



## BATES SMART PTY LTD

**SINCE 1852 BATES SMART HAS BEEN CONTINUOUSLY INVOLVED IN MAJOR COMMERCIAL, RESIDENTIAL AND PLANNING PROJECTS** that have influenced both urban and regional development. Their commitment to design excellence, environmental responsiveness and client service affirms their reputation as one of Australia's most respected design firms. Today, Bates Smart has offices in Melbourne and Sydney and specialise in architecture, interior design, urban design and strategy.

Bates Smart was selected for architecture and interior design for Lot Three of the Rhodes Waterside residential development, when they entered and won an invited design competition in December 2002.

Design Manager for Lang Walker, Mr. Paul Pozzoban, oversees the residential design process. "The architects that have been selected were selected because they deliver cutting edge, award winning, modern styled architecture," said Mr. Pozzoban.

Bates Smart's design comprises 153 apartments on the waterfront site. Bates Smart provided full architectural and interior design services, acting as lead consultant through concept, Development Application and Tender Documentation, and their involvement will continue throughout the construction phase of the project.

Bates Smart employed a team of one director, one project leader, and four architects and interior designers for the project. Mr. Philip Vivian is a Director of Bates Smart and Design Director for Bates Smart at Rhodes Waterside.

"Our aim is to create a striking contemporary building that responds both to its waterfront location and to the informal urbanity of Shoreline Avenue. The design results from the desire to maximize the number of apartments with north orientation, cross ventilation and water views. The stepped massing is a response to the DCP height limits, the tapered site geometry and a desire to create corner apartments with water views. The stepped forms have become the design aesthetic, and are emphasised with floating roof planes. A combination of natural sandstone base, white balconies and green patina roof forms creates a classical composition that combines natural and artificial materials," said Mr. Vivian. "We used natural materials to respond to the waterside environment," he said.

Bates Smart is proposing to use lightweight green patina copper cladding for roof and wall elements offset by precast

and rendered walls and glazing.

"The tapered site presented a difficult geometry to work with as it narrowed toward the waterfront. The statutory requirements also set a four-storey limit to the waterfront. This steered the client towards a wall of buildings four stories high for the length of the waterfront boundary. Through negotiations with the regulatory authorities we were able to demonstrate that by relaxing the height limit we could provide a more animated, varied and less dominant form to the waterfront promenade," said Mr. Vivian

"Apartments are arranged in a perimeter block configuration that is open at the waterfront end. The form consists of two fingers that follow the street alignments, allowing shared views of the bay across the court. A smaller block sits between the fingers on Shoreline Avenue to enclose the courtyard at its land end," said Mr. Vivian.

"The design is sustainability driven. We have used techniques such as obtaining cross ventilation, orienting to Northern sun in winter, rainwater collection and reuse, water efficient fixtures, and deep soil planting," said Mr. Vivian.

For more information on Bates Smart, visit [www.batessmart.com.au](http://www.batessmart.com.au).

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