

BATESSMART™

Journal

Issue 15

An abstract architectural pattern featuring a series of repeating, overlapping, curved white elements that create a sense of depth and rhythm. These elements are set against a background of vertical stripes in shades of blue and gold, creating a complex, layered visual effect.

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Acknowledgement of Country

Bates Smart acknowledges the Traditional Custodians of the land on which we live, work 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 grow and adapt, so too does our practice. We are advancing architecture, interior and urban design with sustainability, technology and wellbeing at the forefront.

Journal, our annual publication, showcases work from the past twelve months in our Melbourne, Sydney and Brisbane studios. Each project reflects a belief in design excellence and a dedication to creating places and spaces that positively influence how we live, learn, work and heal.

Two essays explore housing from different angles: one examines how residential architecture achieves coherence, liveability and identity through thoughtful massing and façade design; the other reimagines Richmond Station as a model for sustainable urban renewal, adding housing without compromising on place.

Journal is for anyone with an interest in design and its role in the evolution of our cities.

Foreshore community

Optimised living, abundant amenity



Wentworth Quarter

Wentworth Quarter is a new residential community in Wentworth Point, one of Australia’s most densely populated suburbs. It delivers 200 high-quality build-to-rent apartments and eight townhouses, supporting the neighbourhood’s ongoing growth and demand for housing.

The waterfront site is the first stage of a masterplan by City Freeholds that stretches from the foreshore back to Hill Road. A U-shaped perimeter block is organised around a landscaped courtyard and opens out towards Homebush Bay. The public domain extends the existing street network, while a 30m-wide foreshore promenade creates new open space with pedestrian and cycle paths.

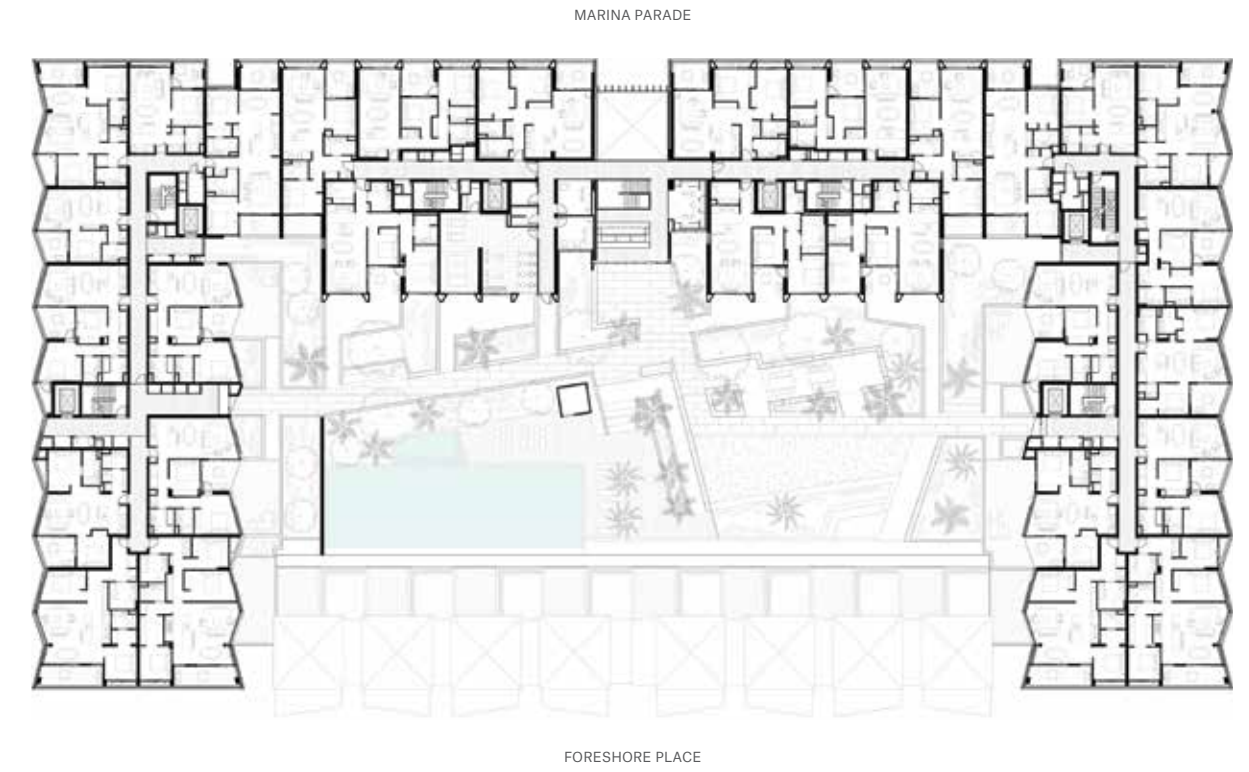
The architecture is composed of two L-shaped buildings. The elements step down in height to reduce overshadowing to the foreshore, maximise views over Homebush Bay and provide apartments with large, landscaped terraces. A solid masonry base forms a distinct street edge. Facetted façades open views to the water, while vertical louvres add privacy and protect from low-angle sun.

Along the foreshore, a two-storey element accommodates the townhouses, where living spaces are carefully planned to optimise outlook. Each townhouse has a private north-facing courtyard for maximum solar access and cross ventilation.

Generous communal spaces encourage social interaction. The central courtyard includes a pool, lawn and shaded alfresco dining area. Additional amenity includes a co-working hub, gym, media and music rooms. On the rooftop, the building steps back to accommodate outdoor living areas, a BBQ terrace and a private kitchen and dining room for residents to entertain guests.

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

Pictured
East elevation
Opposite page:
River context



“The architecture steps down to meet the foreshore, its faceted façades and finely tuned detailing create a dynamic composition that responds to light, outlook and context.”

Guy Lake, Director, Bates Smart

Pictured
Pool
Outdoor seating
Opposite page:
Courtyard level 2 plan
Aerial view

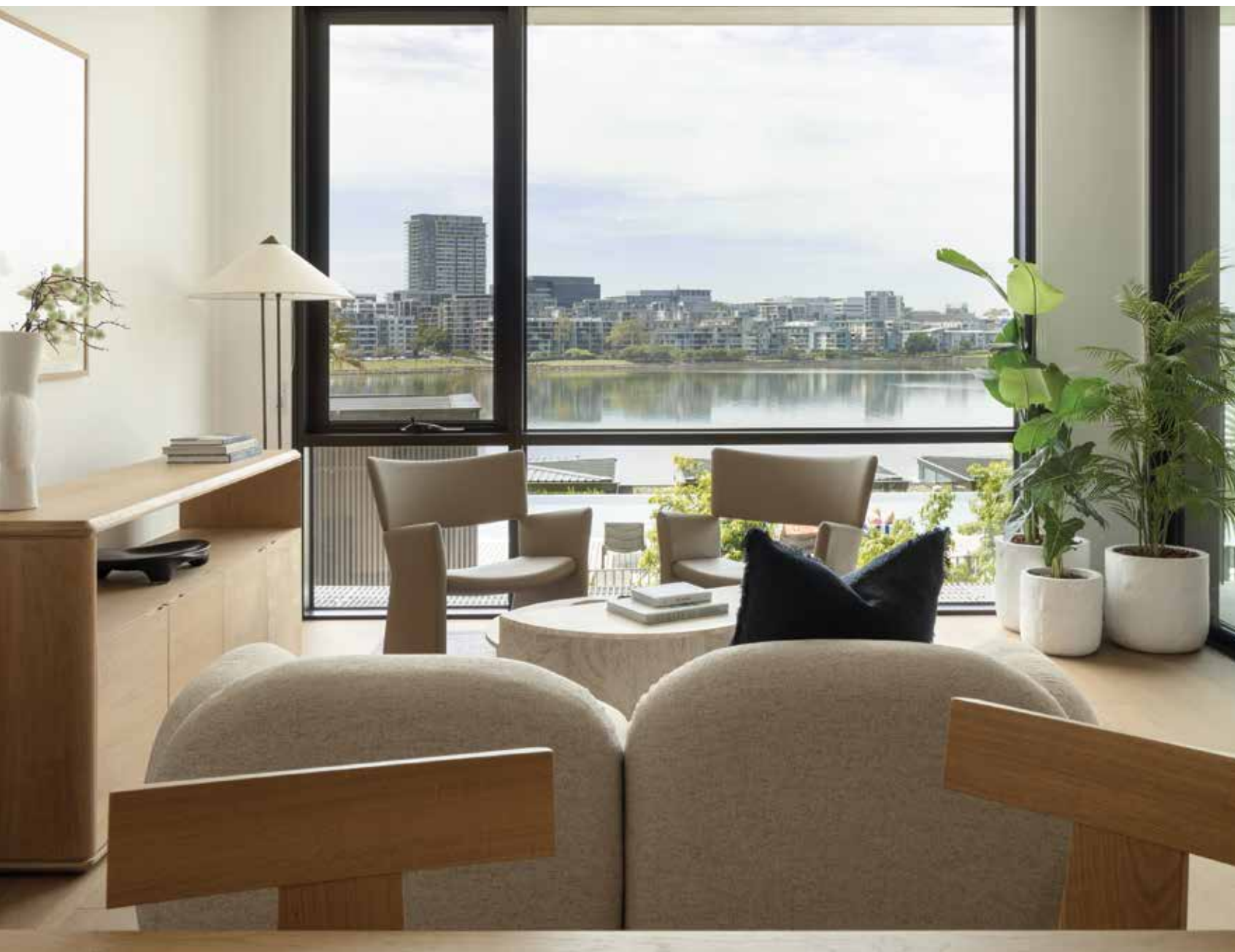




“Wentworth Quarter sets a new benchmark for mid-rise liveability. By balancing privacy, connection and comfort, it fosters community through generous amenity and diverse living spaces.”

**Helen Cooper, Associate Director,
Bates Smart**

Pictured
Communal dining room & kitchen
Living room
Opposite:
Communal terrace
Balcony





Elevated by nature



“Sculpted forms, wrap-around balconies and landscape-framed amenity weave together an experience that embodies the Gold Coast’s idyllic lifestyle.”

**Nicole Milne, Associate Director,
Bates Smart**

Pictured
Podium & tower form
Entrance
Opposite page:
Exterior

Curved forms sculpted by breeze and water

South Beach

The Gold Coast is one of the few places in Australia where rainforest meets ocean. Designed for Andrews Projects, South Beach celebrates this unique ecology and its subtropical setting.

The six-storey podium reinforces this connection to place. A publicly accessible café opens onto outdoor seating, while a double-height porte cochère and foyer establish an arrival experience akin to a beachfront resort. Above-ground parking is screened by cascading planting to deliver a sustainable carpark that is naturally lit and ventilated.

Landscape is central to the design. Diverse planting weaves rainforest character into the architecture, creating a botanical garden that showcases south-east Queensland's vegetation. More than 5,500sqm of wellness facilities — pools, spa, gym and social areas — are immersed in this subtropical setting, extending the experience of indoor-outdoor living.

