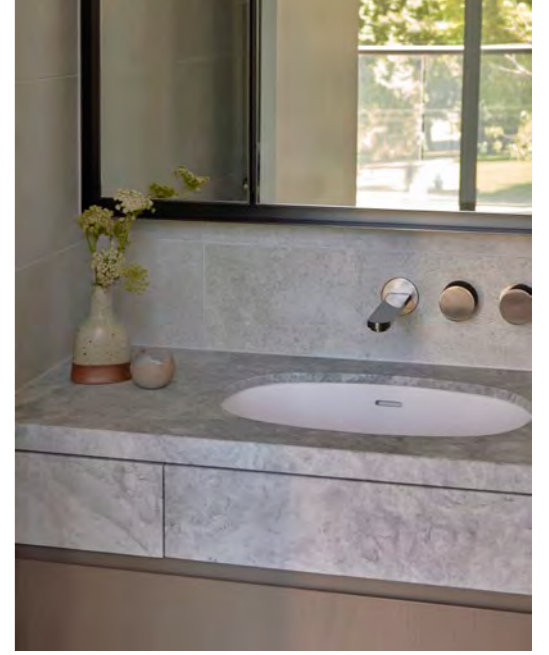
Jeffery Copolov, Director, Bates Smart



Pictured
Residents lounge
Opposite page:
Lift lobby
Concierge
Swimming pool

“Each residence has been designed to savour the magnificent panoramic outlook to Treasury and Fitzroy Gardens and beyond, with living areas enjoying a strong sense of connection to the outdoors.”

Adrian Pozzo, Chief Executive Officer, Cbus Property



Pictured
Apartment interior





101 Collins

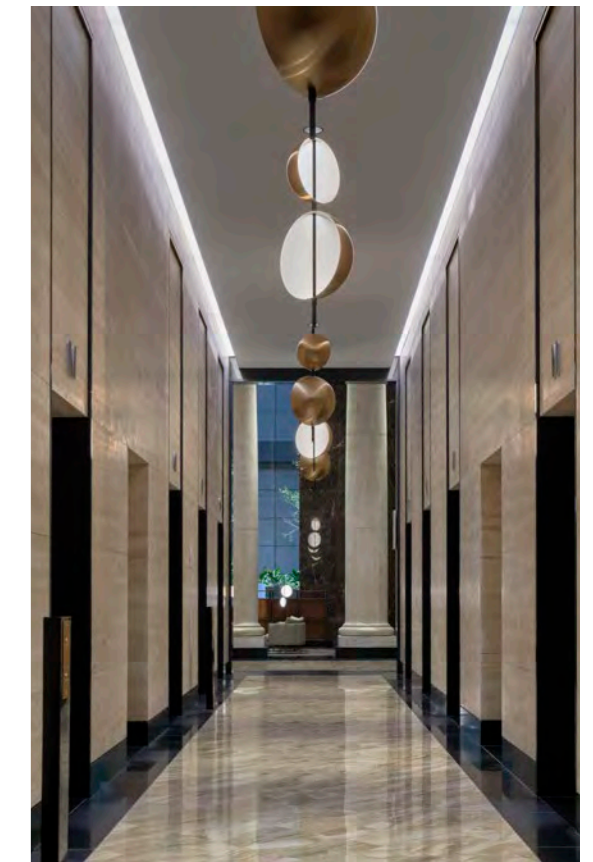
101 Collins has long been an iconic and prestigious office tower in Melbourne, and home to some of the city's most high-profile tenants.

Bates Smart has carried out significant upgrade works to the commercial building throughout the years to ensure 101 Collins retains its leading reputation. The most recent reimagining of the entire ground floor experience leverages the building's existing strengths and enhances its offering for the next generation. Upgraded façades on Collins Street and Flinders Lane transform the entrance experience, improve connection and re-affirm the sophisticated building's presence on both significant street frontages.

The ground floor evolution respectfully builds on the many unique architectural elements that define 101 Collins, such as the columns and pools, along with the bronze detailing, gold leaf and rich stones, while adding contemporary upgrades that respond to the needs of today and tomorrow.

To continue to offer unrivalled amenity for tenants and guests, the ground floor refurbishment introduces a variety of human spaces designed around health and wellbeing. Two new lounges with custom designed furnishings allow occupants to gather informally, while an urban oasis encourages contemplation and interaction with nature.

Renowned for its public artworks and exhibitions of acclaimed artists, a collaboration with an art consultant for new site-specific commissions maintains 101's influential role in Melbourne's arts community, while enhancing the arrival experience for visitors.



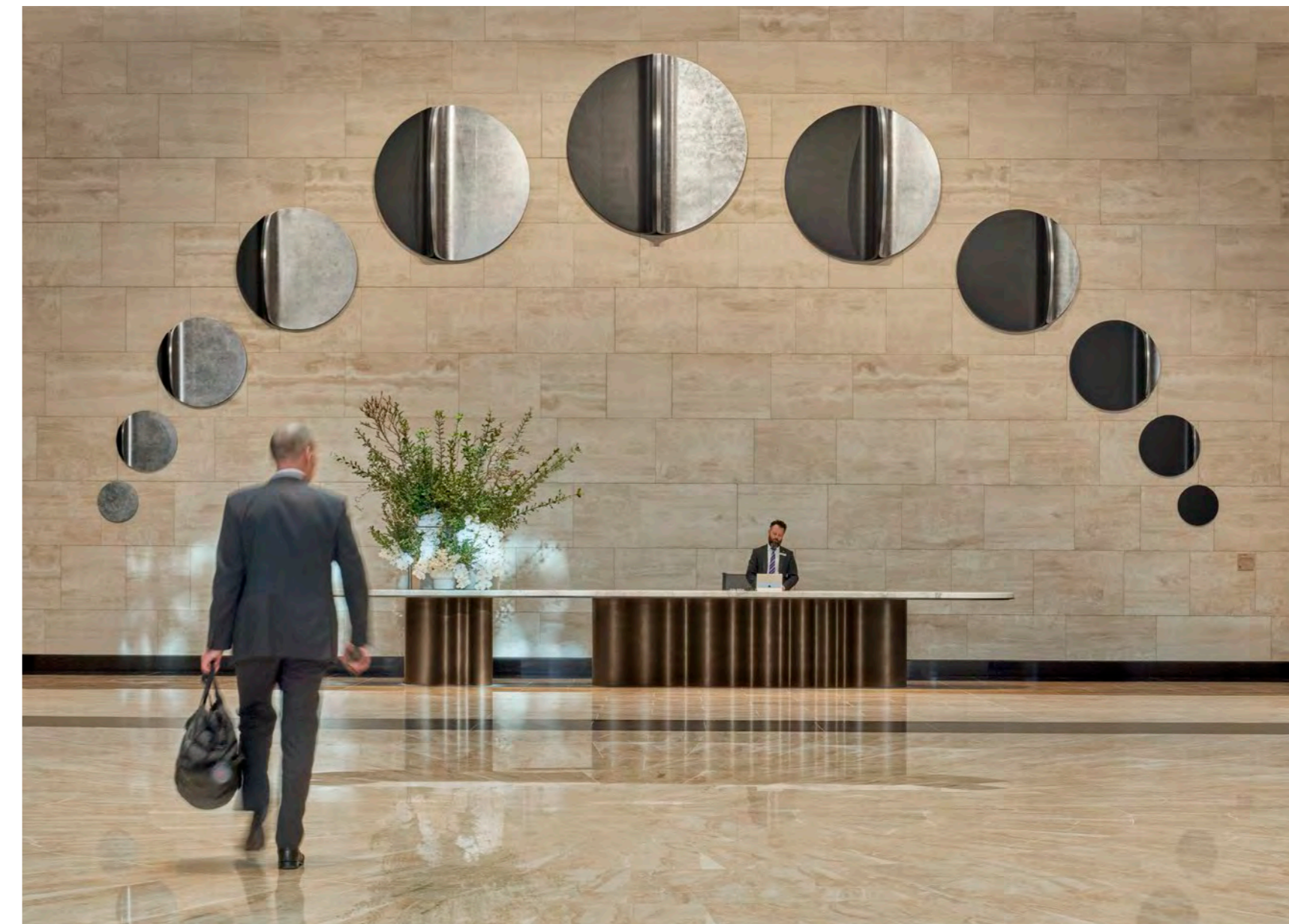
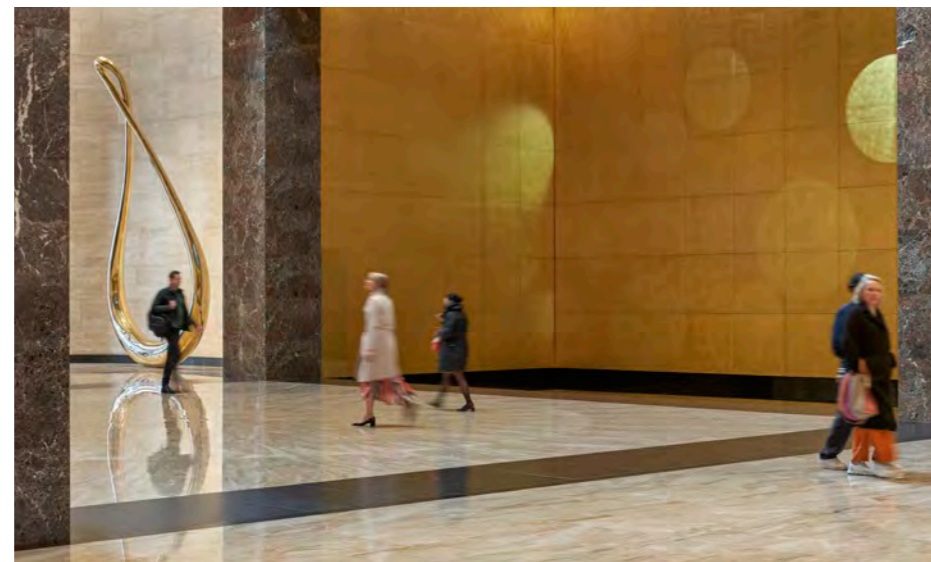
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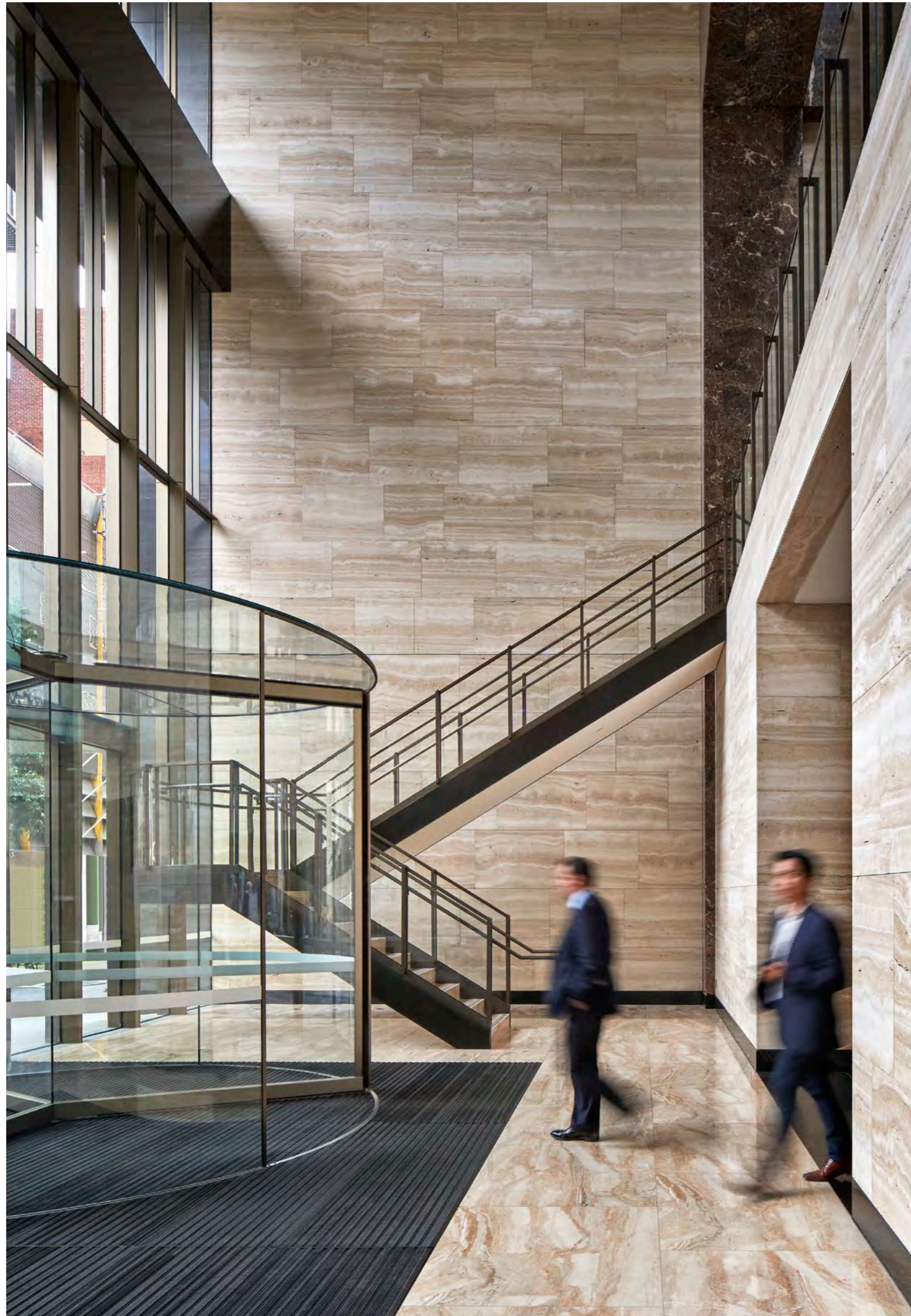
Lift lobby
Concierge, art by Marion Borgelt

Opposite page:
Flinders Lane façade
Ground floor lobby, art by Seung Yul Oh and Céleste Boursier-Mougenot

Prominence preserved

A new level of refined elegance.