Above, two slender towers are sculpted, staggered and rotated to maximise light, ventilation and views. Together they accommodate 394 apartments, their curved forms appear shaped by breezes and currents. Generous wrap-around balconies and operable glass walls extend living spaces into the outdoors. With dual-aspect layouts and panoramic outlooks, most apartments enjoy 270-degree views across the ocean and hinterland.

Interiors blend sophistication and relaxed coastal elegance, with light-filled spaces, premium finishes and a warm, textured material palette. Authentic, coastal and climate-responsive, South Beach exemplifies high-rise living in Queensland's distinctive subtropical environment.



Pictured
Living room & balcony
Kitchen
Bathroom
Opposite page:
Lobby & residents' lounge

Neighbourhood nexus

Urban living around a green heart



Melbourne + Manning

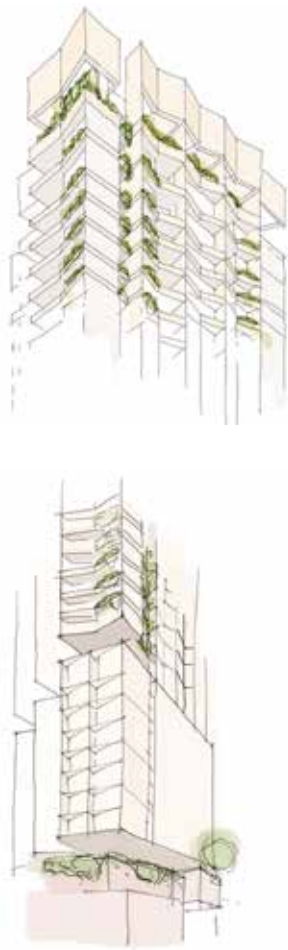
Anchoring South Brisbane’s next chapter of revitalisation, Melbourne + Manning is a new mixed-use precinct designed in collaboration with Richards and Spence for Aria Property Group. It brings together heritage buildings, a hotel, curated food and beverage spaces and contemporary residential towers within an activated public realm.

At the heart of the masterplan is a large urban room — a green, north-facing park that draws people into the precinct. Laneways and arcades connect to this space and wrap two heritage buildings at the site’s corner, allowing the heritage architecture to be experienced in the round. Small shopfronts, public art and landscape combine to create a vibrant, pedestrian-focused precinct.

Three residential towers, rising 24, 40 and 50-storeys, are designed to read at two scales: the skyline scale and the human scale. Their varied heights, rooftops and façades establish unique identities on Brisbane’s skyline.

Horizontal masonry at the base continues the visual datum of the heritage buildings, whilst aligning with the fine grain of Melbourne Street and nearby Fish Lane. Layered façades integrate planters, passive shading elements and deep balconies suited to the subtropical climate. Interiors maximise daylight and breezes, with many apartments achieving dual or triple aspect.

Extensive amenities support an indoor-outdoor lifestyle. Each tower includes a rooftop pool, with additional gyms, lounges, cinemas and dining spaces distributed across the podium and rooftops. With 3,650sqm of public space, Melbourne + Manning establishes a cohesive new neighbourhood at the heart of South Brisbane’s transformation.



“Melbourne + Manning demonstrates how high-density, sustainable living can enhance the city, integrating generous public spaces with existing heritage fabric.”

Mathieu Le Sueur, Director, Bates Smart

Pictured
Form sketches
Exterior elevation
Opposite page:
Rooftop pool
Manning Street elevation



Timeless parkside living

“The project represents an evolution of the great Melbourne Parkside address, embracing the beauty and history of its setting while exploring a crafted and distinct architectural personality.”
Cian Davis, Director, Bates Smart



A sculpted address among park and civic contexts

Park Modern

Park Modern occupies a rare island site at 11-23 Dorcas Street, offering panoramic views across Melbourne’s Botanic Gardens, Shrine of Remembrance, Albert Park, Port Phillip Bay and the city skyline. Designed for Time & Place, and positioned to connect with the Domain precinct, it establishes a refined, village-style address that celebrates its parkland and civic context.

Two towers are sculpted to optimise natural light, ventilation and privacy. A subtle shift in orientation gives each tower a distinct identity, with three sides forming a soft, curving shell and the fourth expressed as the primary façade. Floor-to-ceiling glazing frames long, diagonal view lines across the gardens, Shrine and city, ensuring landmark vistas remain accessible. The sculpted metal façades reinterpret St Kilda Road’s mid-century modern heritage, softening the towers’ profile and integrating them seamlessly with their historic and urban surroundings.

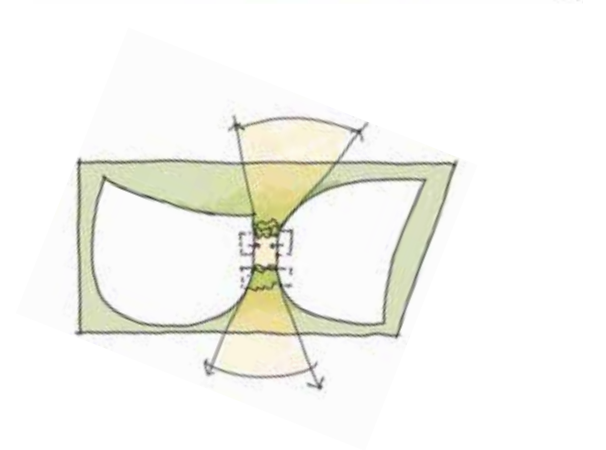
At street level, a textured podium of masonry blades and layered planting grounds the project, echoing the character of the neighbouring heritage church. The podium accommodates the lobby, retail, dining and shared amenities, creating a welcoming interface for residents and the broader community.

Across 243 residences; from one and two-bedroom apartments to expansive penthouses, the interiors are designed to enhance comfort, privacy, and connection to place, celebrating Melbourne’s tradition of refined, parkside living. A central garden bridge links the towers, extending the park experience and reinforcing a sense of calm, elevated community.



Pictured
Balcony form
Entrance podium
Opposite page:
Façade





Pictured
 Living room & balcony
 Form & view sketches
 Building separation sketch
 Opposite page:
 Lobby
 Residents' lounge

Heart of transit

Sustainable city living on the Metro doorstep

Indi Sydney

Indi Sydney is the first build-to-rent tower in the CBD, located above the southern entry to the new Gadigal Metro Station. Designed for Oxford Properties Group and Investa, Indi responds to its heritage setting using contemporary masonry materials, while prioritising liveability and amenity.

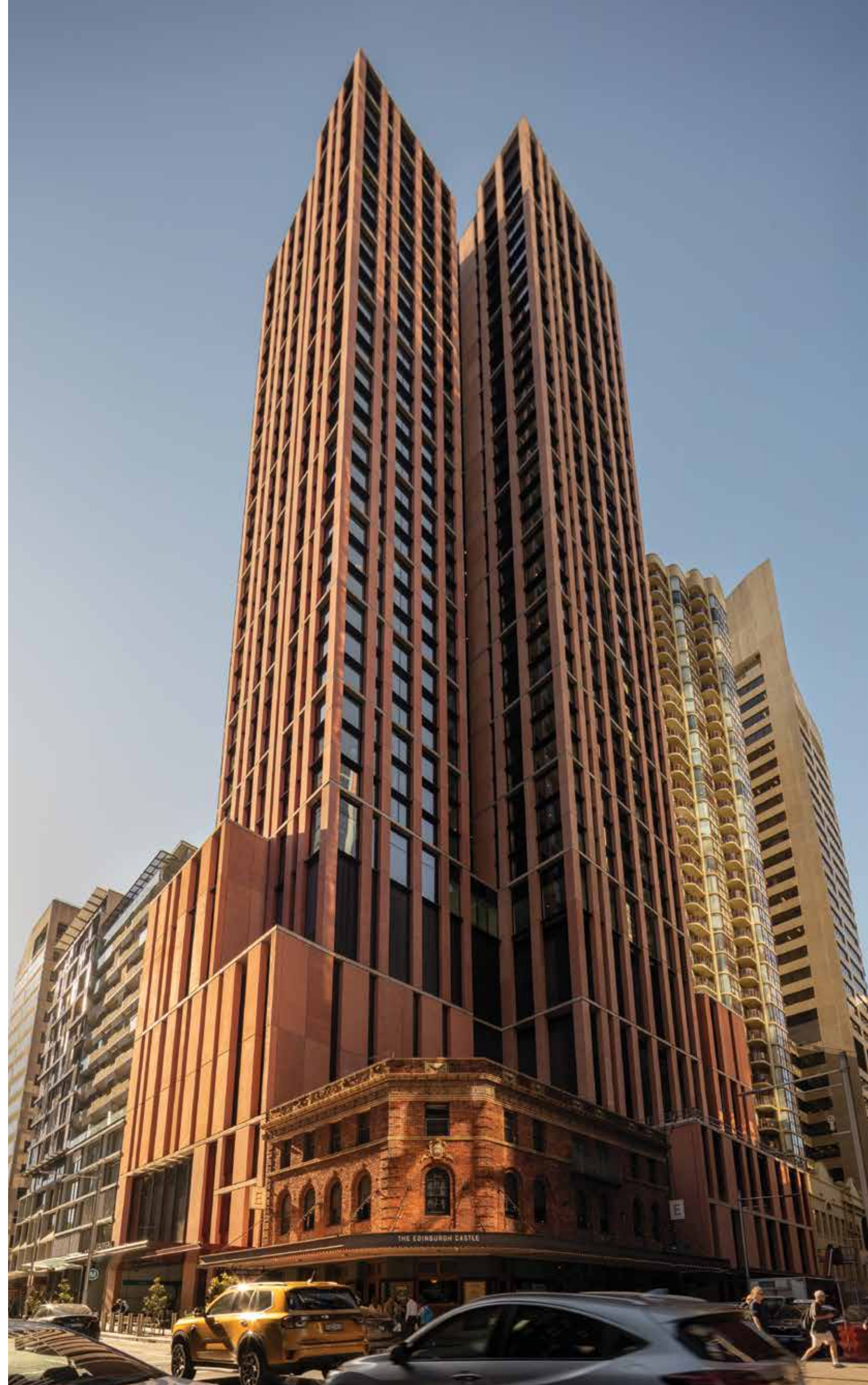
The compact L-shaped site wraps around the historic Edinburgh Castle Hotel, creating a challenging footprint for a residential building. On Bathurst Street, a large opening scaled to the height of the historic Hotel marks the Metro entry. The six-storey podium largely accommodates mechanical plant for the station, while the tower rises above with 30 levels of apartments stacked between amenity floors.