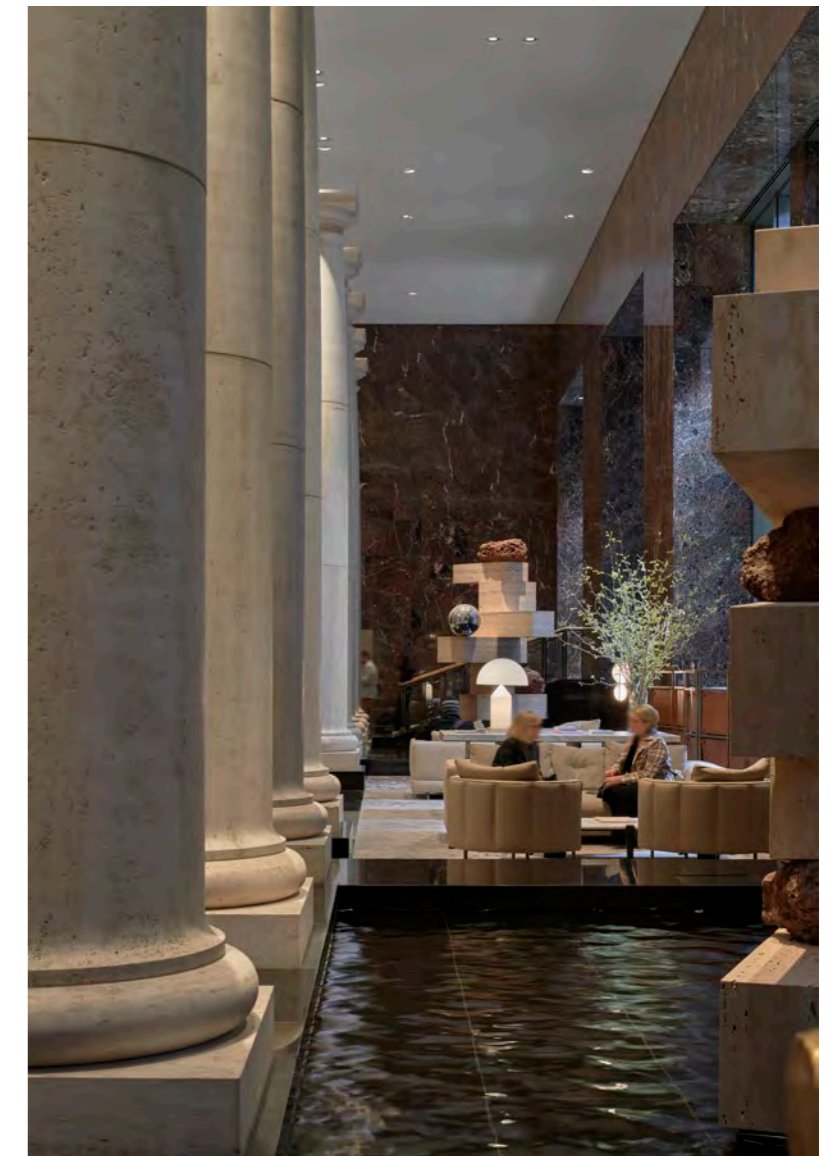




“We wanted to respect the building’s past, while creating a new layer that responds to the needs of today and tomorrow.”

Jeffery Copolov, Director, Bates Smart

Pictured
 Sanctuary garden, art by Andrew Hazewinkel
 Lounge, art by Jose Dávila
 Opposite page:
 Flinders Lane entry



Collegiate community

A different kind of student housing.

Iglu Summer Hill

Iglu Summer Hill is a student accommodation community situated in the heart of Summer Hill Village. It has been carefully designed to improve street activation and sit sympathetically within its park, village and heritage setting.

New three- and four-storey buildings accommodate 184 studios, each with self-contained kitchens and bathrooms. The buildings adjoin the heritage listed Western Suburbs District Ambulance Station and create a large landscaped courtyard.

The form, scale, materiality and setbacks of the new buildings are consistent with the existing heritage building and low-rise context. Façades are defined by vertical brickwork piers and framed picture windows that reflect the structure and repetition of individual studios.

The large courtyard forms a central feature, framed by inner façade planting to the north and south. On the outer west and south façades, a generous green edge establishes a cohesive relationship with the park and ensures visual privacy.

Inside, generous communal spaces include a lounge, kitchen, gym and study rooms, which are all organised around a large double-height void with an open stair. The void reconciles the level change across the site and provides sunlight to the lounge and communal kitchen at the lower courtyard level. Beyond the courtyard is an outdoor terrace with a barbecue area.

The majority of studios are orientated to the east and west, benefiting from park and courtyard outlooks. Beds are built in against the façade, doubling as sofas and optimising floorspace. They are framed by full-height picture windows with deep reveals, providing abundant natural light, views, and ventilation but also shading and privacy.

Sustainability is key. Passive design measures include open naturally ventilated corridors, cross-ventilated studios, sun shading to glazing and extensive landscaped areas. The project accommodates a 100kW PV system with integrated battery storage, which will reduce annual CO₂ greenhouse gas emissions by 138 tonnes.

- AIA Awards (NSW), The Aaron Bolot Award for Residential Architecture - Multiple Housing

Pictured
Building façades and skate park
Opposite page:
Courtyard garden



“The communal core unwraps into the large central courtyard providing a warm, collegiate environment. Strong community and inclusion are the big benefits from the design.”

Jonathan Gliksten, Director, Iglu





“Iglu is an elegant new courtyard building that resolves a difficult site in Summer Hill. Each frontage responds well to its immediate context; a landscaped edge on the public reserve, a smart new façade against a drab shopping centre and a spacious accessway that provides light and ventilation along a blank side wall of adjoining building.”

NSW Architecture Awards Jury

Pictured
Communal spaces

Journal 13



Untangling Australia's Housing Knot

We've reached a watershed moment in Australian housing. Demand, cost and supply lags are at an all-time high, prompting extreme levels of stress across society and government. Within this challenging context, ingenuity in housing design and delivery is also picking up pace.

Design is one factor that can help turn the tide for the better on Australian housing. Here, we detail how we're contributing our knowledge and expertise to the overarching goal that is better housing, for all Australians, now and in the future.

Design Solutions for a Better Housing Future

By **Matthew Allen, Director, Bates Smart**

Housing in Australia has reached a boiling point. Across the housing continuum — from crisis accommodation to public, affordable and market housing — we are currently experiencing the worst supply, price and demand pressures in contemporary Australian history.¹ Put more bluntly: we do not have enough housing, and the housing we do have is too expensive, inequitably distributed and treated as a commodity rather than a home.

Many macro economic, social and political positions need to better align in order to tackle this seemingly impossible knot. As architects, we can help untangle the issue through understanding key elements of the crisis and designing quality homes, at scale and across the housing continuum.

The Major Headwinds: Undersupply and Social Resistance

By 2027, the government has projected that new housing supply will fall short by 106,300 dwellings. This includes a shortfall of 62,300 apartments and medium density dwellings, which are typologies well suited to our heavily urbanised population.²

The problem is most harrowing for households experiencing rental stress or homelessness.³ Estimates vary on an exact number, ranging from 208,200 to 577,400 distressed households depending on the measures applied; no agreed standard definitions on housing stress and homelessness, nor public or affordable housing, exist at the Commonwealth level. The wild variation in defining the problem and its solution mean clear, accurate targets for social housing supply do not exist.

Compared to the scale of the problem, there is very little money available for public housing supply. This wasn't always the case; since the 1980s, Commonwealth expenditure has shifted from building actual homes into other funding streams, including Commonwealth Rent Assistance, negative gearing and capital gains tax concessions.⁴

Similar drastic supply shortages are projected for affordable and market housing, mainly due to skilled migration rates outpacing development appetite and construction. Post-COVID, this is clearly leading to more demand for housing when supply is already spread thin.

Coupled with undersupply is the issue of community resistance to densification, especially in established, well connected and desirable inner ring suburbs. While two thirds of Australia's population live in capital cities,⁵ we have relied heavily on urban sprawl to deliver affordable homes. What has proven a real challenge is how to increase densities in our inner ring suburbs. These places have established infrastructure, fantastic amenity, are generally well served by public transport and offer the potential for high quality low- and mid-rise apartment buildings. Development, however, is challenging for a whole range of reasons, including strict zoning controls, broad heritage overlays, infrastructure congestion and planning processes highly susceptible to NIMBYism.

Three Big Picture Solutions: Investing in Supply, Transport and Density

To turn around undersupply and community resistance, we're going to need to pull major levers. This means significantly increasing social and affordable housing, better linking up of planned housing with planned transit, and boosting housing supply in established suburbs. All can be done well with high quality design.

Green Shoots in Public Housing Development

In the last decade we have started to see governments return to the business of building public housing. This is a good thing, as secure homes for those on the lowest incomes frees up affordable rentals for those on middle incomes.



The Commonwealth has raised its game through the Housing Australia Future Fund, while the major housing authorities in both Victoria and NSW — Homes Victoria and the Land and Housing Corporation (LAHC) — are both currently involved in renewal and expansion programmes of existing social housing stock.

In New South Wales, the Communities Plus programme seeks to increase the supply of public housing through redevelopment of some of the larger existing and underutilised housing estates. As we've seen at Ivanhoe in Macquarie Park and Telopea north of Parramatta, estates of a few hundred dwellings can be redeveloped into high amenity, well connected precincts yielding several thousand dwellings. This process in NSW is market led, with private developers competitively tendering for the work then — in partnership with a Community Housing Provider (CHP) — designing and delivering the public and affordable housing subsidised by concurrent supply of market housing.

The Victorian government has embarked on the Big Housing Build which seeks to supply 12,000 homes over four years.⁶ Here the flagship renewal projects are PPP schemes where infrastructure funding is sought to deliver and operate a mix of market, affordable and public housing for a duration of 40 years. At the end of this period, the projects will be handed back to government, and therefore retained in public ownership.

These programmes need to be built on, expanded and supplemented with other forms of direct project investment.

Linking High Density Housing with Public Transport

The last ten years has also seen significant investment in public transport, particularly Sydney Metro, Melbourne Metro and Suburban Rail Loop, and Brisbane Cross River Rail making new parts of our cities more attractive to developers, and better suited to higher amenity and increased density. Government has worked hard to masterplan these areas to include a range of uses for both employment and housing, but the large landholdings and complex delivery will see many projects taking decades to complete.



“To turn around undersupply and community resistance, we're going to need to pull major levers. All can be done well with high quality design.”



“ We have seen high density done well around CBD and key transport nodes... high density living, at different market price points, is highly desirable when well designed.

That said, in recent decades, we have seen high density done well around CBD and key transport nodes, transforming these areas with high rise apartments, high amenity and urban intensification. The Melburnian was an early benchmark for high density housing within a highly desirable CBD location. Other projects, including One30 Hyde in Sydney, Boomerang Tower in Sydney Olympic Park and 35 Spring Street in Melbourne, demonstrate how high density living, at different market price points, is highly desirable when well designed, well located and linked to transport.

Most recently, Build-to-Rent has emerged as a crucial housing typology that is often collocated with major public transport development. It can efficiently and effectively service a market segment made up of long-term renters, providing people with high rise buildings of high amenity, in places where transport is easily accessible. Our BTR projects are setting benchmarks in Melbourne and Sydney as the typology picks up steam, with high rise projects 258 City Road and LIV Munro recently opening in Melbourne, and the Pitt Street South building, located over Sydney's Pitt Street Metro stop, on track to open in 2024.

Weaving in Soft Density in Middle Ring Suburbs

The traditional density of urban renewal proposals needs to be combined with 'soft' density, which seeks to incrementally improve our middle ring suburbs by adding density within the existing and much-loved suburban character.

To avoid NIMBYism, councils have tended to focus their efforts on increasing density on the well-located fringes of established suburbs; these are often light industrial areas or large brownfield sites.

Exemplars of this approach such as The Gantry in Sydney's Camperdown, Walmer, Ardency Kennedy Place — both in Richmond — and Newmarket Randwick have proven to offer highly desirable low and mid-rise density, woven into the edges of their very desirable locations.

Soft density done well also highlights the importance of designing with a light touch, for example retaining key elements, such as tree lined streets and landscaped gardens, while building multi-storey apartment buildings in much the same footprint as single and two-storey houses. This has been achieved on a significant scale at Rivière in Kangaroo Point Brisbane, and as part of a larger precinct at the Newlands, in St Leonards in Sydney, where 20 suburban houses have been transformed into 329 apartments in a lush landscape setting, only 400-metres from the existing high density St. Leonard's train station precinct.

The housing crisis can often feel like a Herculean challenge with no easy solutions. In order to make inroads we need to make a start. For us that means advocating for better understanding around the types and quantities of housing needed, and designing projects that leverage new models of investment to ensure the right kind of homes are built in the best locations. By continuing to deliver good design regardless of tenure or location, we are making a small but important contribution to the broader solution.

¹ National Housing Finance and Investment Corporation. "State of the Nation's Housing 2022-23." Available online: www.nhfc.gov.au/research/state-nations-housing-report-2022-23

² Ibid

³ As defined as households paying 30% or more of their income towards rent. Ibid. See also ABS and Australian Institute of Health and Welfare findings.

⁴ Kasy Chambers, National Press Club of Australia, 16 May 2023 "Regional Australia's Housing crisis: plenty of room but nowhere to call home"

⁵ Centre for Population. "Australia's Population Story." Available online: www.population.gov.au/population-topics/topic-population

⁶ Katrina Raynor. "Victoria's \$5.4bn Big Housing Build: it is big, but the social housing challenge is even bigger." Online. The Conversation. November 18 2020: www.theconversation.com/victorias-5-4bn-big-housing-build-it-is-big-but-the-social-housing-challenge-is-even-bigger-150161





Build-to-Rent: A New Kind of Australian Housing

By Julian Anderson, Director, Bates Smart

Build-to-Rent (BTR) properties have emerged as one of the widely discussed potential remedies for the housing supply problem and a means to reshape expectations around home ownership in Australia. We have seen fewer than 4,000 BTR units built in Australia.¹

This contrasts with the US and the UK, where 375,000 and 15,000 BTR units were constructed in 2020 and 2021, respectively.^{2,3} However, Australia's BTR industry is on the rise, buoyed by tax incentives from federal and state governments, and the fundamental need to build more housing that's more affordable to many people.

In 2018, a study tour conducted by Bates Smart of BTR properties in New York, San Francisco, and Boston yielded valuable insights into the industry. BTR, known in the US as multifamily housing, has a well-established presence in the US market. Multifamily housing dates back to the industrial revolution and continues to provide significant housing supply across many US cities.

Following this research tour, Bates Smart was tasked by Home with designing Australia's first purpose-built BTR tower, located at 258 City Road, Melbourne. The focus on apartment efficiency was essential, with techniques including minimising the number of kitchen and bathroom types deployed to maximise cost and construction efficiency. This modular design and construction approach has become a pivotal strategy and success factor in our ongoing work in this sector.

So, too, has a democratic approach to shared space allocation. At City Road, we put great effort into designing a top floor that's entirely dedicated to residential amenity, with all residents having full access to the space. Balancing apartment efficiencies with high quality shared spaces has proved a winning combination, with Home Southbank achieving operational efficiencies and resident satisfaction rates remaining high, helping to keep tenant turnover low.

258 City Road influenced the brief for the LIV Munro project, marking Mirvac's initial venture into BTR developments in Melbourne. The tower's double-interlocking cylindrical forms, designed to mitigate wind impacts at street level, allowed the podium and rooftop to become substantial amenity areas. The inclusion of generously sized studio apartments, a rarity in recent years in residential developments, has been well-received, addressing significant demand for this apartment type. Significant changes are anticipated in the composition of Australian households by 2041, with single-person households expected to comprise between 24-27% of the total. This demographic shift is already underway and carries important implications.⁴

Embarking on a study tour of the UK in 2023, we observed examples of developments that should serve as a blueprint for BTR development in Australia over the next decade. Particularly in London, large-scale BTR projects on the city fringe, within a 20 to 30 minute Tube journey from central London, have proven highly successful. Multiple BTR developments by different operators in these areas create critical mass, attracting individuals who may not have previously considered living there. Suburbs like Colindale and Tottenham, located in zones three and four of the London tube system, now offer high quality residential properties that appeal to young professionals and rival centrally located apartments.

Moreover, the accelerated timeline for these projects is worth highlighting. Generally, a BTR project can be finalised much more quickly than a comparable build-to-sell project, since there is no requirement to halt the documentation and construction process while awaiting apartment sales. This fact becomes significant when taking into account the projected shortage of 106,300 dwellings in Australia by 2027.⁵

Over the past few months, Commonwealth and State governments have ramped up efforts to help unlock housing supply. Greater attention is being given to revamping planning policy, granting greater responsibility to the states and reducing local council control, particularly around major public transport hubs. As these changes come into effect, we need to be ready to design new housing typologies that can improve housing choice, at scale. BTR may be nascent in Australia, but it is one such solution. Working in tandem with other housing solutions, it holds promise to address Australia's housing crisis and create a more sustainable future.

¹ "A New Form of Housing Supply for Australia: Build-to-Rent Housing." Online: Ernst & Young. April 4 2023. www.propertycouncil.com.au/wp-content/uploads/2023/04/PCA-Build-to-Rent-housing-advice-Stage-1-2-Final-Public-Release-Update-04.04.23.pdf

² US statistic from "2020 Multifamily Completion Data: Property Size." Online: Eye on Housing. August 16 2021. www.eyehousing.org/2021/08/2020-multifamily-completion-data-property-size

³ UK Statistic from "Build-to-rent Completions Hit All Time High in 2021." Online: Housing Today. January 19 2022. www.housingtoday.co.uk/news/build-to-rent-completions-hit-all-time-high-in-2021/5115673.article

⁴ "Household and Family Projections, Australia." Online: Australian Bureau of Statistics. March 14 2019. www.abs.gov.au/statistics/people/population/household-and-family-projections-australia/latest-release

⁵ National Housing Finance and Investment Corporation. "State of the Nation's Housing 2022-23." Available online: www.nhfc.gov.au/research/state-nations-housing-report-2022-23



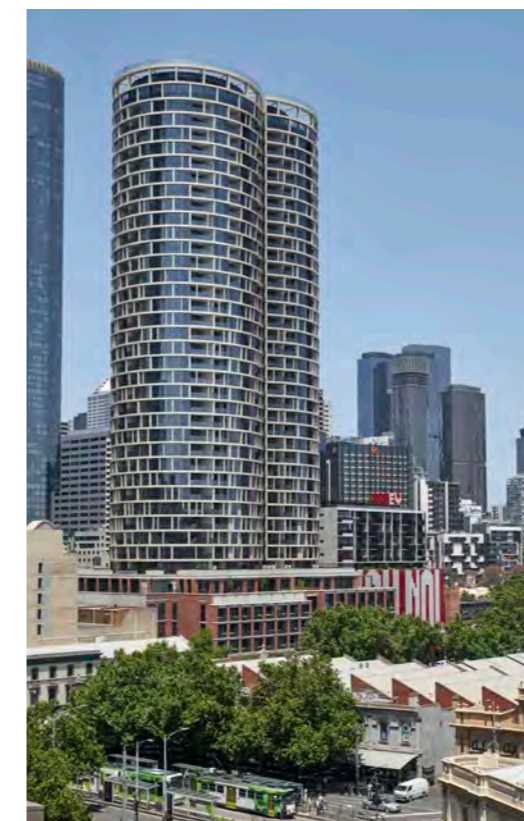
“ Build-to-Rent holds promise to address Australia's housing crisis and create a more sustainable future.





Of the market

Groundbreaking build-to-rent.



LIV Munro

LIV Munro is a landmark build-to-rent development offering residents new ways to live, work and play. The Mirvac residential tower is one component within PDG's broader Munro precinct, set to transform the area adjacent to Melbourne's Queen Victoria Market.

Fundamentally of the market, the residential tower acts as an interface between market and city, drawing on the energy and vitality of the area's heritage and fine-grained spaces. The brick and concrete detailing of the podium respects the traditional language of the shopfronts, while active frontages along the façade act in dialogue with public spaces.

The cylindrical tower forms are conceived as a building in the round, standing out amongst its rectilinear neighbours and lower scale of the market. Its curved form increases exposure to the sun while mitigating wind impact.

Designed exclusively for renters, 490 generously proportioned apartments suit a variety of household configurations and offer occupants immediate access to the conveniences of inner-city living.

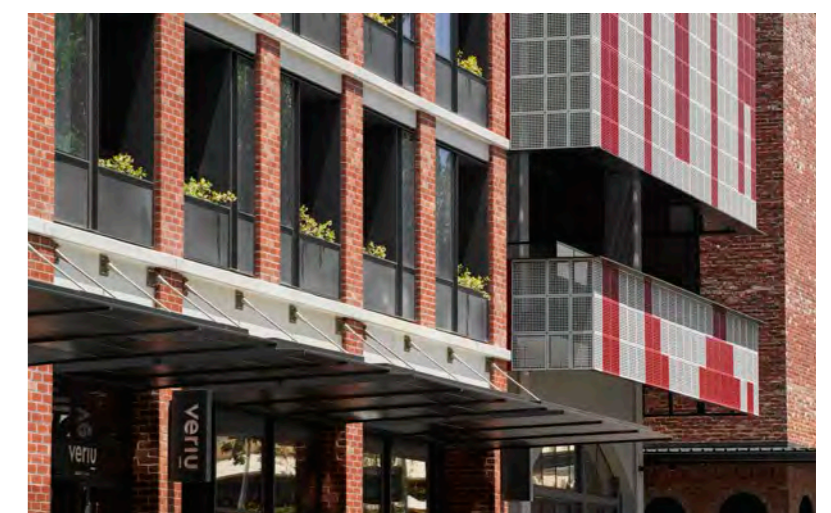
Premium shared amenity and communal spaces such as the adjoining garden terraces and rooftop terrace foster a strong community sentiment, while a connection to nature is further emphasised by integrated landscaping on every level and a green spine which defines the building.

LIV Munro's high-performance façades, rooftop solar panels and energy efficient facilities minimise environmental impacts, lower occupant energy consumption, and enhance the overall wellbeing of residents, tenants and visitors.

“Creating thriving communities is what we do best, and to be able to provide quality rental accommodation that provides a wonderful living environment with security of tenure and well-designed, sustainable spaces with community at their heart, aligns with our purpose to reimagine urban life.”