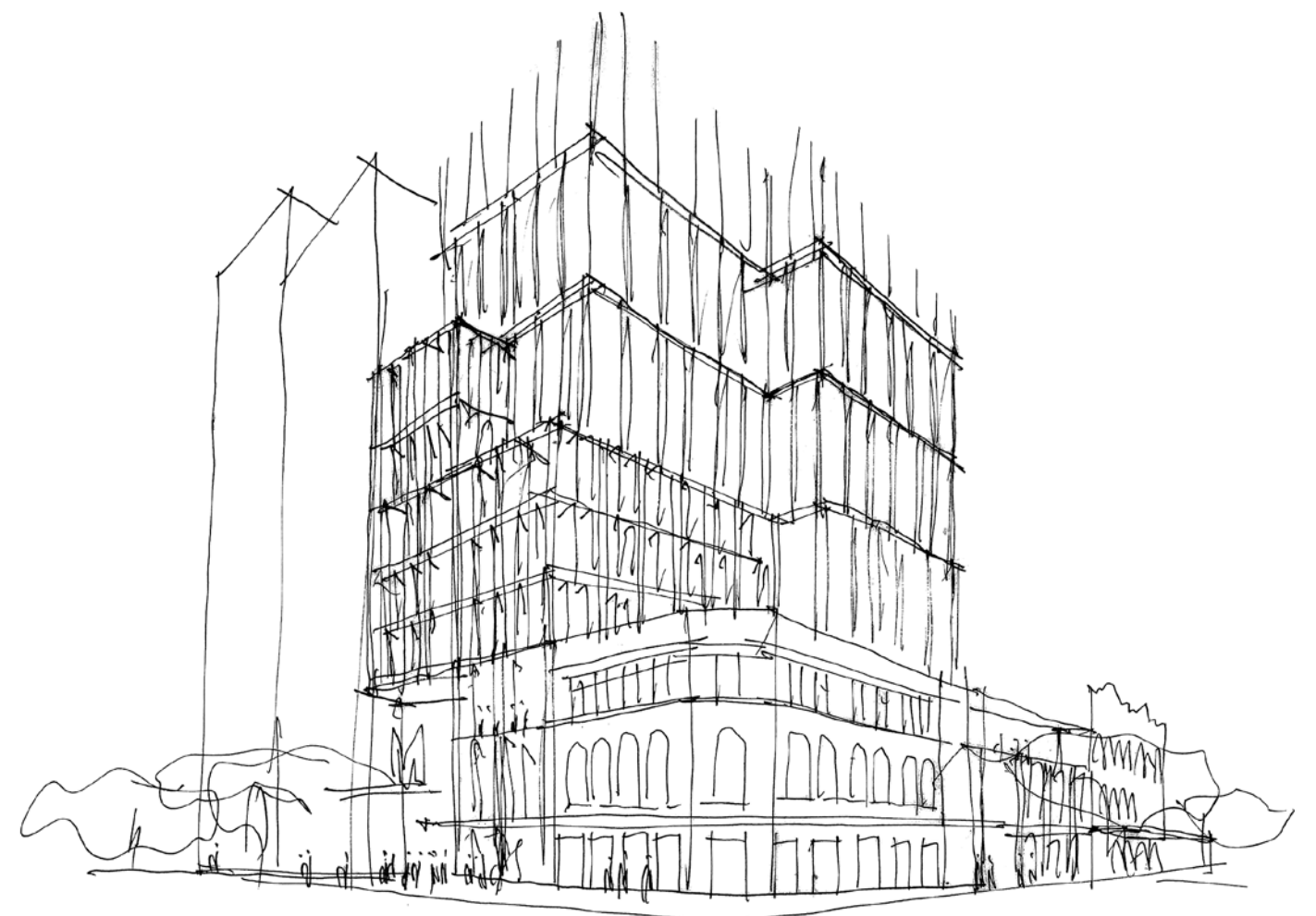
The tower is expressed as four slender vertical volumes. Images of the site's historic brick context were pixellated to form a palette of masonry hues. Each volume is assigned a colour, breaking down the tower's scale. A vertical slot brings natural light and ventilation into the lift lobby and communal corridors.

Amenity spaces within the podium include co-working areas, a resident's lounge and kitchen on Level 2, and a wellness floor on Level 6. Here, the pool sits between a series of inverse V-shaped transfer structures spanning the Metro. The top of the tower is stepped to reveal a large outdoor terrace adjoining an indoor lounge and dining area.

Typical floors comprise 8–9 apartments, with each room designed with a specific window type to respond to internal amenity and privacy. Deep masonry verticals provide shading and privacy, while fine-scale steel detailing on balustrades and horizontal shades offer a lighter counterpoint to the robust masonry.

- AIA Architecture Awards (NSW), Award for Residential Architecture – Multiple Housing
- AIA Architecture Awards (NSW), Commendation for Sustainable Architecture
- CTBUH Awards of Excellence, Best Tall Building by Region (Oceania)





“The architecture is sympathetic to its historic and contemporary contexts and will enhance Sydney’s urban fabric.”

Philip Vivian, Managing Director, Bates Smart

Pictured
Podium sketch
Podium Metro entrance
Opposite page:
Street view

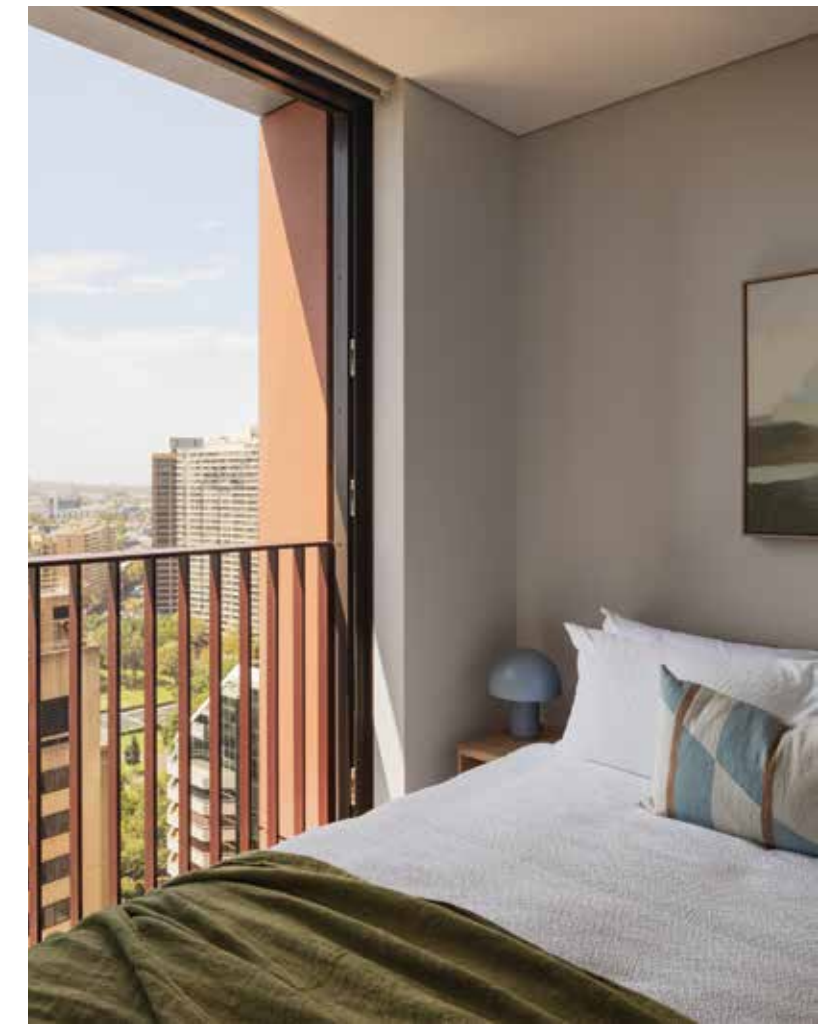




“Indi’s shared spaces are designed for connection and convenience — balancing places for work, wellness and relaxation, while creating opportunities that foster community.”

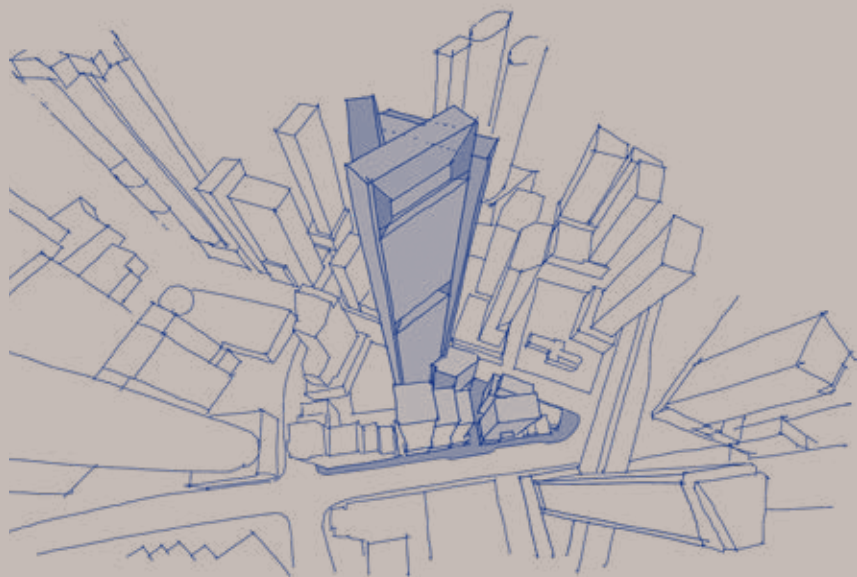
**Lucy Sutton, Associate Director,
Bates Smart**

Pictured
Bedroom
Rooftop terrace
Opposite page:
Pool
Meeting/co-working room



Designing apartment buildings: fragmentation, façade expression, and lessons from modern art

by Matthew Allen, Director, Bates Smart



At Bates Smart, we pursue a design philosophy grounded in civic generosity, producing buildings that are distinctive, loved by their occupants, and contribute meaningfully to their urban context.

In our residential work, this is achieved through a careful balance of internal amenity, façade expression and construction efficiency, resulting in highly liveable apartments in a carefully considered external form. While apartment planning and typology are a foundational aspect of residential design, this essay focuses on the architectural tactics used to design the building form and external expression of our buildings.

The first section examines how fragmentation of the building massing into smaller volumes can deliver multiple benefits improving contextual responsiveness and residential amenity. The second section explores repetition and difference through four façade strategies: grid frame, folding or faceting, horizontal banding, and field effect. In each, repetition and difference play a central role where difference does not oppose repetition but instead emerges through it: a concept drawn from philosophers Deleuze & Guattari and echoed in the serial systems of mid-20th century modern art.

Fragmented Forms

Initial design thinking for apartment buildings carefully considers form and massing. In this process, we often explore how breaking a building into multiple parts can achieve several objectives simultaneously. Separately expressed volumes can respond to varying urban conditions, aligning with neighbouring buildings and respecting heritage datums and mandatory setbacks. Fragmentation can bring order to complex envelopes, particularly on irregular or constrained sites subject to multiple solar access planes. It can also improve residential amenity by enhancing solar access, privacy, and outlook — often enabling corner aspects. By dividing the mass into smaller components, we can alter the perceived scale of the building, reduce streetwall lengths, differentiate podium and tower elements, and enhance vertical emphasis.