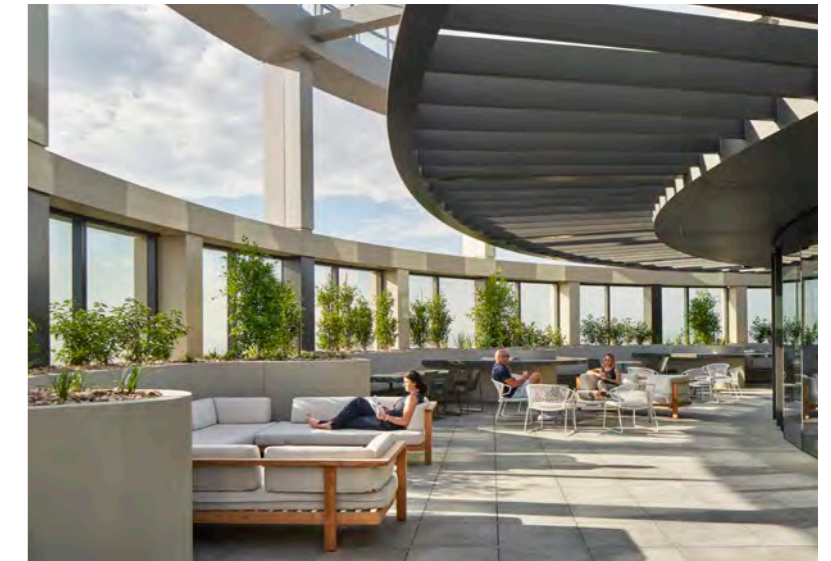
Angela Buckley, Fund Manager
– BTR Sector Lead, LIV Mirvac

Pictured
Tower forms
Podium detail
Opposite page:
View from market

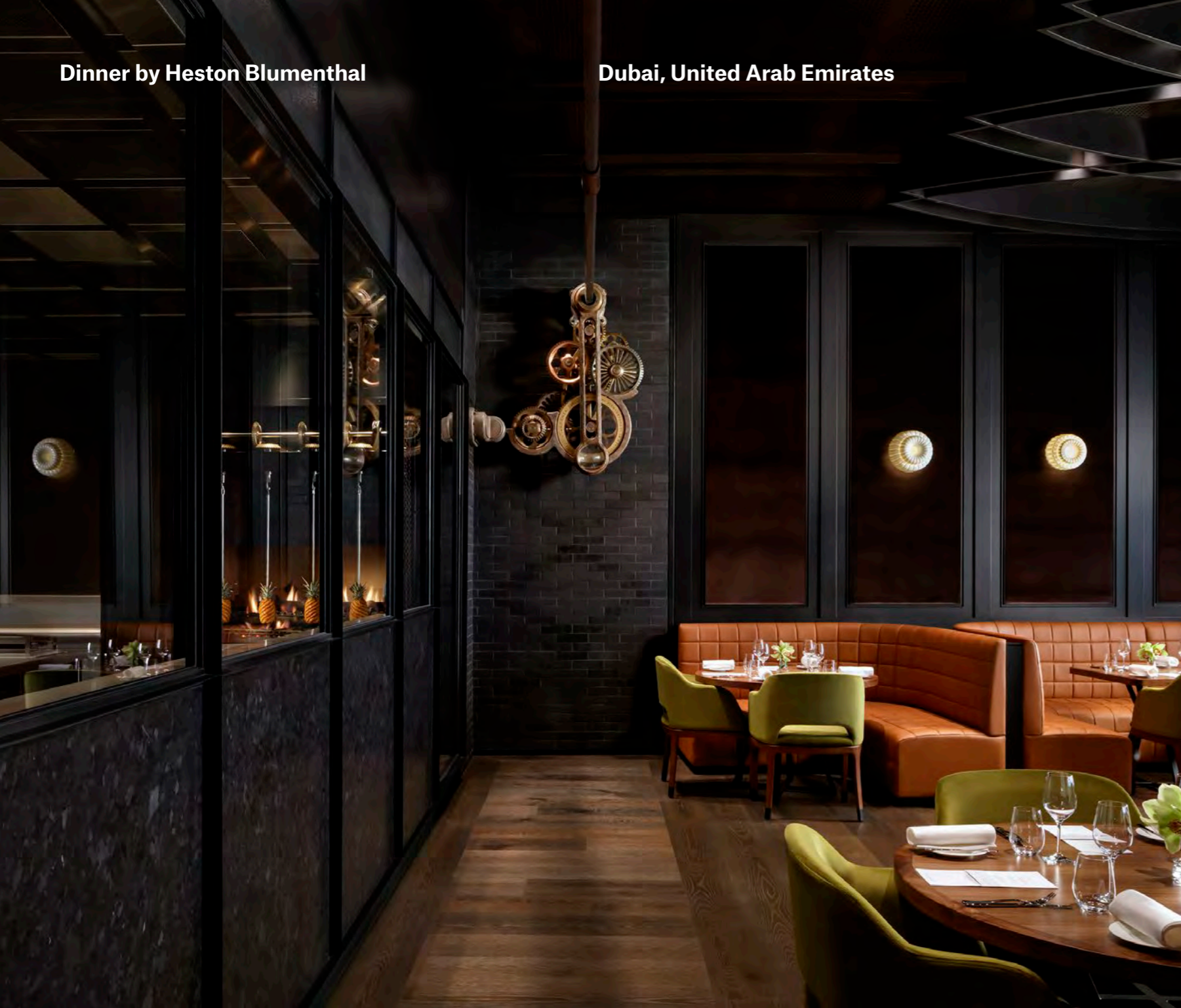


“Juliet balconies, abundant greenery, communal spaces, and Melbourne’s largest rooftop offers residents genuine indoor/outdoor living.”

Cian Davis, Director, Bates Smart



Pictured
Lobby lounge
Rooftop terrace
Dining area
Opposite page:
Double-height lobby



Dinner by Heston Blumenthal

Inspired by a timeline of cutting-edge British cuisine, Dinner by Heston Blumenthal Dubai presents a theatrical culinary experience that envelopes diners' senses.

Located within the landmark Atlantis The Royal Dubai, the restaurant builds on the success of the award-winning Bates Smart designed Dinner by Heston Blumenthal Melbourne, while further developing the playful aesthetic.

Accommodating 160 guests, Dinner Dubai incorporates a 120-seat dining room, private dining space and terrace, with all elements working together to create a memorable fine dining occasion with signature theatrics.

Interiors have been designed to work alongside historic British recipes which have been reimaged by Chef Blumenthal with a modern flair. The Tudor rose ceiling motif, masonry wall panels and combined timber and brick paved flooring are reminiscent of the Royal Courts of King Henry VIII. The rich, deep-coloured palette of the soft furnishings and banquettes create a sumptuous atmosphere developed specifically for the popular luxury travel destination.

Guests enter through a carved timber 'closet', and doors magically slide open to reveal the large and atmospheric restaurant as well as the activity of the show kitchen.

A mechanical pineapple centrepiece is connected to an elaborate timepiece mechanism, as rotating cogs on the ceiling initiate the rotisserie of spit-roasted pineapples in the show kitchen.



Culinary delight

A journey through British gastronomy.



Pictured
Mechanical pineapple centrepiece
Private dining
Restaurant
Opposite page:
Restaurant and show kitchen
Rotisserie

Elevated wellbeing

Workplace productivity meets premium hotel-style hospitality.



Corrs Chambers Westgarth

Inspired by the organic forms of Sydney's coastline and landscape, Corrs Chambers Westgarth's highly crafted and resolved interior is a place where productivity and wellbeing coalesce.

Sensitively integrated into the iconic Quay Quarter Tower building, the workplace occupies four purpose-built floors, each comprising a range of settings and amenities to foster different work styles and requirements. The design also incorporates a hospitality overlay and hotel-style conferencing, so that the firm can host significant on-site functions, meetings and private dining.

The double-height view frames and connects the interior space with the harbour's topography. Deft planning of each level ensures the sweeping views are shared and equitable throughout. Glass partitions in meeting rooms extend the view corridor, while technology is subtly integrated within the space.

The installation of an additional staircase promotes movement between floors, while a 'reflection pond' underneath the spiral stairs offers a moment of pause.

The vernacular of organic materials enhances the connection with the surrounding environment. The palette is muted and restrained with richness added through tactility and texture. Suspended from the ceiling, the immense delicate glass sculpture, *Skylark*, by Kokatha and Nukunu artist Yhonnie Scarce becomes a focal point.

A variety of uses embrace the building's column grid and scale, including shared focus rooms, quiet library zones and seating. A localised lighting strategy maximises natural light and visual comfort to create an atmosphere that prioritises staff wellbeing.

- AIA Awards (NSW) Interior Architecture Commendation

Pictured

Skylark, sculpture by Kokatha and Nukunu artist Yhonnie Scarce
Breakout space
Workspace

Opposite page:
Glass partitioned meeting rooms

“Our new workplace meets the needs of our people, our clients and our guests, and positions the firm for the future.”

Gavin MacLaren, CEO, Corrs Chambers Westgarth



Geocentric

Celebrating Brisbane's iconic clifftop views.

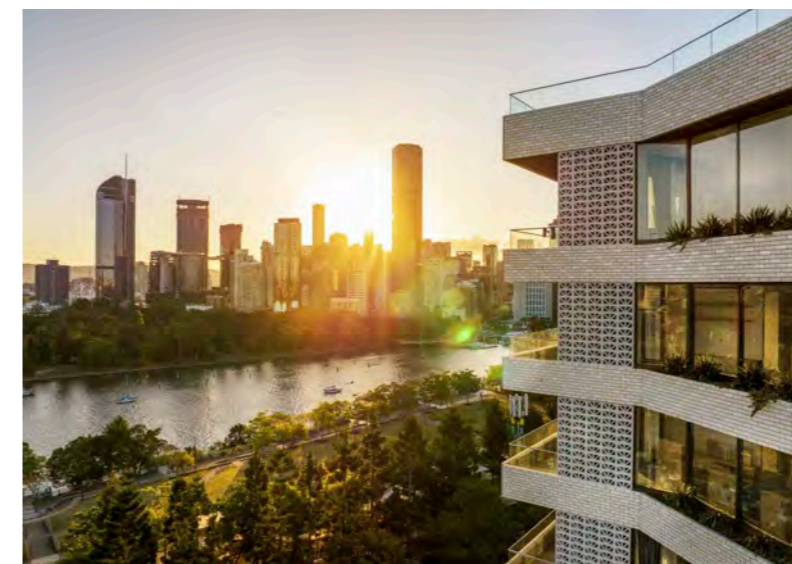
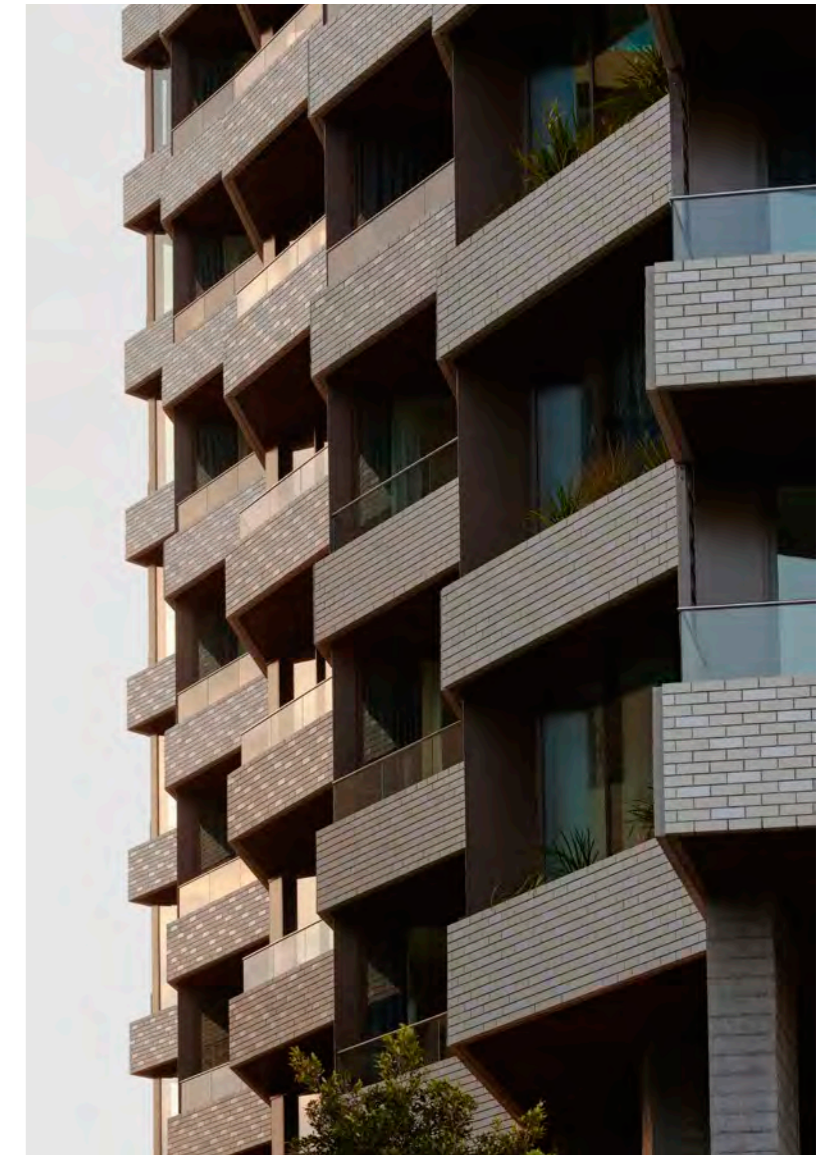
Rivière

Designed for Aria Property Group, Rivière's distinctive sawtooth form references the striking and angular faceted shapes of Kangaroo Point Cliffs. The form also opens up views of Brisbane's iconic river, the Botanic Gardens and the city's rapidly changing skyline.

The tower features a unique board-marked concrete and glazed brick façade. The high quality of the architecture's materiality scales down to the 124 apartments, which are planned to maximise spatial efficiency and views. Each apartment is entered through a perforated metal screen that encourages residents to leave their front doors open, promoting community and allowing apartments to be cross ventilated through the naturally ventilated corridor.

The cross ventilation is further enhanced by breeze block sunscreens that allow sliding windows to be fully retracted. This, along with an optimised form and orientation help the architecture, as a whole, to leverage Brisbane's subtropical climate and reduce the building's overall environmental impact.

Native plants create a distinct landscape palette that stands apart from typical tropical plantings. The landscape works with the interior design to create an urban residential resort; the interiors balance elegance with warmth across all amenity areas. The result are shared spaces — such as Rivière's stunning lobby and rooftop — that look and feel good, helping to build community across the building.



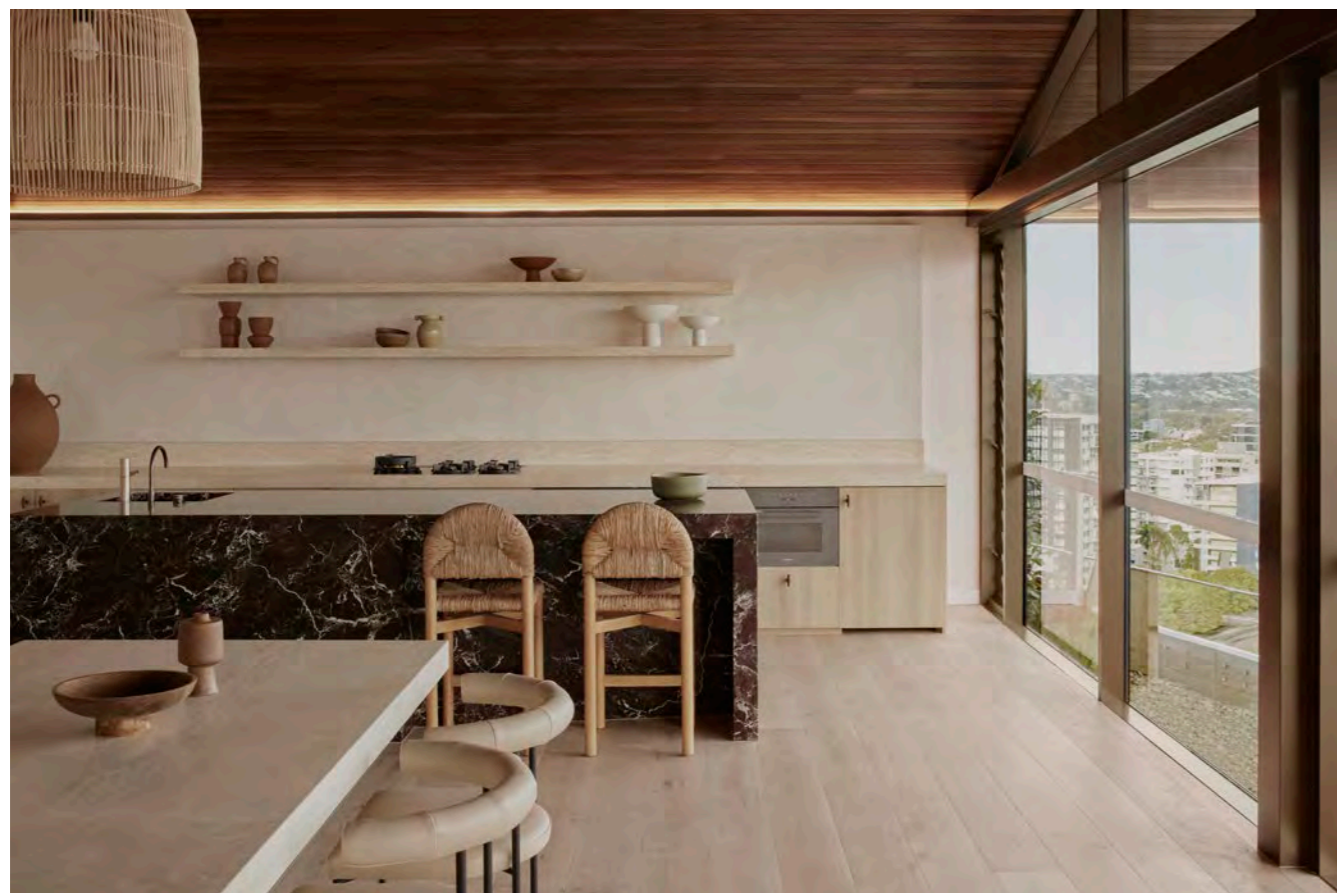
Pictured
Faceted detail
Overlooking Brisbane River
Opposite page:
Articulated building form



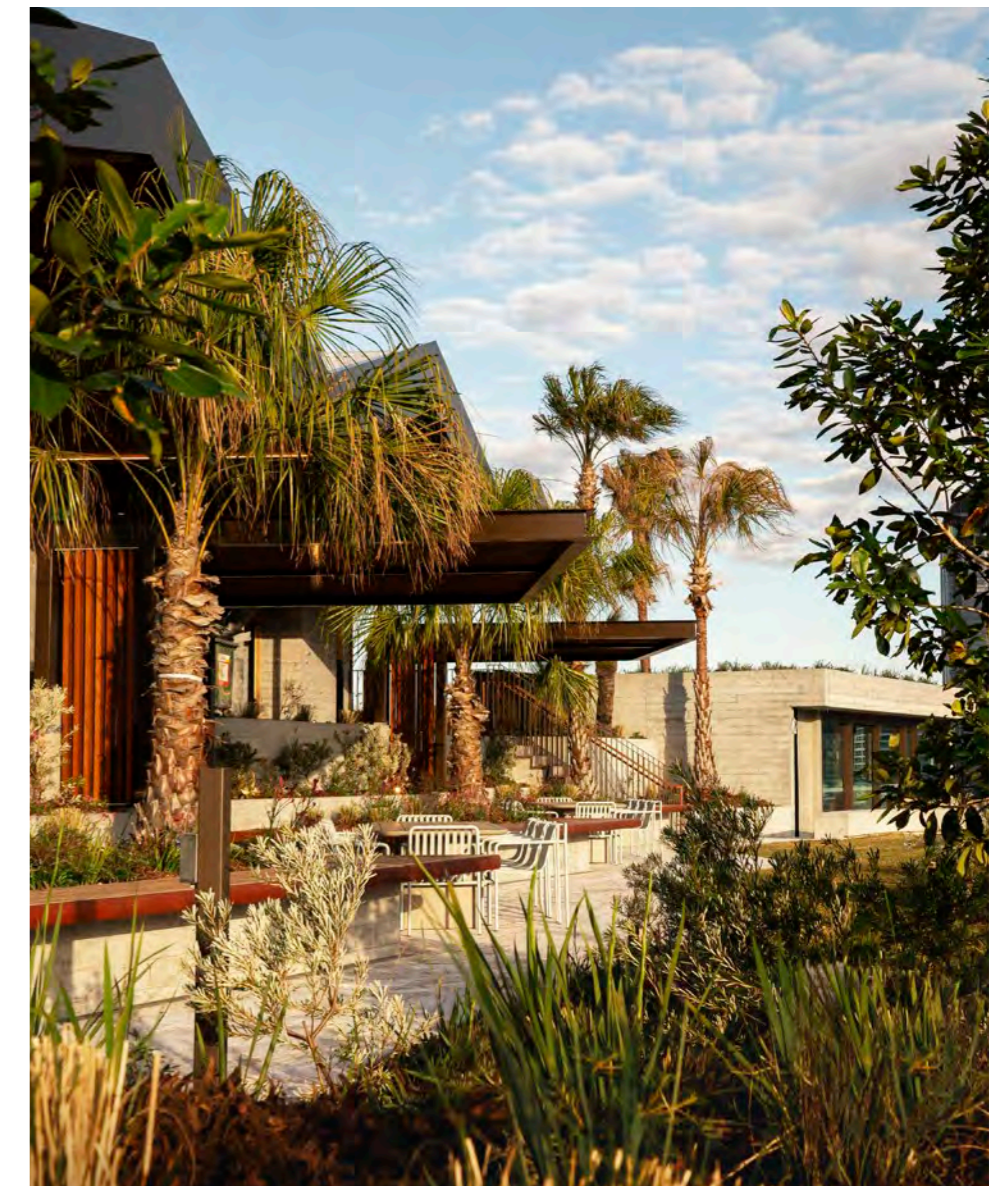
“The interior spaces bring together high end resort and residential design. Rivière feels like a warm and inviting urban retreat.”
Brenton Smith, Director, Bates Smart

Pictured
Residents lobby





“Rivière’s distinct design captures the uniqueness of its clifftop site, harnesses Brisbane’s subtropical climate and maximises views.”
Guy Lake, Director, Bates Smart



Pictured
 Circular pool
 Rooftop amenity
 Opposite page:
 Private dining area

Connecting with Climate: Subtropical Architecture in Brisbane

by Mathieu Le Sueur, Studio Director, Bates Smart

By 2050, the number of extremely hot days and intense weather events in Queensland is projected to double.¹ It is of utmost importance to design buildings that can be resilient in the face of the city's intense climate, so that they perform well and are comfortable places to inhabit, both now and in the future.

Our firm's work in Brisbane exemplifies a set of core design elements that are specific to architecture in a subtropical climate. We have unpacked six below; they balance ESD performance with the creation of great spaces that celebrate the best parts of the subtropical natural landscape and environment.

Better Materials

In 2021, 37% of energy and process-related CO₂ emissions were contributed to the built environment.² What's more, raw resource use in the construction of new buildings is expected to double by 2060, with steel, carbon and glass being major contributors to greenhouse gas emissions. Designing with low carbon materials can help reverse these trends. These materials help reduce operational costs for buildings and create better comfort and everyday experiences for occupants.

At 25 King in Brisbane, which was the largest hybrid timber commercial building in the world when it completed in 2018, the timber structure achieves 74% savings in embodied carbon over an equivalent steel and concrete structure. At the same time, the interior office environment glows with the warmth of timber from the columns, beams and floor soffit. The use of natural materials in the interior — as opposed to concrete, steel and plasterboard — better connects occupants with nature, fostering a happier and healthier workplace.

Similar principles applied in our design work for Rivière and Portside Wharf, two Brisbane high rise residential projects. At both low carbon, self-finishing and long life materials, such as Rivière's boardmarked off form concrete, reduce carbon by not requiring additional finishes, and create authentic living spaces tuned to the subtropical climate.

Letting Light In + the Benefits of Shade

Intense sunlight and long days are features of Brisbane's climate. We look to harness both effectively in our architecture to decrease the need for artificial lighting, minimise heat gain, and better connect the indoors to the outdoors, making our buildings more inviting and comfortable.

To this end, maximising natural light often goes hand in glove with providing passive solar shading. The Queensland verandah is a well known architectural element that has historically provided shelter from the sun and heavy rainfall. We have reinterpreted and scaled up the verandah on our Brisbane projects in order to harness natural light, shade glazing and reduce energy loads, which means strategically sheltering buildings.