This strategy recalls the compositional logic of Constructivist art, where discrete geometric elements are assembled to express structure, function, and context. In architecture, fragmentation allows buildings to engage with their surroundings in layered and responsive ways; producing compositions that are both legible and nuanced at a human scale. At *Indi*, the podium massing synthesises contextual relationships with adjacent buildings, responding to parapet heights and façade rhythms. Above, the tower is expressed as a bundle of smaller volumes with varied heights that respond to complex solar access planes. This fragmentation provides both a clear conceptual framework and enhanced performance.

At *17 Spring Street*, the tower is split in half vertically, improving its proportions and allowing the podium to step down in response to neighbouring heritage fabric. The result is a fragmented composition that feels embedded in its context.

At *South Beach* in Surfers Paradise, paired towers are each expressed as clusters of five volumes. Curved, stepped floorplates give the composition a more elegant vertical proportion, while allowing each apartment a corner aspect and generous balcony. In this case, fragmentation enhances both livability and skyline presence.

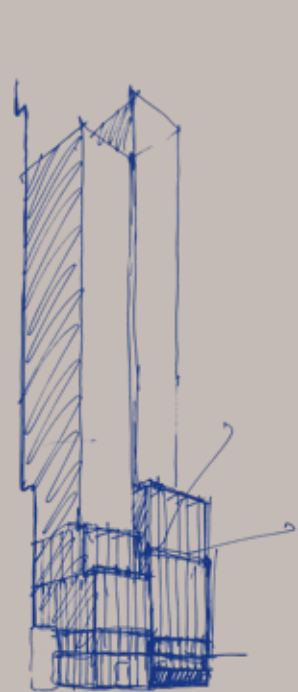
Across these projects, fragmentation is used as a strategic design tool to reconcile urban complexity with architectural clarity.

Repetition and Difference

While fragmentation informs the overall massing of our apartment buildings, the detailed design of façades calls for a different set of tools. Here, repetition and difference are not opposing forces but complementary tools. Repetition provides order, robustness, and buildability; difference responds to orientation, specificity, and identity. Well-designed apartment façades must reflect consistent planning modules, structural grids, and the systemisation of building components. To avoid becoming austere or generic, judicious use of variation brings character, contextual performance, and delight.

Modern art has long shown how disciplined systems can carry nuance: grids that breathe, serial works with tonal drift, fields animated by subtle offsets. The calm geometries of Agnes Martin, the optical shifts of Bridget Riley and Victor Vasarely, and the stacked variations of Donald Judd all demonstrate how small deviations within a set of rules can produce richness and complexity. The same applies to architecture: a clear framework allows variation to be legible, meaningful, and expressive.

The following sections explore how Bates Smart applies repetition and difference through four façade design tactics: **modular grid frames**, **folded or faceted surfaces**, **horizontal banding**, and **field effects**. Each strategy contributes to an architecture that is coherent from a distance and richly varied up close.



Grid Frame

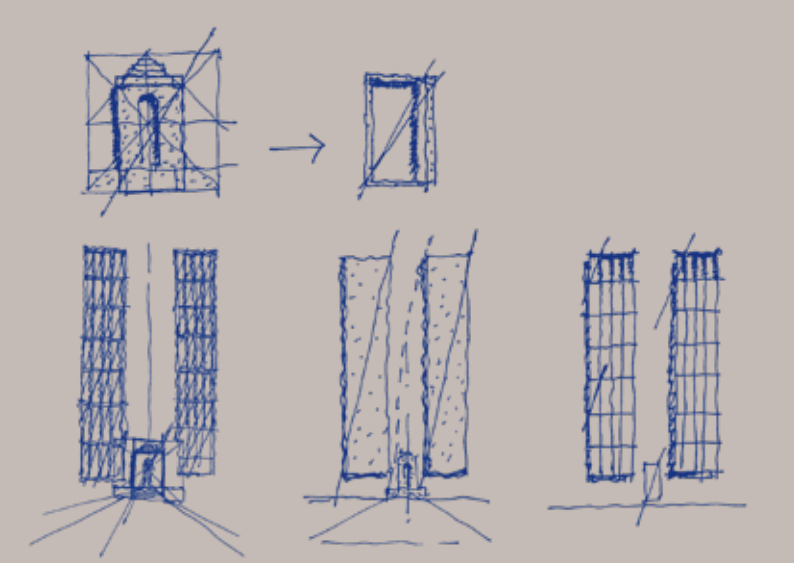
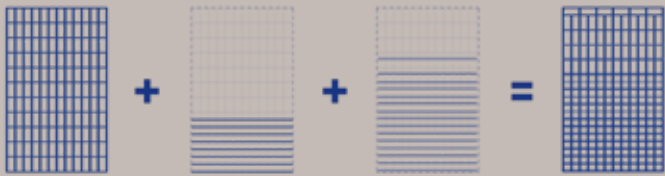
The grid is one of architecture’s most enduring tools for organising form. In apartment buildings, it brings overarching order by expressing the essential module of human habitation; typically a room or balcony bay of 3 to 4 metres. This repetition provides clarity, buildability, and rhythm, while allowing variation to emerge through infill, articulation, and context. The strategy recalls the disciplined geometries of Minimalist art, where modular systems, such as those seen in the work of Donald Judd or Sol LeWitt, generate richness through calibrated variation.

175 Liverpool Street adopts a multi-storey expressed grid that reflects the width of primary rooms, establishing a calm vertical proportion and a clear architectural rhythm.

At *Banksia Norwest*, the grid provides an underlying structure to a field of infill conditions, masking the messiness of inhabitation while maintaining compositional coherence.

MAC Residences uses a grid to harmonise a complex building form. Vertical stacks are varied to introduce personality and respond to contextual cues, balancing order with individuality.

Across these projects, the grid is not a constraint but a framework — one that supports architectural expression while maintaining clarity and coherence.



“The grid offers clarity and rhythm, but also allows flexibility — variation emerges through infill and contextual relationships while maintaining compositional coherence.

Folded Façade

This tactic seeks to enhance angled views, privacy, and spatial generosity. It draws inspiration from Louis Kahn’s *Salk Institute*, where angled walls frame vistas and create separation, and from the bay windows of historic houses, which increases façade depth and connection to the outdoors.

At *Rivière*, interpreting the craggy edges of the nearby cliffs, the side elevations are folded to angle views away from adjacent apartment buildings. Each facet corresponds to the width of a room, with living spaces and balconies meeting at the prow of each fold. This geometry defines the character of the building, wrapping the street elevation and interpreted in the folded roof form of the rooftop amenities.

At *Wentworth Quarter*, the façade is faceted to orient views toward Homebush Bay, ensuring every apartment enjoys a glimpse of the water. Alternating folds employ louvred glazing to improve privacy and shading performance, while upper levels step back in alignment with each fold to create generous terrace penthouses.

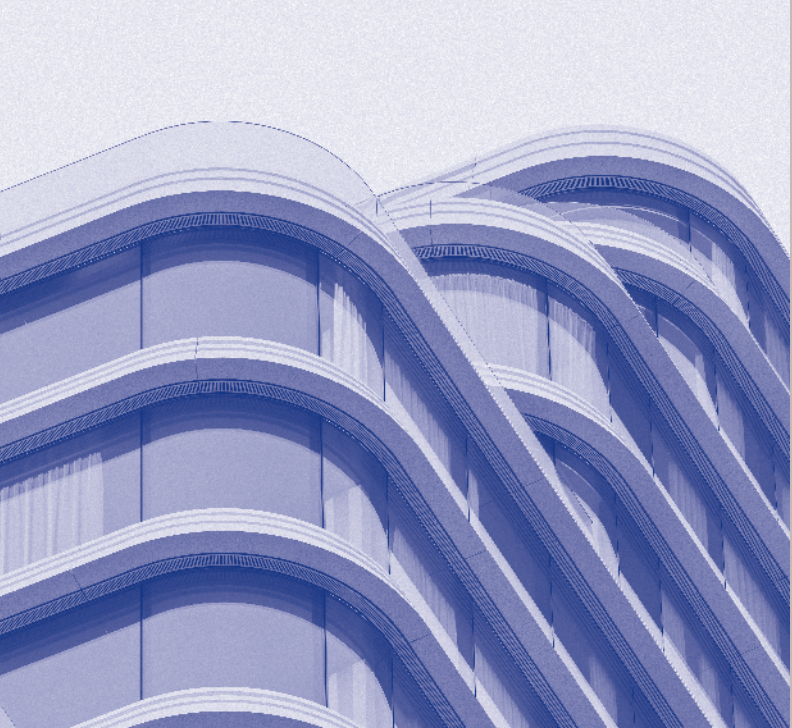
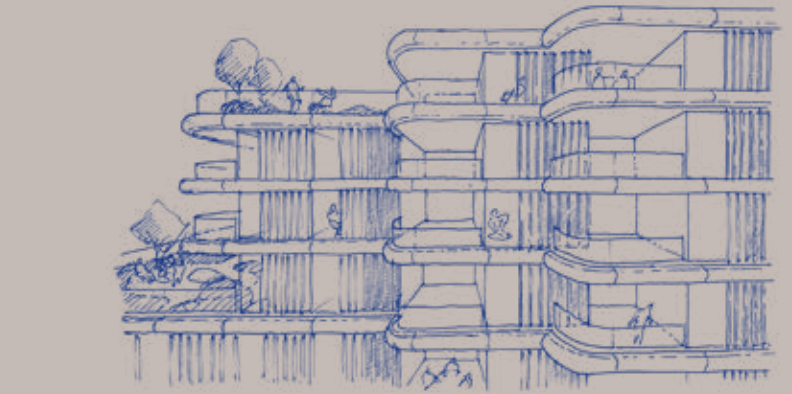
Our affordable housing project for City West — *Banksia Alexandria* is similarly faceted to angle views away from neighbouring buildings and orient living rooms toward the sun. The expression recalls the gabled parapets of local warehouses, reinforced in the character of the smaller streetwall building.

Across these projects, folding is used not only to shape views and improve amenity, but to create façades that are expressive, contextual, and spatially rich.



“Folding the façade frames views, improves amenity, and creates expressive geometry — where angled surfaces respond to context and enrich spatial experience.

“Horizontal banding brings elegance and order, reinterpreting Art Deco traditions to create façades that feel both contemporary and refined.



Horizontal Banding

Drawing inspiration from the flowing horizontals and curved corner balconies of early Art Deco buildings in Potts Point, Elizabeth Bay, and the Queens Road/St Kilda Road precinct, our contemporary projects reinterpret this language through a façade strategy we informally call ‘New Deco’. These buildings pursue a refined elegance through horizontal masonry spandrels, generous windows and textured metal infill panels. The result is a composition that balances clarity with softness, order with ornament.

At *Cross Street*, white brick spandels scallop outward to meet the rectilinear street frontage. Refined light bronze aluminium fins provide shading and privacy, adding depth to the façade.

At *50 Queens Road*, bullnosed curved horizontals contrast with fine vertical fins. Two wings are presented to the parkfront, with upper floors tiered back to create a sculptural silhouette.