This is well illustrated at Portside. The project features two façade types: the verandah and the retreat. The verandah façade is composed of fine lightweight screens and structure in a cool white. A fine gridded framework of steel defines the diagonal volumes of the development's two towers, facing north-east and north-west, and rises above the apartments to create an outdoor shaded roof terrace. Within the grid framework are a series of generous awning hoods on brackets at various angles to protect from the sun. Photovoltaics are embedded in the hoods, capturing energy that is fed to the building. The balustrade consists of a series of operable white metal louvres that provide natural ventilation for apartments, and white battens define ceilings, creating a crisp linearity to the balcony.

In contrast, the retreat façade draws on Queensland's rich masonry tradition and features a light off-white brick that reflects heat and is more human in scale.



Oriented east, south and west, these façades are composed of a series of continuous horizontal brick bands, creating cool and shaded balcony spaces that are also lined with timber. Within the bands sliding perforated metal louvres provide shade and privacy to living spaces located behind the façade.

Harnessing Natural Ventilation

Natural ventilation is a low energy and effective cooling strategy in Brisbane's subtropical climate. By harnessing prevailing breezes, subtropical designs can promote the free flow of fresh air. We have done this in an innovative way at Rivière.

The apartment building features naturally ventilated corridors and cross-ventilated apartments, with all apartments having a perforated metal screen front door, and an above door perforated metal grille — a first in the Brisbane high rise residential market. When left open, the doors and grilles allow fresh air and breezes from the corridors to flow through the apartments.

These design choices help generate comfortable indoor temperatures and better air quality, and also reduce usage of energy-intensive air conditioning systems, leading to energy and cost savings. We incorporated similar doors and grilles at Portside to achieve similar effects, with an anticipated greater impact on whole development performance, given the project's larger scale.

Incorporating Biophilia + Outdoor Spaces

Brisbane's natural environment is characterised by lush landscape. At the same time, an indoor/outdoor lifestyle is commonplace, with many people enjoying the natural environment every day. At the scale of our buildings, we often blur the boundary between the built and natural environments by fostering deep connections to natural light, fresh air and landscape designs. 25 King, Rivière and Portside all incorporate these elements in different ways. At 25 King, the building's ground floor verandah and lobby green wall all better connect people to nature than a typical commercial office building.



Rivière, Portside and Iglu Brisbane build on the features mentioned above with communal spaces defined and made enjoyable by their mature landscape designs. We have used landscape as an amenity that defines the communal spaces: at Rivière a ground floor and rooftop made outstanding by their native landscaping, and at Portside a podium rooftop that offers a semi-shaded pool and open grounds. At Iglu Brisbane, an outdoor courtyard and naturally ventilated public spaces bring people together. The result is communal spaces that feel of their context in Brisbane and are inviting, making the buildings places of community.

On future projects, we plan to take biophilic design further, incorporating elements that are specific to Country so that our architecture is better guided by the history and particularities of each project's natural surroundings.

No matter what ultimately happens with climate change, we believe architecture should be designed to support social, economic and environmental sustainability. This means designing for future climate extremes, and creating spaces that support great daily life experiences. To this end, Brisbane's subtropical climate is an opportunity to integrate design elements that make architecture enduring.

¹ "Climate Change in the South East Queensland Region, Version 1." Queensland Government. www.qld.gov.au/_data/assets/pdf_file/0023/67631/seq-climate-change-impact-summary.pdf

² These calculations are provided by the UN Environment Programme on Climate Action. See "CO₂ emissions from buildings and construction hit new high, leaving sector off track to decarbonize by 2050: UN." www.unep.org/news-and-stories/press-release/co2-emissions-buildings-and-construction-hit-new-high-leaving-sector

Beachside harmony

A curation of parallel, yet complementary experiences.

Serēn

Serēn represents a new way of living which blends concierge-level luxuries and boutique hotel services within its pristine Gold Coast setting.

Designed in collaboration with Little Boat Projects and owned and operated by KTQ Group, the 42-storey hotel and apartment tower will become a destination for the beachfront Garfield Terrace.

Each of the building's components express their function through relevant form and aesthetic language, resulting in a varied and dynamic architecture that reflects the evolution of the Gold Coast.

The tower form is defined by slender horizontal edges, balconies with varied balustrade heights and balconies, and distinctive penthouse floors contributing to the skyline. The residential floor plan is defined by two units per floor, symmetrically arranged to the core. The building is positioned to maximise the exceptional views out to the ocean and down to the iconic Southern Headlands.

The hotel form is defined by a 'breeze soleil' that provides balconies for rooms and serves to buffer the wind, resulting in additional useable spaces for guests and residents. The deep varied façade design creates a shadow play that changes according to the sun and the seasons.

Exceptional amenity is provided for residents and visitors in the recreational levels between the hotel and the residential component. As with the ground floor, a setback from the building edge allows for garden rooms, leisure spaces and accessible outdoor space.

Public areas at the bottom of the building provide pleated 'lantern' forms with accessible spaces to enjoy with an outstanding approach to the beach and future boardwalk.



Pictured
Podium
Breeze soleil
Opposite page:
Tower form



“Every moment of the occupant’s experience has been meticulously curated to ensure a fluidity and ease of living.”

Jeremy Holmes, Development Director, KTQ





Visionary scale

A new urban precinct in North Sydney.

1 Denison

1 Denison, designed for Winten Property Group, marks a turning point for North Sydney. As the city's first premium grade commercial tower, it sets a new benchmark in the marketplace and has paved the way for the transformation of North Sydney into a true CBD.

On the skyline, the tower is a smooth glass form with rounded corners that tapers as it rises, creating a unique identity that contrasts North Sydney's rectilinear towers. Complex structural and glazing solutions enabled the taper and curve to be achieved. The tower form and geometry are not only distinct, but considerate, minimising impact on neighbouring amenity.

At ground, the public domain delivers an active and highly permeable laneway lined with cafés and restaurants. A public mid-block through site link aligns with the connection to Victoria Cross Metro and is crucial to facilitate the dispersion of high-volume foot traffic through to wider North Sydney. The link is fully pedestrianised and activated from above by public artwork "Chroma Haze" by international artist Nike Savvas.

The linear lobby sits behind the street, activating retail and connecting entries at both ends of the tower. Curved stone and detailing reference the building's form. An elegant lobby café and outdoor terraces activate the southern entry.

1 Denison's commitment to both social and environmental sustainability is demonstrated through premium end of trip facilities and environmental design initiatives including passive shading tuned to orientation and fritted glazing for glare. The tower has earned a 5 Star Green Star rating and a 5.5 Star NABERS Energy rating, and is undergoing WELL v2 Platinum certification.

Pictured
 North Sydney skyline
 Curved glass façade
 Tapered form
 Opposite page:
 CBD setting

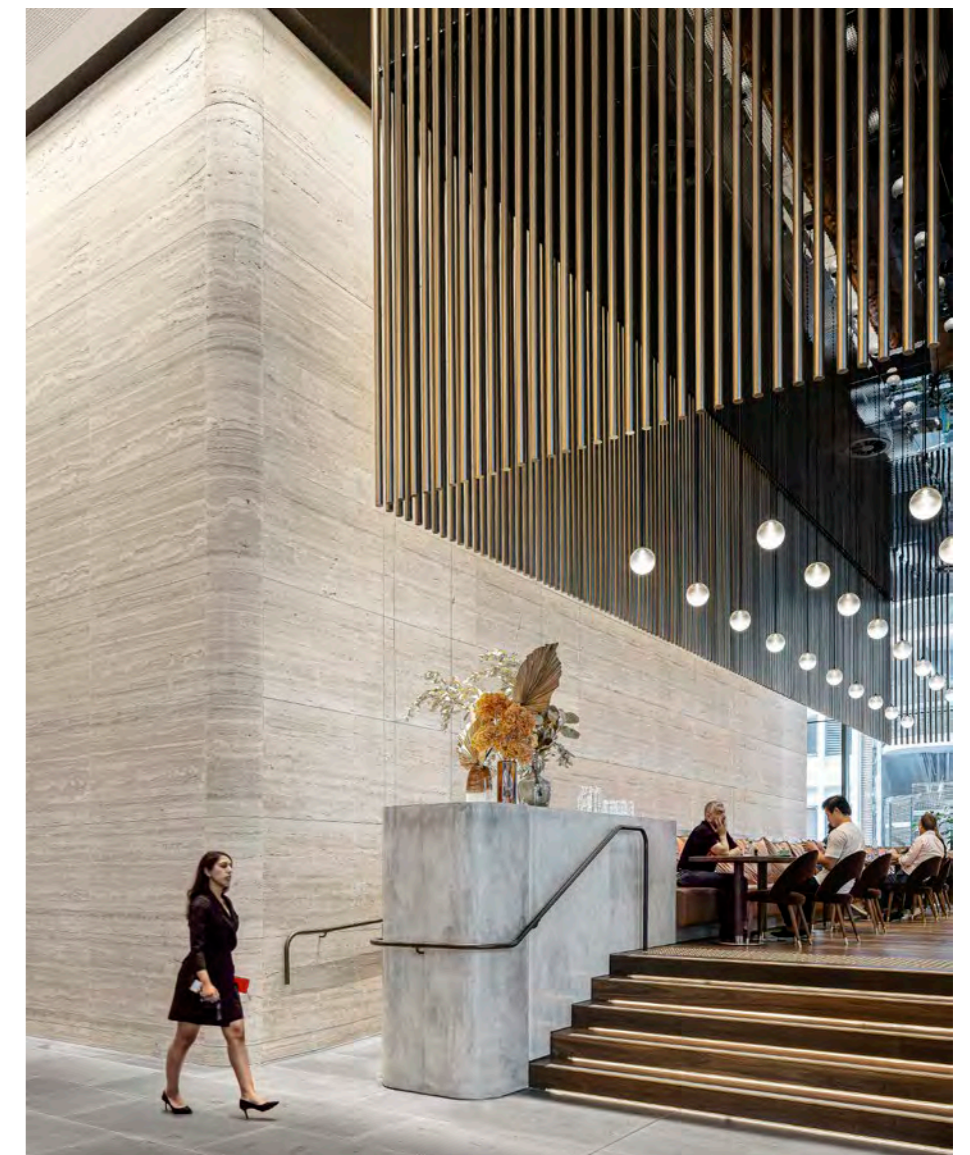




“1 Denison adds significant value to North Sydney. It contributes to its public realm via the human scaled podium and laneway network, and to its evolving skyline with an elegant, timeless form.”

Philip Vivian, Managing Director, Bates Smart

Pictured
 Double-height travertine lobby
 Opposite page:
 Denison Street entry



Post-industrial context

An expression of company and celebration of work in place.



Cremorne Investment Fund

Composed of a series of connected formal and informal spaces, the boutique workspace seamlessly integrates the social and more traditional aspects of work life. The modern office environment is an expression of company ethos and a celebration of what it is to work in place.

The concept for the investment fund's new headquarters establishes a dialogue between the post-industrial context and a brand that exudes excellence in the world of professional fund management.

Expressed through spatial and material juxtapositions, the fitout's high-end finishes contrast between the space's industrial aesthetic. Hot rolled steel-clad meeting rooms open onto a reception space anchored by ultra-luxurious carpet with a mix of local and international furniture pieces. Grigio Opus marble, leather panelling, rubber flooring and oak timber panelling complete the rich, honest and raw palette.

Considered transitions and thresholds provide separation between the public and private work realms throughout one continuous uninterrupted space. The reception and meeting area leads to a transitional gallery space with a series of alcoves revealing a collection of art and providing access to private offices.

An open plan trading floor 'bullpen' is defined by a suspended lighting system, with adjacent team based meeting spaces and corner executive office designed for both focused work and to host smaller groups.

Meeting areas are supported by seamlessly integrated technology, including the open floor's mounted wall display which can live broadcast the view of the social space and balcony, visually disintegrating the threshold of work and social aspect of life.



Pictured
 Kitchen
 Communal dining area
 Trading floor
 Opposite page:
 Reception lounge

Sensory Immersion

Showcase of brand and technology.



Transurban

Transurban is an immersive, sensory experience that fosters innovation and wellbeing in a best-in-class office space.

Occupying three floors at 210 George Street, the highly crafted interior fitout aligns with Transurban's core business and is a manifestation of infrastructure and scale, and community connectivity.

Connection to materiality is significant to the design, with a Sydney-centric vernacular woven throughout the interior to evoke a strong sense of place. Designed to engage clients and employees, it incorporates textural, natural materials and integrated light to activate the senses.

The large double-height space is symbolic of the significance of the structures Transurban builds, while the chiselled stone structure of the reception desk is symbolic of excavated strata and earth.