437 St Kilda Road features elegantly tiered spandrels, curved corners, perimeter glazing, and panoramic views over Fawkner Park, reinforcing the building’s horizontal emphasis and visual openness.

As with their historical precedents, these projects use curved horizontal banding not only to structure the façade but to express a strong sense of inhabitation. Each floor accommodates a generous home, with spandrel heights varied to optimise privacy, openness, and outlook. Each of these projects deliver a design that feels both contemporary and familiar; recalling much-loved precedents while delivering a refined, modern elegance.



Field Effect

Field effect is a design strategy we adopt when we are seeking to prioritise legibility of the overall building form. It involves repeated, seemingly random distribution of small-scale elements — such as fins, ribs, louvres, or vertical blades — that combine to create a singular surface texture. The tactic recalls the visual logic of all-over pictorial fields in modern art, where no single element dominates, and richness emerges through density and variation.

At *Liv Munro*, a staggered fin pattern contributes to a unified reading across a broad frontage, providing subtle variation and softening the scale of the twin cylindrical forms.

At *Boomerang Tower*, the curved form of the building is emphasised by the repeated horizontals and the varied balcony locations are unified by a consistent field of shading fins in terracotta tones, allowing the sculptural form to read clearly.

At *35 Spring Street*, the field effect of white slabs and fins softens the transition between podium and tower and masks the messiness of seemingly randomly arranged balconies, visually binding different programmatic and construction elements into a single composition.

Across these projects, the field effect offers a way to unify the overall building form despite finer-grain but irregularly arranged internal rooms — producing façades that are calm from a distance and richly textured up close.



We believe high quality residential architecture must be coherent at a range of scales. At the urban level, we explore elegant singular forms or fragmentation to optimise proportion, respond to context, and give buildings a distinct identity. When planning from the inside out, typology and layout inform circulation, orientation, unit mix, and amenity. When developing façades, we deploy repetition and difference through grids, folds, bands, and fields — systems that are structured enough to be legible, yet open enough to accommodate variation.

These tactics are not stylistic flourishes but strategic tools. They reconcile density with character, standardisation with individuality, and performance with delight. Like the serial systems of modern art, they show how nuance can emerge from discipline — how variation, when framed by order, becomes expressive rather than chaotic.

Across Bates Smart’s residential projects, repetition is never rote, and difference is never arbitrary. Our buildings contribute meaningfully to their context, are loved by their residents, and endure with quiet confidence. They speak with clarity at the scale of the city, and with intimacy at the scale of the home. In seeking balance between order and variation, we make architecture that is both contemporary and timeless.



Community in the making

Shaping a vibrant high-density neighbourhood

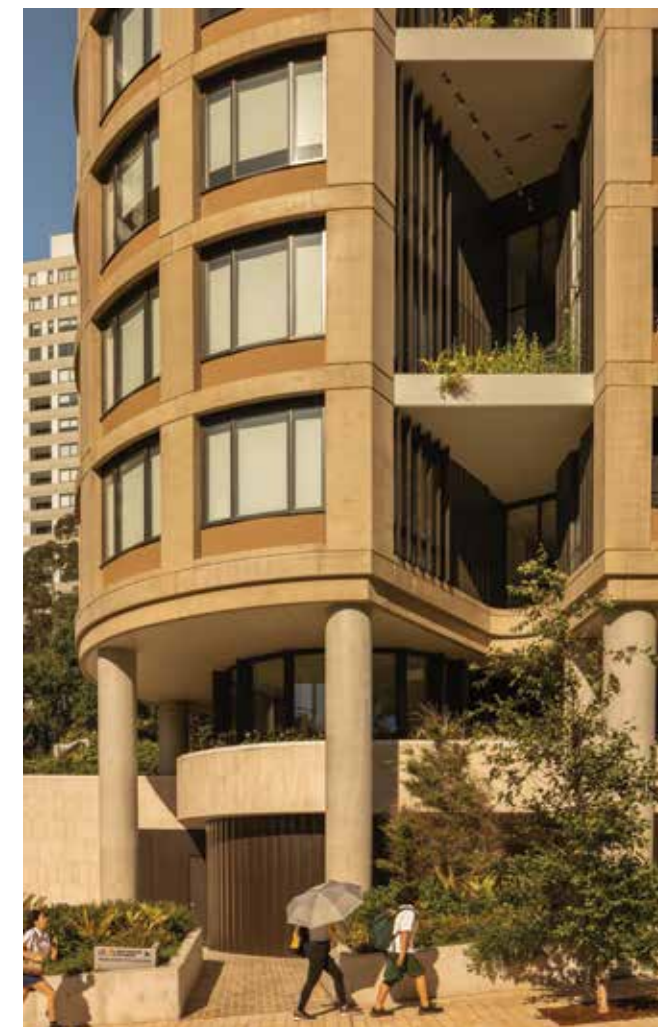
MAC Residences

MAC Residences is the first building to be completed within the renewed Ivanhoe Estate, delivering 269 homes and a childcare centre in Macquarie Park. Positioned on the precinct's highest point, the 23-storey tower serves as a gateway to Midtown MacPark, a new high-density mixed-use, mixed-tenure neighbourhood that will eventually provide 3,500 residences. Its calm architecture, efficient floorplans and active ground-level interface set a benchmark for the 23 buildings to follow.

The building responds to the site's steep crossfall. Along the eastern edge, the road drops by nearly ten metres, prompting a stepped triple-level base that reads as two-storeys from most sides. This base accommodates the childcare, two residential lobbies, parking and circulation. A new arrival plaza enhances the building's connection to the pedestrian high street. The carpark entry is tucked into the lowest point of the site, minimising impact on the public realm.

The childcare occupies the interstitial upper ground level with direct access to a large outdoor play space sheltered from surrounding streets. Above, apartments are planned across floorplates of two linear bars with rounded corners, optimising light, views and natural ventilation. Double-height voids punctuate the corridors, housing vertical gardens that stack up the tower's height, bringing residents visual access to greenery typically scant in high-rise living.

The façade employs a modular precast concrete frame with repeating windows and balconies. The tower is visually articulated into three zones: a finely scaled base, a double-height middle section, and a transparent upper zone. The result is an elegant marker for Frasers Property's evolving Midtown MacPark neighbourhood.



“MAC Residences establishes the benchmark for design quality in the emerging Midtown MacPark neighbourhood. Its architecture prioritises liveability through well-planned apartments and a ground plane response that contributes meaningfully to the identity and character of the precinct.”

Matthew Allen, Director, Bates Smart

Pictured
Podium

Opposite page:
North exterior
Level 01 plan
Northeast exterior

Village elegance

Contextual design for a layered city life



45-53 Macleay Street

Set on Potts Point’s most vibrant boulevard, the design competition entry for 45-53 Macleay Street, conceived for Time & Place, unites heritage and modernity in a layered vision of urban living. The project combines luxury and affordable residences with retail and landscaped public space, enhancing one of Sydney’s most walkable village precincts.

Rooted in its context, the design takes cues from the area’s rich architectural legacy — Victorian terraces, Art Deco apartments and mid-century icons — and reinterprets masonry traditions, curved forms and vertical rhythms in a contemporary expression.

The architecture comprises a three-storey podium and 12-storey tower, carefully aligned to protect view corridors and respect neighbouring terraces. At street level, retail frontages and landscaped edges activate the boulevard, while the stepped podium accommodates deep soil planting and a communal terrace for the affordable residences. Distinct entries provide identity for both housing types: a grand arched portal from Macleay Street leads into a lush courtyard for private residences, while a more intimate entry on McDonald Street serves the affordable apartments.

Above, the tower is articulated into slender volumes with recessed corners and soft curves to maximise light, ventilation and outlook. Apartments are dual-aspect where possible, with north-facing balconies framing panoramic views across the harbour and city. Designed for efficiency, the affordable apartments enjoy natural light, ventilation and communal green spaces.

A crafted masonry façade — expressed in brick, concrete and bronze detailing — reinforces the streetscape’s continuity while offering a timeless, durable addition to Potts Point.

“Inspired by local architectural heritage, the masonry façade uses stepped piers, deep spandrels and curved corners to frame harbour views.”
Guy Lake, Director, Bates Smart

Pictured
Apartment city view
Ground floor retail podium
Opposite page:
Exterior



The Balmain Building

Cremorne | Wurundjeri Country



Pictured
Façade terrace
Northwest exterior
Opposite page:
Entrance

Industrial precision

Heritage-inspired design with modern amenity

The Balmain Building

Located in the heart of Cremorne’s design and technology precinct, The Balmain Building raises the standard of the contemporary city-fringe workplace, while strengthening the character of one of Melbourne’s most dynamic neighbourhoods. Developed by Skylife and Time & Place, it sits proudly among Cremorne’s heritage fabric, drawing inspiration from the well-proportioned and ordered industrial architecture of the nearby Bryant & May factory.

Deep-set terracotta frames and expansive glazing give the façade a sculptural rhythm, while wintergardens and terraces on each level bring light, air and greenery into the workplace. Outdoor terraces feature operable façades and integrated planter boxes, creating immersive settings for work and relaxation, flexible floorplates are designed for efficiency and connectivity.

A double-height lobby anchors the building, establishing a generous arrival. Amenity spaces extend the workplace experience, offering areas for collaboration, connection and retreat. These include state-of-the-art wellness and end-of-trip facilities, plus curated clubhouse spaces for meetings and team training. A north-facing rooftop terrace opens to panoramic views of the city, providing a setting for communal gatherings.

Targeting 6 Star Green Star, 5.5 Star NABERS Energy and Gold WELL ratings, The Balmain Building reflects a commitment to sustainability, wellbeing and design excellence. Crafted with precision and authenticity, it balances industrial character with contemporary amenity to define a new workplace benchmark for Cremorne.





“Folded planes of terracotta transform the city skyline into a sequence of striking, framed moments.”
Johan Hermijanto, Studio Director, Bates Smart

Pictured
 Internal office
 Opposite page:
 Winter garden
 Arrival lobby

Built to belong

Human-scale density with texture, character and warmth

Wallumatta

Wallumatta is a mixed-use project combining residential apartments, aged care units, retail and hospitality spaces with generous green spaces. Designed for Ecove, the project negotiates challenging site conditions and planning controls to create an architectural response unique to its Rhodes context. In contrast to the surrounding glass towers, Wallumatta embraces a horizontal and grounded expression.

The form breaks down the massing of the planning envelope through three key moves: plinth, podium and towers. Two towers step in plan and elevation to create a rhythmic street wall along Concord Road. Their architectural identity is defined by horizontal masonry bands, counterpointing the verticality of neighbouring high-rise forms.

The podium is expressed as a series of rectilinear volumes that step with the curved boundary. At street level, these volumes provide human scale and accommodate aged care neighbourhoods and independent living units. A masonry plinth anchors the development, accommodating retail and hospitality spaces. A garden court fronts Blaxland Road, offering a generous public space that acts as a shared entry for both tower and aged care residents, encouraging social interaction and inclusivity.

Wallumatta has a robust, low carbon, long-life façade. A palette of bricks transitions in colour as it rises, exuding a residential quality and referencing the area's industrial heritage. Passive design elements, including deep balconies and screens, ensure the project is a climate-positive addition to Rhodes.



Pictured
Retail podium
Opposite page:
Elevation
Exterior



“The southern plaza unlocks a link between Rhodes town centre and the green spaces of Brays Bay. This new civic space embeds principles of Country in its fabric, and enables a future parkland connection.”

Jill Woodley, Associate Director, Bates Smart



Layered composition

Seamlessly linking work, life and home

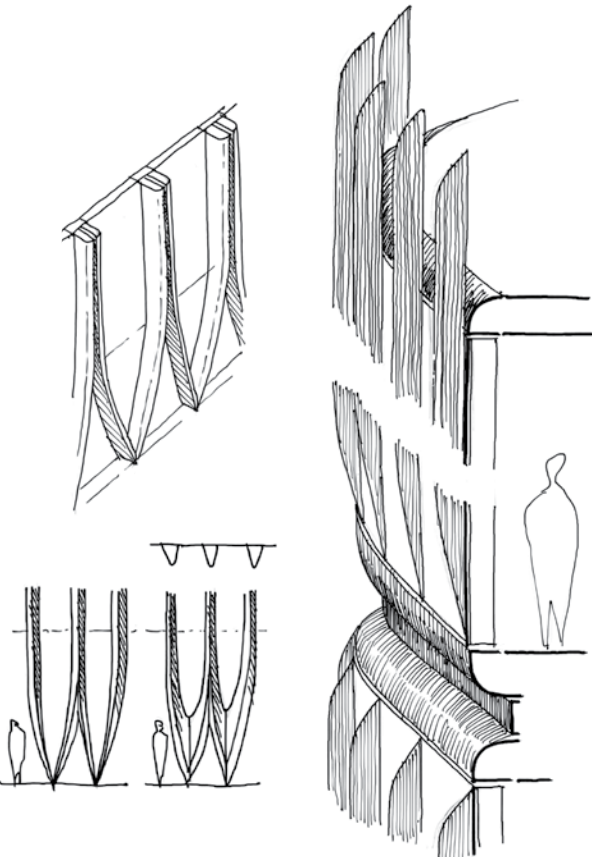
54-62 La Trobe Street

The site at 54-62 La Trobe Street is located on the northern edge of Melbourne’s CBD, close to the State Library, Carlton Gardens and several significant heritage buildings. The area is characterised by recent high-rise developments associated with nearby universities, and new laneway connections that extend the city grid northward.

The proposed development is a mixed-use tower combining commercial, hotel and residential programs. An 11-storey podium accommodates commercial offices, above which the lower portion of the tower accommodates 160 hotel rooms. The upper tower levels are dedicated to 76 residential apartments.

The design strategy is based on assembling a series of smaller vertical elements into a unified composition. This approach allows for differentiation between uses while maintaining coherence of scale and form. The façade is expressed through curved corners and shaped masonry piers that accentuate the vertical organisation of the building. A subtle taper marks the transition between hotel and residential levels.

Breaks in the building form provide opportunities for terraces and landscaped areas, including a large outdoor terrace at podium level for hotel amenities. At street level, new retail frontages and a pedestrian arcade connection to Bell Place are framed by flared masonry piers and canopy structures, establishing a strong podium and active ground plane.



Pictured
Exterior
Opposite page:
Street view
Façade sketches



Civic connector



“Parramatta Metro will establish a truly civic precinct — integrating transport, people and place in a unified design that celebrates growth, respects heritage and deepens connection to Country.”
Philip Vivian, Managing Director, Bates Smart

A new heart for Parramatta’s growth

Parramatta Metro Precinct

The urban design and architecture for Parramatta Metro sets out a vibrant transit-oriented precinct at the heart of the CBD. The concept design for Sydney Metro combines a major station on the Metro West line with public spaces and mixed-use overstation development, supporting Parramatta’s growth over the next 40 years.

The precinct consolidates an inner-city block bounded by Macquarie, George, Church and Smith Streets. Organised around a generous new park and a network of pedestrian laneways, it links directly with the wider city. Two prominent station entries — on Church Street and the future Civic Link — connect metro services with light rail, bus and active transport to create a truly accessible hub.

Above, four towers rise from a lively ground plane, fully integrated with the station below. Ranging from 24 to 38-storeys, they accommodate retail at street level, with a mix of commercial workplace and housing above. Together, the towers balance employment and housing demand, while anchoring the precinct as a new civic landmark for Parramatta.

Materiality draws from both heritage and Country. Brick defines the lower levels and laneways, referencing Parramatta’s historic fabric, while upper levels adopt sandstone and earthen tones inspired by the local landscape.

Key design principles guide the masterplan: enhancing the Civic Link, creating dignified heritage settings, establishing legible and safe movement networks and delivering comfortable and attractive public spaces. The result is a connected, future-ready precinct that embodies Parramatta’s civic and cultural identity.



Pictured
Retail laneway
Public space

Reimagining Richmond's Sporting Gateway

Richmond Station is long overdue a major upgrade that would elevate its status as the premier gateway to Melbourne's world-renowned sports precinct.

New Richmond Station and Rail Adjacent Redevelopment

By Julian Anderson, Director, Bates Smart with Daniel Kumnick, Associate Director, Bates Smart

Positioned at the heart of one of the most significant and successful sports and entertainment hubs globally, the new Richmond Station will provide an enhanced experience for the millions of visitors who pass through it each year.

This visionary project will deliver a modern, efficient and sustainable transport hub that reflects the importance of Richmond Station as a key connection point. A striking new station roof will incorporate rainwater harvesting and solar panels, actively contributing to the station's energy efficiency and sustainability goals.

Multiple entry points will ease congestion during peak travel times, ensuring a smoother and more enjoyable journey for commuters and event-goers alike. With hundreds of thousands of passengers using Richmond Station for major events such as the Australian Open, and

approximately two million attendees travelling through it to reach the MCG annually, an upgrade is long overdue.

The redevelopment will significantly improve the station's facilities, prioritising passenger safety, accessibility and convenience. Enhanced lighting, increased visibility and an intuitive layout will create a safer and more welcoming environment. Additional lifts, escalators, and ramps will ensure improved accessibility for all users, while new digital displays and clear signage will provide real-time event and transport information.

Beyond the station itself, this redevelopment presents an unparalleled opportunity to enhance connectivity between Richmond Station, Melbourne Park, and the MCG. Improved pedestrian links and new retail and food and beverage offerings will enrich the overall experience for visitors, creating a dynamic, engaging space that extends beyond just a transit hub.

The adjacent state-owned land offers further potential to contribute to this vision. By unlocking development opportunities, Richmond Station can become a model for sustainable urban renewal, integrating much-needed housing without compromising the character of the local environment. With the Victorian Government's commitment to delivering 300,000 new homes across 50 tram and train activity centres, Richmond Station stands out as a prime location to showcase Melbourne's dedication to well-designed, vibrant and liveable spaces.



“The Richmond Station upgrade is a chance to build more than infrastructure — it’s an opportunity to create a safe, accessible and connected destination that strengthens Melbourne’s role as a world-class city.”

Julian Anderson | Director, Bates Smart

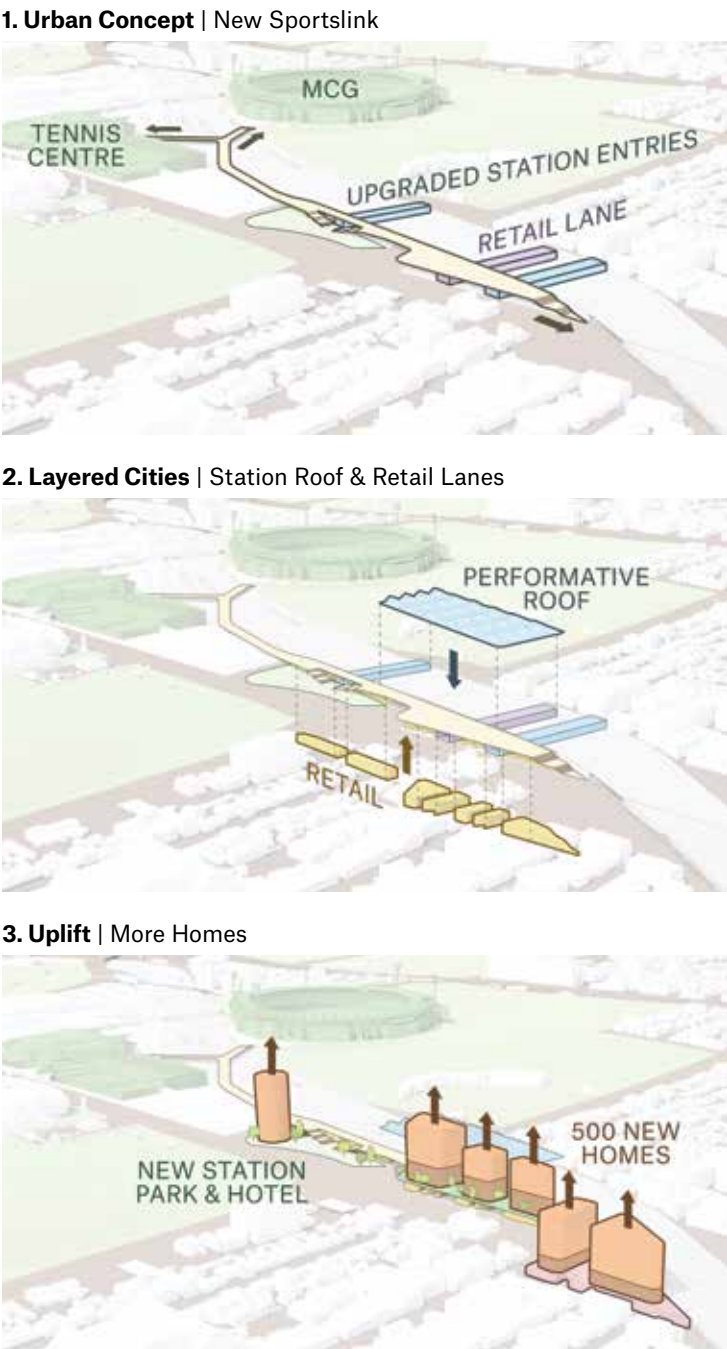
A 150-room hotel on the northern edge of the site will further cement Richmond Station as a key destination, providing visitors with convenient accommodation just moments from Melbourne's premier sports and entertainment venues. This carefully planned development will enhance the station itself and contribute to the broader goal of creating a thriving, well-connected, and world-class precinct.

The revitalised Richmond Station will meet the demands of today and will set the stage for a future where transport, urban living and entertainment seamlessly intersect. This is more than a station upgrade — it is a bold step towards a more connected, accessible and lively Melbourne.