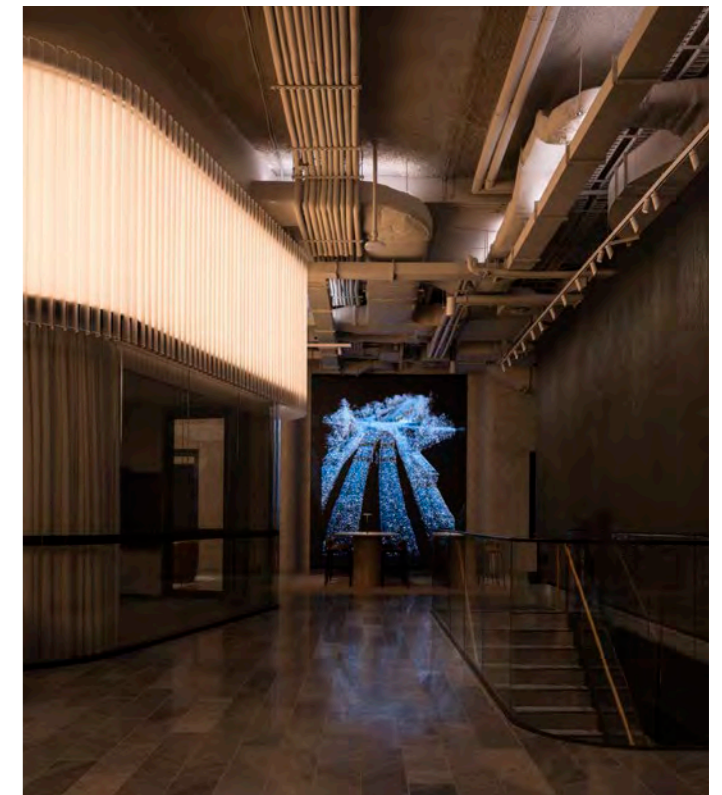
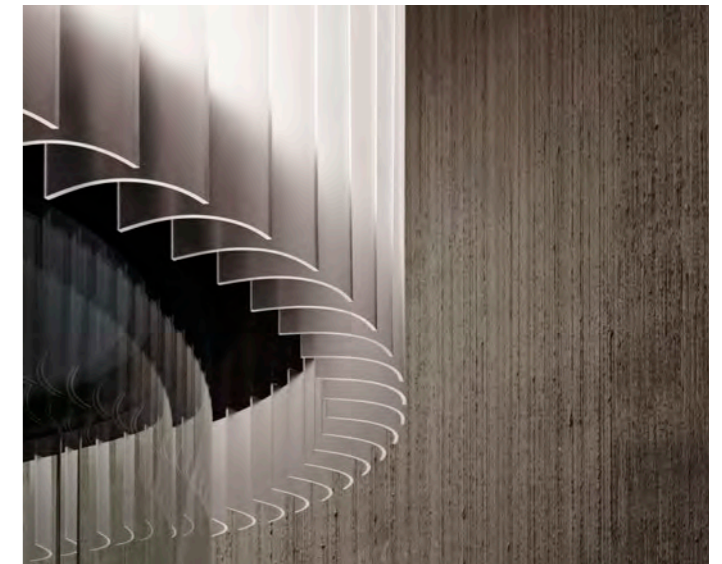
The honesty of the base building's architectural rawness has been intentionally retained and built upon. The double-height space on the client floor has been designed as an immersion zone.

A technology and digital overlay carried across the base build and into the working and breakout spaces talks to the brand, showcasing Transurban as a dynamic forward-thinking business within the transport sector.

Outdoor spaces with natural ventilation integrate living green to foster a sense of wellbeing and harmony.

Pictured

- Workspace
- Lighting detail
- Double-height space with video wall
- Opposite page:
- Lift lobby with digital overlay



Top shelf

Return of a beloved Melbourne establishment.



Metropolitan Hotel

The reinstatement of the historic Metropolitan Hotel preserves the cherished Melbourne pub's vintage aesthetic, while adding a contemporary touch to the heritage listed building.

The redevelopment for DeGroup features a variety of destinations within the one venue, including a wine bar, cocktail lounge and rooftop bar. The restoration of the red brickwork and original façade respects the building's 170-year history and contrasts well with contemporary elements.

Interconnected social spaces encourage movement between them, with the wine bar and rooftop bar as places city workers can go for lunch or have afterwork drinks, with the option of moving to the cocktail lounge later on.

The ground level wine bar preserves a vintage pub aesthetic, while adding a contemporary touch with overhead shelving, which incorporates metal mesh and coloured glass, reminiscent of vintage glass bottles.

The bar incorporates local artists like renowned Melbourne street artist, RONE, whose mural at the ground floor seating area is strategically placed to greet guests and capture the attention of passersby. The mural contributes to the bar's ability to evoke a sense of history while perfectly complementing the contemporary setting.

The cocktail lounge has a layered design featuring custom wallpaper, velvet curtains lining the walls, and a metal mesh curtain behind pleated banquettes forming private booths for seating.

The rooftop bar with its alfresco deck and tilt-up doors open up to give a 'bar in the sky' feel with views of the Melbourne cityscape.

Pictured

Rooftop bar with alfresco deck
First floor cocktail lounge

Opposite page:
Ground level wine bar

“The eclectic design intertwines heritage and contemporary elements across each level, catering to diverse moods and preferences, blurring the boundaries between spaces.”

Javette Hamilton, Associate Director, Bates Smart



Riverfront sanctuary

Between vibrancy and tranquillity.

Walmer

Walmer is a luxury residential development uniquely positioned on the bank of the Yarra River delivering a resort-style, nature-influenced experience for residents.

The sustainable and responsive building for Salta Properties is designed as an extension of this exceptional natural setting and is mediated by deep eaves eroded at key moments to create unexpected, framed views.

Residences have been designed to prioritise passive solar performance with full-height, double-glazed windows that offer spectacular views of the Yarra River and Studley Park and maximise access to northern light. Spacious balconies wrap the entire edge of apartments creating multiple opportunities to experience the outdoors, while providing privacy from below. Walmer's 61 generously appointed residences are fitted with crafted joinery, natural stone benchtops and timber floorboards.

Walmer features an internal porte-cochère entrance and communal amenity including a residents lounge, dining room and climate-controlled room for wine tasting and storage. The building embraces health and wellbeing with a gym, spa, sauna, treatment room, and a 25-metre swimming pool aligned with the river, along with superb access to walking, running and cycling paths. Sounds of nature pervade every experience, with the gently moving river and native birdsong creating a therapeutic environment.

The efficient building envelope adapts passively to outside conditions to reduce its reliance on energy for heating, cooling and lighting, and has achieved a 6 Star Energy rating.

A mix of commercial spaces opening onto Walmer Plaza activates the development along the bustling Victoria Street intersection.



“Walmer is a reminder of what true sophistication is, weaving hotel-like splendour into the development’s urban river sanctuary, creating contemporary and luxurious comforts that are sympathetic to its natural surrounds.”

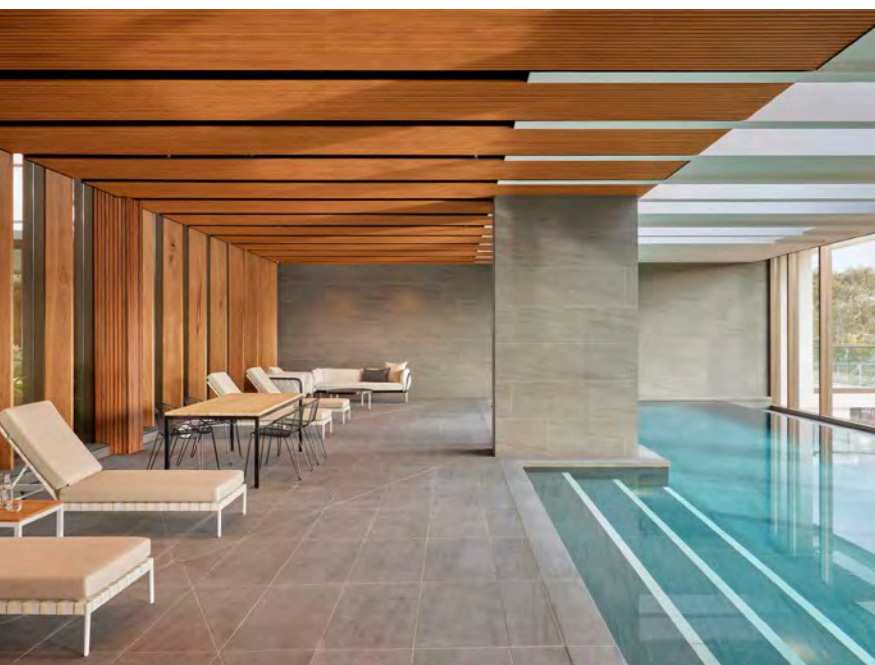
Sam Tarascio, Managing Director, Salta Properties

Pictured
Wrap around balconies
Internal porte-cochère
Opposite page:
Yarra River corridor



“Walmer encourages a more direct relationship with nature through full perimeter balcony access, welcoming an open, ventilated and passive interior environment.”

Mark Healey, Director, Bates Smart



Pictured
Lobby lounge
Dining room
Swimming pool

Natural surrounds

Luxury living in verdant harmony.

The Newlands

The Newlands will be a vibrant residential and pedestrian-oriented community on Sydney's Lower North Shore with a strong focus on the lush natural landscape of the local bushland and Newlands Park across from the site.

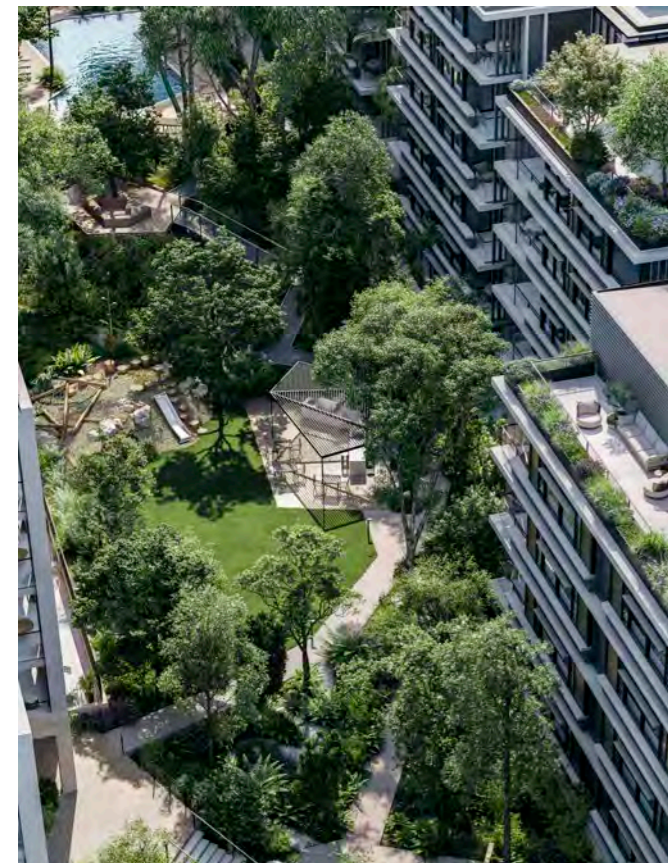
The five-building development for Top Spring Australia will set the benchmark for the broader St Leonards South precinct, bringing a leafier lifestyle and mid-scale density to the area. The design draws inspiration from the park frontage and connection to the creek-side corridor that leads from the St Leonards Centre to Sydney Harbour.

Embedded in its topography, as the development steps down the hillside, apartments' corner aspects and balconies take in views across the treetops, with upper levels enjoying splendid harbour views. Spacious light-filled garden terraces are integrated into the street frontage with their own private entries. These large terraces with beautiful courtyards walk out onto their own private lawn overlooking the mature trees of Newlands Park.

Interiors are designed around raw elements to contrast the natural and the refined. The sandstone and tiles of the lobby evoke a serene space cut into the hillside. The kitchens and bathrooms of the apartments feature timber and stone accents, along with windows that look directly out into the dense tree canopies.

A central green spine will connect the buildings and offer various amenities exclusive to residents, including a resort-style outdoor pool and sun lounge, playground, health and wellness facility, immersive nature boardwalk and private rooftop zones.