Three pillar development strategy:

- 1. Land Transfer**
Selling state-owned land parcels to generate funds for the project's public-realm improvements.
- 2. Public Benefit**
Reinvesting proceeds to deliver high-value amenities at minimal cost to the state, including a new pedestrian link to the MCG, a replacement station roof, upgraded station entries and the potential creation of a retail laneway.
- 3. Height Uplift**
Allowing towers to exceed existing zoning limits (aligned with the Premier's housing statement) in return for developer contributions, yielding around 500 new homes.



Future-ready precinct

Layered living for a growing city

Fishermans Bend

Designed for Kador, the project sits at the heart of the Sandridge Precinct, part of Fishermans Bend — Australia’s largest urban renewal project connecting Melbourne’s CBD to Port Phillip Bay. By 2050, the precinct is planned to accommodate 80,000 residents and provide employment for up to 80,000 people, supported by new parks, streets, transport links, and community hubs.

The design adopts a whole-of-site approach, layering low- and high-rise apartments above podiums that engage the street. Terraces and apartments are oriented to maximise views, sunlight and connections to adjacent parks and green links. Generous floor-to-floor heights provide flexibility for future uses, while retail and active frontages along Boundary and Woodruff Streets animate the ground plane and foster pedestrian interaction.

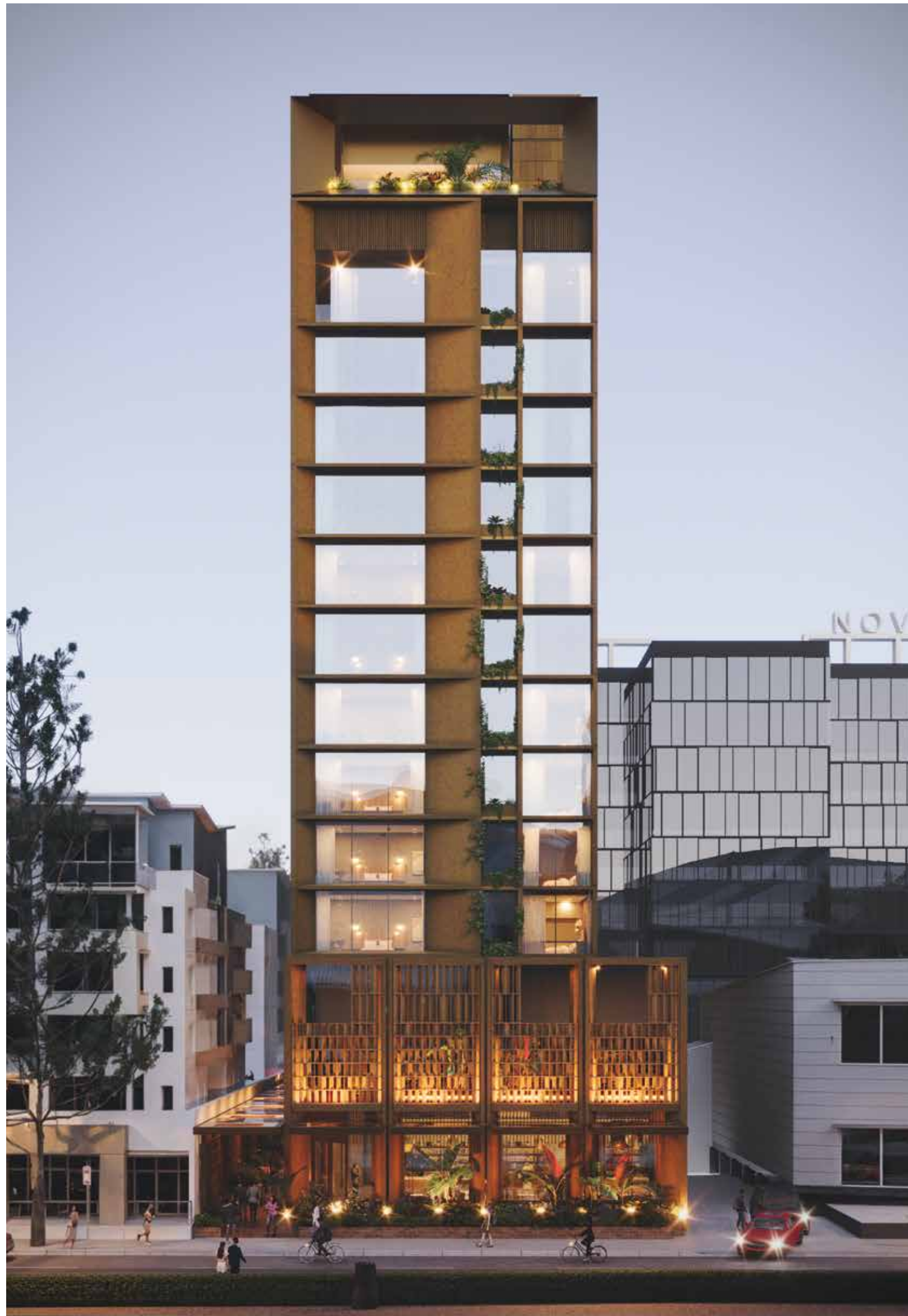
Massing responds to the site’s geometry, balancing rectilinear forms with open faces that optimise views and sunlight. Stepped podiums and high-rise towers maintain a human-scaled streetscape, while rooftop and podium-level green spaces enhance the precinct’s public realm. Façades use a simple angled language to mediate between massing, geometry and outlook.

Fishermans Bend establishes a vibrant vertical community, balancing living, working and recreation. It exemplifies the precinct’s broader transformation, setting a benchmark for integrated urban design in one of Melbourne’s most ambitious renewal projects.



Pictured
Exterior sketch
Street view
Opposite page:
Exterior





Subtropical retreat

Where community, leisure and city meet

Merivale Hotel, Southbank

Located in South Brisbane, the Merivale Hotel is designed to enhance a neighbourhood rich in cultural and civic destinations. The project, developed by 32 Cordelia Pty Ltd, integrates with its context through materiality, landscape and an activated ground plane.

The site sits back-to-back with the existing Novotel Hotel and introduces a new laneway linking Musgrave Park with the Brisbane Convention & Exhibition Centre. Embracing these conditions, the design shares the Novotel driveway off Cordelia Street and positions the hotel entrance directly on the new laneway linking to Merivale Street, strengthening connection and walkability. A double-height lobby, café and dining space opens onto this landscaped public space, continuing South Brisbane's tradition of indoor-outdoor living.

The hotel's architecture draws inspiration from the South Brisbane precinct. Its form references the Queensland Art Gallery's postmodern elegance, while its materiality is informed by Brisbane Tuff — a volcanic rock found on the city's cliffs and in many of Brisbane's oldest buildings. The rectilinear façade is composed of two slender volumes, framed by an expressed concrete grid and softened with terracotta screens. Landscape anchors the design, spilling over planters and balconies to connect the building with its subtropical setting.

Hotel rooms occupy Levels 3 through 13, with suites on Level 14. Wellness is a key feature, with Level 15 dedicated to pools, saunas and treatment rooms. Above, Level 16 accommodates a restaurant and bar within an impressive steel and glass structure. Visible on the skyline, this rooftop destination offers expansive city views and defines the hotel as a new landmark for South Brisbane.

“The design is relaxed but luxe, extending the feeling of context, climate and subtropical landscape from the ground floor to the top of the hotel.”

Mathieu Le Sueur, Director, Bates Smart

Pictured
South exterior
Internal laneway
Opposite page:
South elevation





Pictured
 Restored façade
 Opposite page:
 Meeting room
 Communal area
 Kitchen
 Reception
 Breakout space

Legacy re-energised

Heritage façades frame modern collaboration

299 Bourke Street, Omnicom

At the heart of Bourke Street Mall, 299 Bourke Street has been sensitively refurbished to return a Melbourne landmark to prominence. Designed in 1929 by Harry Norris in the exuberant Jazz Moderne style, the heritage-listed GJ Coles building remains one of the city's most distinctive interwar façades.

The upgrade for Newmark Capital carefully removes unsympathetic 1980s alterations, reinstates original windows, introduces finely detailed shopfronts and adds contemporary elements that are calm, ordered and respectful of the original architecture. Retail continues to activate the lower levels, while new commercial floors open the building to a broader audience for the first time in decades.

Within this revitalised setting, Omnicom has established its workplace across five levels. Framed by high ceilings and restored heritage details, the fitout unites Omnicom's individual advertising and media brands within an impactful workplace environment. Each level accommodates a separate business, while the shared fourth floor houses reception, presentation rooms and a client café set within the soaring volume of the building's former gymnasium. North-facing terraces on levels four and five extend the workspace, while a newly added sixth floor features a south-facing terrace for additional outdoor space.

Conceptually, the interiors introduce bold blocks of colour drawn from the heritage porcelain tiles, with pink, terracotta and blue coursing through shared spaces to create a lively, immersive atmosphere. Light-filled work areas open onto the terraces, blending heritage character with a contemporary culture of collaboration.





Crafted for connection

A premium setting balancing focus, connection and hospitality

360 Collins Street Business Lounge

Located within one of Melbourne's most recognisable commercial addresses, the new Business Lounge at 360 Collins Street presents a premium environment for connection and collaboration. Designed for Dexu, it balances professionalism with the warmth and comfort of hospitality.

At its centre, a 24-seat boardroom forms a statement setting for executive meetings and presentations. Acoustic performance, advanced technology and refined detailing combine to support focus and productivity. The surrounding lounge offers a series of spaces for informal interaction — from quiet one-on-one conversations to larger group gatherings.

Materiality extends the language of the revitalised lobby, with walnut timber, textured finishes and soft lighting creating a calm and tactile atmosphere. A dual sheer veil wraps the fitout, illuminated from above to enhance height and visual depth. Brick-faced flooring, bespoke joinery and curated furniture express a crafted sensibility, complemented by lush planting and art pieces that enrich the sense of place.

The 360 Collins Street Business Lounge is an elevated experience for tenants and guests, and a sophisticated extension of the building's renewed identity.

Pictured

Meeting room
Private meeting booth
Furnishings detail

Opposite page:
Entrance
Communal area



Workplace in motion

Where city energy meets dynamic design

“Form, material and light converge to energise CBRE’s new Sydney workplace.”
Brenton Smith, Director, Bates Smart



CBRE

The design for CBRE Sydney is a deliberate interplay of form, material and light. The new workplace reflects CBRE’s dynamism, diversity and leadership across diverse real estate sectors. Located within 363 George Street, it capitalises on the building’s central core and panoramic views, drawing the energy and skyline of the city into the workplace.

Three levels are organised into a dedicated client floor plus two workfloors. A key driver was to enable simultaneous client meetings and events, something the previous office could not accommodate. The solution relocates the stair from the north to the south of the floorplate, transforming it into an accommodation stair that unites the workplace and connects the workfloors to the function space. This move allows the front of house to function independently, supporting both client engagement and internal collaboration.

Built components, articulated as boxes, define neighbourhoods for each business line; clad in timber and frosted glass, they guide wayfinding and maintain clear sightlines. A palette of raw materials reinforces authenticity; the central core is wrapped in Danpalon polycarbonate, meeting rooms feature OSB board, and lacquered MDF panels define the breakout zone.