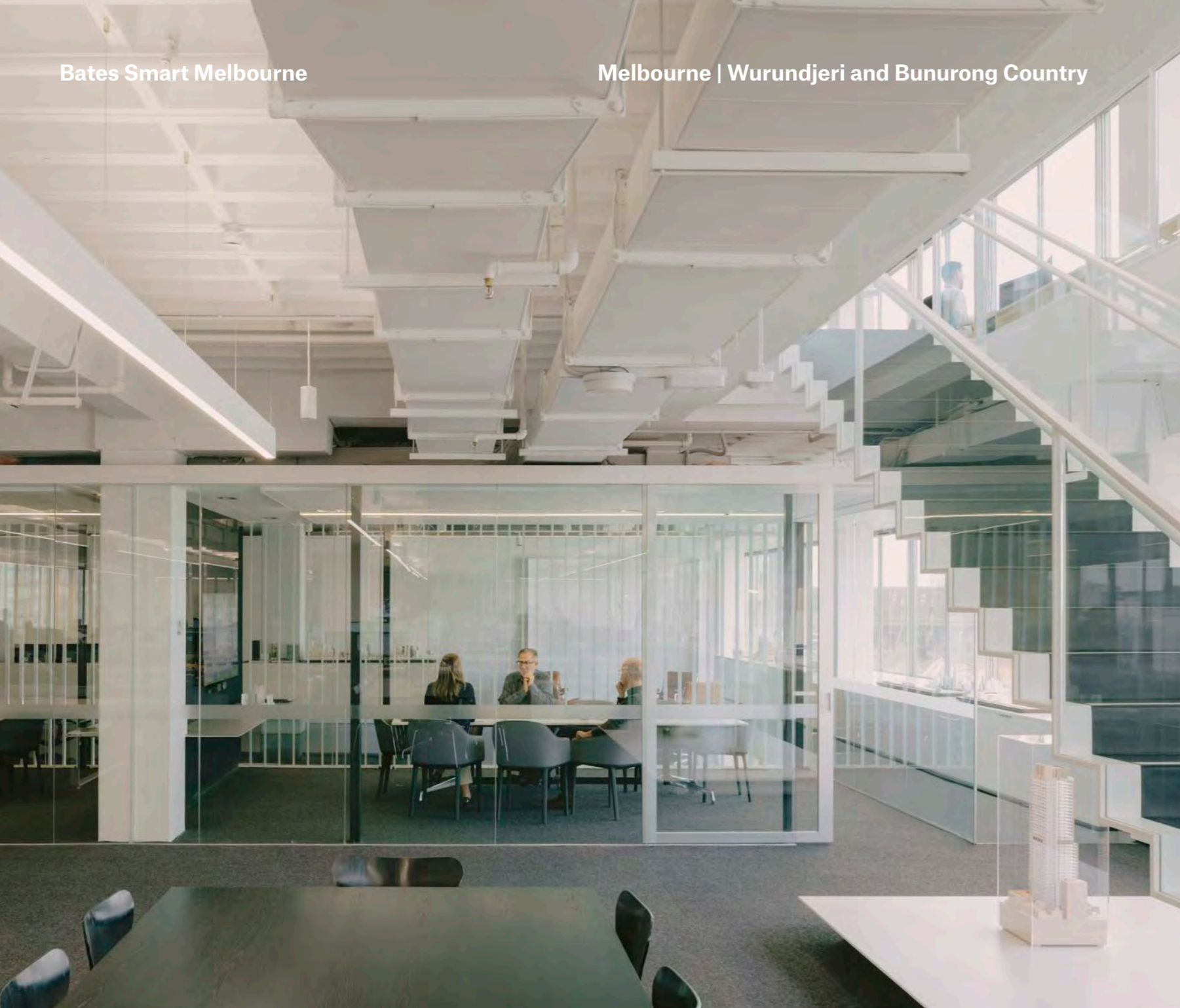
Pictured
Central green spine
Outdoor pool
Opposite page:
Apartment
Park frontage



“Connection to nature is a fundamental driver of The Newlands’ design, inspired by the parkland, magnificent gum trees and sandstone outcrops of the area.”

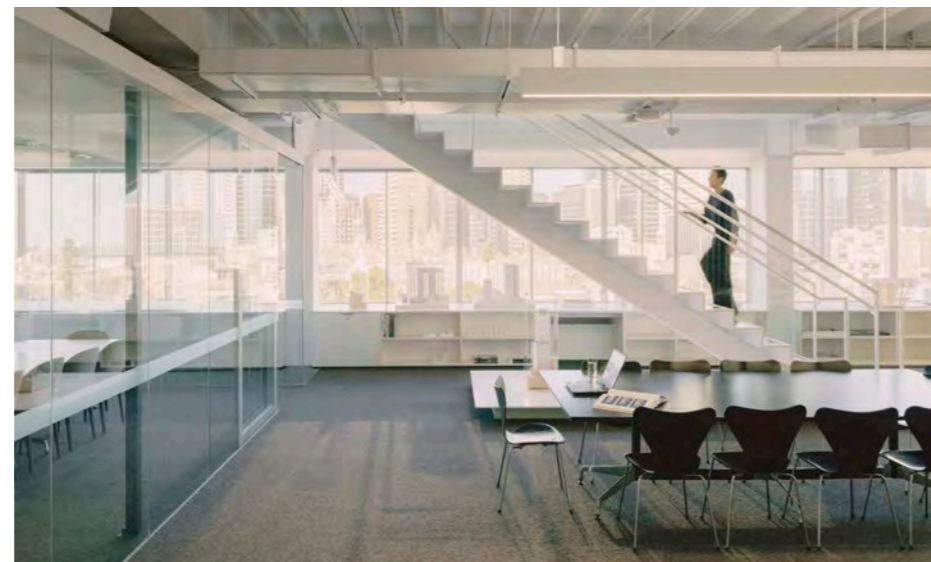
Matthew Allen, Director, Bates Smart





Home base

New and improved studio space.



Bates Smart Melbourne

The renovation of Bates Smart's Melbourne studio significantly transformed the practice's existing space into a more open, functional and collaborative environment with a greater diversity of work settings.

Thoughtful design choices offering flexibility and adaptability combine to create an inspiring workplace that is supportive of occupants' needs.

The upgrade brought about significant changes and improvements, notably, the introduction of an interconnected stair as part of a more fluid floorplan. The stair not only increases activity between the upper and lower levels but adds a visually lightweight quality to the overall space. Its folded steel plate structure references the white ceiling's precast coffers.

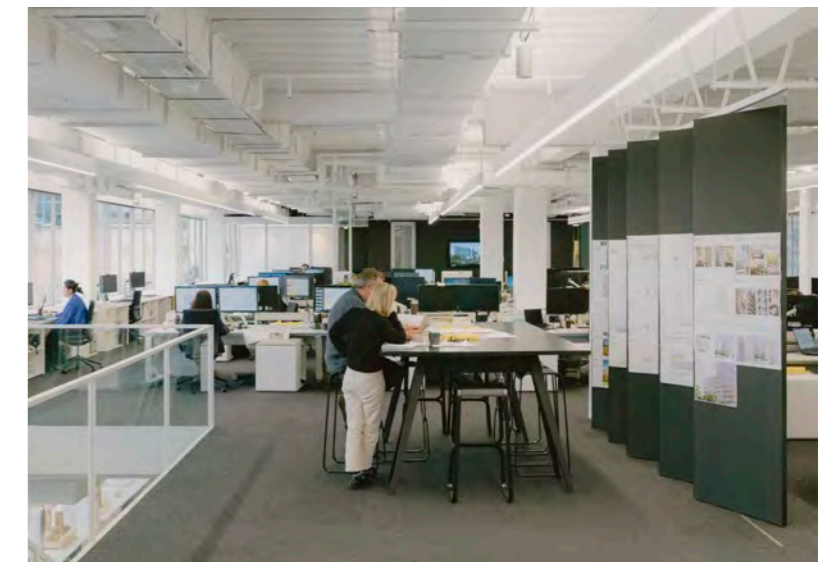
Occupying levels 6 and 7 of the Orica Building, the expansive light-filled studio now features 12 state-of-the-art meeting rooms with improved acoustics, lighting, and upgraded AV capabilities for remote meetings. Four built-in telephone booths enable private discussions within the studio.

Recognising the importance of collaboration, the new space incorporates various communal settings for team catchups and meetings. Pinboards and powered work areas facilitate informal design presentations and encourage collaboration.

Staff breakouts provide a dynamic and interactive environment for working, lunchtimes or afterwork social gatherings. The café was strategically relocated to its prime new location, while retaining certain elements like flower boxes. With ample natural light and a design that encourages movement between floors, a comfortable and spacious 'town hall' setting is created for everyone to gather.

The studio space also displays design elements that pick up upon the original themes of the modernist building, including classic 1950s Featherstone furniture, adding a timeless elegance.

Pictured
 Café and town hall
 Materials library
 Collaborative work area
 Opposite page:
 Meeting room
 Interconnected stair



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Neil Penny
Anke Pfeiler
Ian Potter
Rando Profnasta
Jefferson Protomartir

Damian Rough
Bhargav Sridhar
Kit Chun Suen
Denisa Syrova
Voula Theophilopoulos
Jacek Urbanowicz
Bobby Wei
Amelia Williams
Ben Wilson

Dinner by Heston Blumenthal

Jeffery Copolov
Maxim Copolov
Grant Filipoff
Jackson Hexin Bi
Samuel Hosker
Pierre Mendonca
Samantha Poole
Jefferson Protomartir
Tammy Yu

Corrs Chambers Westgarth

Hayden Crawford
Eloise Dalla Costa
Kaitlin Gordon
Emma Jang
Clare Pettitt
Peter Pittas
Brenton Smith

Rivière

Hayden Crawford
John Culshaw
Torsten Fiedler
Valentino Gareri
Robert Graham
Wesley Grunsell
Georgia Hughes
Guy Lake
Rashna Marolia
Trevor Mouncey
Erin O'Sullivan
Vina Pham
Seiya Sakai
Brenton Smith
David Strange
Jing Xu

Serēn

Cian Davis
Jan Eastwood
Brent Lamb
Jefferson Protomartir
Yvonne Yu

1 Denison

Adrian Auth
Naigel Carusi
Michelle De Jong
Alex Dircks
Amelia Donald
Frances Egan

Diana Espiritu
Torsten Fiedler
Isabelle Foley
Jason Fraser
Albert Gregori
Aaron Harvey
Miki Hirakata
Wai-Yee Ho
Joshua How
Sun Mi Kang
Derin Kinacigil
Allan Lamb
Mathieu Le Sueur
Lishi Li
Jasmine Lim
Li Vern Lim
Andrew McKie
James Moulder
Georgette Mourad
Philip Nguyen
Sarah Oh
Kellie Payne
Nikolay Pechovski
Clare Pettitt
James Polyhron
Sahar Koohi Sandwith
Brenton Smith
James Stevenson
Nikko Sudirman
Jason Tabet
Andrew Thomas
Matt Van Geffen
Philip Vivian
Andrew Willes
Winston Wu
Shelley Xu
Connie Yan

Cremorne

Investment Fund
Mikayla Borrello
Jan Eastwood
Mark Healey
Emma Wingad

Transurban

Hayden Crawford
Feinida Halim
Jessica Page
Karlo Romero
Brenton Smith

Metropolitan Hotel

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Grant Filipoff
Javette Hamilton
Shona Heytman
Sarah Kren-Kibblewhite
Jefferson Protomartir
Amelia Williams

Walmer

Naza Abidin

Jonathan Brener
Erica Caca
Kristen Collins
Namrata Durgai
Chris Eggleston
Sebastian Elsen
Tim Fowler
Aurelia Gachet
Anthony Green
Christian Grossi
Derek Hawkes
Mark Healey
Celine Herbiet
Jackson Hexin Bi
Adilah Ikram
Hayley Jaffer
Timothy Leslie
Hua Li
Sharon Louey-Sheldrick
Fabien Marie
Duncan Munro
Snow Park
Ian Potter
Denisa Syrova
Aaron Williamson
Emma Wingad

The Newlands

Matthew Allen
Zarah Baitz
Santiago Catanzano
Glen Chandler
Yeonho Choi
Helen Cooper
Kaitlin Gordon
Joshua Harrex
Thomas Ibbitson
Chuck Kim
Dong-Ho Lee
Zoe Mairs
Marcus McConnell
Wil Meaden
Mark Ojascastro
Emmy Omagari
Peter Pittas
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