The design leverages the workplace’s 360-degree outlook. Reflective materials capture and amplify the city skyline, weaving the urban context into daily office life. Specialist lighting enhances work zones, while green hues and vibrant furniture bring freshness and vitality.

Pictured
Reception area
Meeting room
Opposite:
Breakout
Lobby



Architecture of recovery

Redefining therapeutic design



Pictured
Entrance
Lobby
Opposite page:
Exterior



Maitland Mental Health Rehabilitation

The Maitland Mental Health Rehabilitation project sets a new benchmark for therapeutic environments in regional NSW. Nestled between a rocky escarpment and a wetland, it transforms a former brickworks site into a calm, nature-connected healing space.

Every design decision — material, spatial and environmental — is rooted in the principles of connection, dignity and care. The architecture and interiors deliberately counter institutional stereotypes. Long, low-pitched roofs, a restrained material palette and generous courtyards give the project a distinctly residential character. Buildings cascade along the site’s contours, reinforcing a strong sense of place.

A central arrival space links indoors to bushland and establishes an immediate sense of calm. Adjacent to this, a gathering space with expansive landscape views serves as the project’s anchor. It welcomes families, supports community interaction and accommodates art therapies.

The built form is composed of small-scale residential units organised around courtyards and communal areas. Each unit combines social, sensory and private spaces to support a wide range of patient needs. Skylights and large windows maximise daylight, while landscaped courtyards reduce stress and support daily routines. Staff areas are designed for safety, visibility and respite.

The material palette draws from the site’s local geology and surrounding bushland. Warm masonry grounds the buildings, referencing the site’s industrial past, while fine fenestration elements echo local eucalypts. Landscape is integral: walking paths, activity areas and gathering spaces weave among existing trees and regenerated habitats.

The NSW Government is investing in this project as part of the Statewide Mental Health Infrastructure Program, which is being delivered in partnership by Health Infrastructure and Hunter New England Local Health District.





Pictured
Bedroom
Bathroom
Opposite page:
Kitchen
Kitchen detail



Interiors in harmony

Balancing restraint and detail with city rhythm

Harbourside

Harbourside is Mirvac’s landmark residential development in Darling Harbour, offering sweeping views of the city and a premium living experience within one of Sydney’s most iconic precincts. The base building architecture, by Snøhetta and Hassell, sets the framework for Bates Smart interiors that embody Australian luxury and a deep connection to place. The full experience begins on arrival, with a dramatic transition from porte cochère to a lobby where soaring sandstone walls and filtered sunlight lend a sense of grand occasion and set a tone for the interior spaces that follow.

The intent is to create serene apartments that allow the views to remain the true centrepiece. Across 263 residences — from one-bedroom apartments to expansive sub-penthouses and two-storey penthouses — interiors are defined by restraint and crafted detail. Two palettes draw on Sydney’s natural setting: one featuring green shades, alluding to the harbour foreshore, the other infused with ochre tones referencing local sandstone geology. Sculptural quartzite and marble are focal points in kitchens and bathrooms, their raw beauty refined and controlled.

Bespoke detailing borrows from the tower’s sculpted angularity and façade. Timber flooring echoes its taper, while custom elements extend to handles, drawer pulls, doors and stone-inlaid taps. Overhead kitchen cupboards are mirror etched, recalling the dilly bags woven and used by Gadigal and Wangal woman to fish in the harbour.

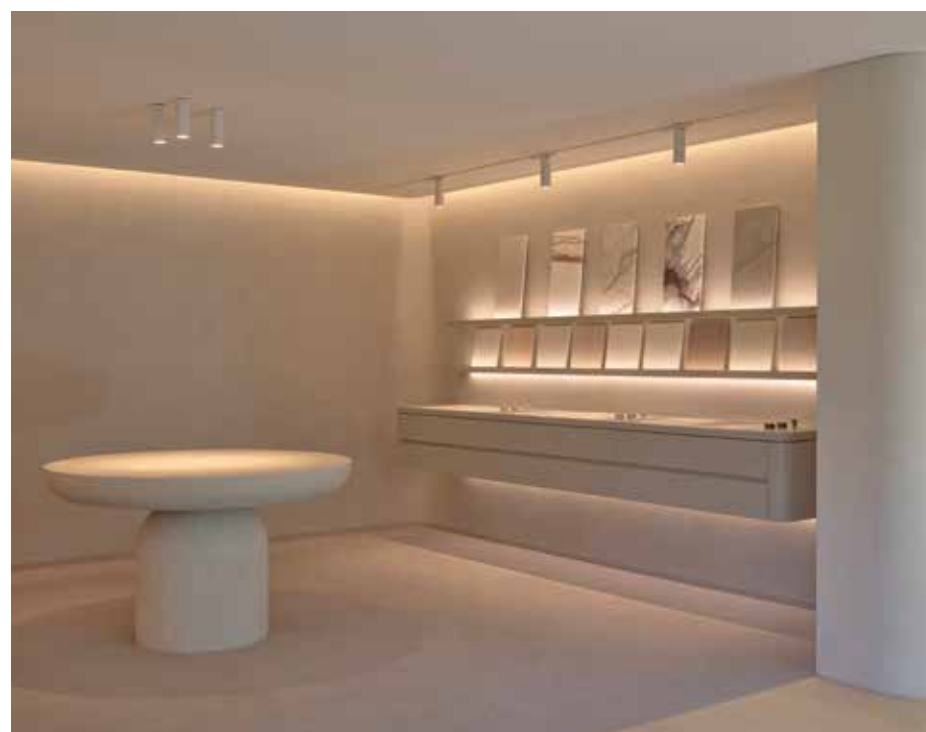
Light-filled living spaces extend outdoors to private balconies overlooking the harbour and skyline. Premium resident amenities — lounge, dining, cinema, pool and spa — share the same crafted palette, uniting residences and shared spaces in a cohesive vision of contemporary waterfront living.





“437 St Kilda Road is a place of connection — between heritage and future, between park and city — within spaces defined by context and craft.”

Grant Filipoff, Associate Director, Bates Smart



Streamlined sophistication

A sensory journey through form, materiality and light

437 St Kilda Road Display Suite

On a landmark corner beside Fawkner Park, 437 St Kilda Road, by Cbus Property, will deliver 77 refined residences ranging from two and three-bedroom apartments to expansive whole-floor homes. Its architecture reinterprets the boulevard’s Art Deco and Streamline Moderne heritage with strong horizontals, softened corners and balanced proportion. Interiors continue this language through restrained materiality, generous planning and crafted details.

The display suite translates these ideas into an immersive experience. Visitors enter through a custom bronze and textured glass door into a serene arrival space, leading to a gallery framed by park views. A model of the building is positioned on axis with these views, reinforcing the connection between place and architecture. Sculptural works by local artists enrich the gallery, while an expansive digital screen and custom meeting tables create a dynamic setting for discussion. Beyond, the material laboratory offers a highly tailored experience, with curated palettes and large-format samples displayed in a studio-like environment that encourages touch and exploration.

At its heart, a full-scale apartment demonstrates the project’s interior design. Curved polished plaster walls, coffered ceilings and rounded joinery echo the building’s architectural form. A restrained tonal palette is elevated with custom parquet flooring, natural stone joinery and bespoke tapware. Thoughtfully curated furniture, lighting, textiles and artworks complete the interiors. The display balcony and façade reveal panoramic simulations of views across Fawkner Park, the Botanic Gardens and the city skyline.



Pictured
Kitchen
Bathroom
Opposite page:
Sales gallery
Entrance
Material laboratory

Verdant residences

Modern homes inspired by heritage and green spaces



Prince & Parade

Prince & Parade is a collection of parkside residences in Melbourne’s inner north, designed in collaboration with Mirvac Design. Inspired by the area’s diverse mews, green spaces and architectural character, the project extends Princes Park into the precinct through natural materials, landscaped links and outdoor amenity.

The architecture references Carlton North’s traditional terrace houses while drawing on Brunswick’s industrial palette, with rich textures, layered façades and considered detailing. The project comprises six connected volumes forming two distinct buildings. Each volume is stepped, scaled to its context and articulated in response to orientation. Warm masonry unifies the composition, with subtle variations in texture, solidity and grain responding to scale, light and perspective.

The façade reflects Brunswick’s historical brickwork while balancing the elegance of natural stone. On the townhouses, brick piers scaled over three-storeys echo the layered proportions of Victorian terrace houses and act as striking ‘bookends’.

The 166 luxury residences are designed for modern, inner-city living, offering generous floorplans and abundant natural light. Interiors are thoughtfully planned to prioritise ease of movement, privacy and comfort, enhanced by a refined palette of muted ochre and dusky earth. Shared amenities — including a residents’ lounge, library, dining room and rooftop terrace — support both relaxation and social connection.

Landscape design by Jack Merlo, extends to the wider community through a publicly accessible Green Walk linking Park Street to Brunswick Road, improving walkability and access to communal open space. Verdant pockets, rain gardens and native plantings promote wellbeing and sustainability. As an all-electric building, Prince & Parade offers elevated, conscious living that honours context, heritage and the natural environment.

Pictured
Façade
Outdoor terrace
Opposite page:
Entrance sketch
South exterior



“Our vision extends the spirit of Princes Park into everyday living — where architecture and landscape are inseparable. Layers of brick, stone and planting balance luxury and convenience with nature, grounding the project in the character of the neighbourhood.”

Karen Wong, Director, Bates Smart

Pictured
Kitchen
Apartment
Bathroom
Opposite page:
Lobby
Residents’ lounge



Local by design

Vibrant, communal hospitality for modern travellers



Lyf Bondi Junction

Lyf Bondi Junction reimagines the hotel experience for a new generation of travellers — blending community, flexibility and the feeling of living like a local. Embedded within Bondi Junction's retail hub, the building's dynamic façade engages the street while connecting seamlessly with its neighbourhood.

The architecture is articulated as two volumes: the western volume is raised to create a double-height space at the back of the site, while the eastern volume carves out a rooftop terrace. At ground level, a café activates the Hollywood Avenue frontage. Inside, the double-height lobby is publicly accessible, housing a bar, lounge, co-working zone and restaurant. A generous landscaped courtyard beyond provides respite from the bustle. Above this social hub, shared guest amenities include a communal kitchen, conference spaces and a rooftop gym. Landscaped podium and rooftop levels extend amenity with green outdoor spaces.

Typical floors are organised as two linear bars separated by a central core. Circulation zones benefit from abundant daylight. Across nine levels, 197 guest rooms maximise natural ventilation and frame views of Sydney Harbour and nearby beachside neighbourhoods.

Materiality draws on Bondi Junction's urban fabric and beachside vernacular, combining raw concrete, warm timber, sandstone pavers and profiled terracotta panels. Large bay windows and faceted façades capture the interplay of light and shadow. A feature awning at ground level provides shelter and draws pedestrians into the building's vibrant frontage.

Pictured
Multiple level void
Communal bar
Guest room
Opposite page:
East elevation



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Park Modern, façade detail

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Fishermans Bend
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Merivale Hotel, Southbank
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