

1<sup>st</sup> June 2022

**Architecture  
Interior Design  
Urban Design  
Strategy**

**BATESSMART™**

**Design Statement  
S4.55(1A)**

**Project:** Waterloo Metro Quarter – OSD Southern Precinct  
**Purpose:** S4.55(1A)  
**Reference:** SSD-10437

This Design Statement has been prepared by Bates Smart Architects on behalf of WL Developer Pty Ltd (the applicant) with regards to a Section 4.55(1a) application to modify the State Significant Development SSD 10437 – Waterloo Metro Quarter OSD Southern Precinct

**Proposed Modifications**

These proposed changes are the result of improving the services design as part of the development process.

**Building 3 - External**

- / Revised roof plant zones
  - Increase height of plant zones, not exceeding the approved Concept building envelope (RL96.9)
- / Addition of louvre for ventilation on western elevation to Level 24 lift core
- / Additional service doors to podium roof
- / Addition of louvres to podium of the mezzanine level and Level 1.
- / Addition of louvres to northern elevation of the ground level and Level 2

**Building 3 - Internal**

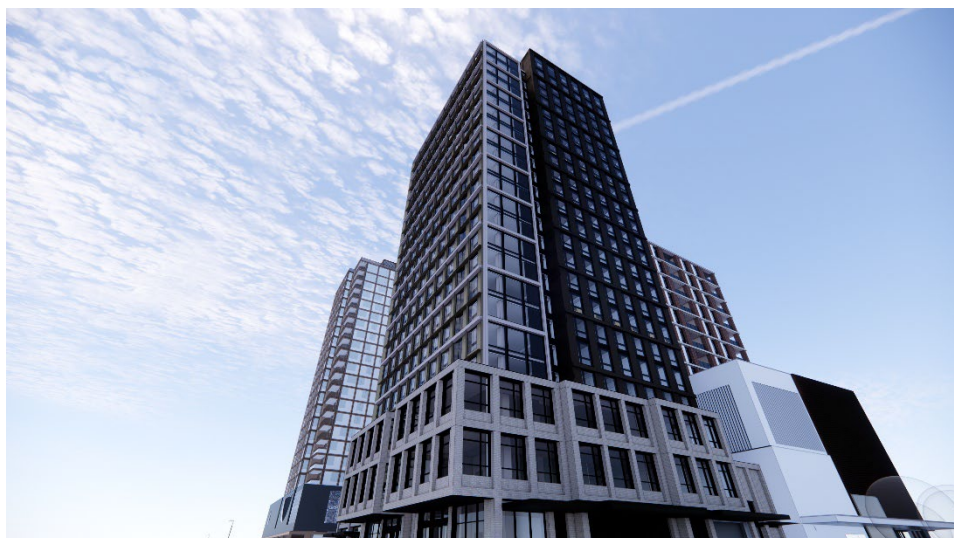
- / Student accommodation – reconfiguration to the core and services areas.
- / Gym – lift and stair reconfiguration
- / Addition of block wall and boom gate to loading dock driveway

There is no change in the currently approved GFA. The revised design remains consistent with the Design and Amenity Guidelines.

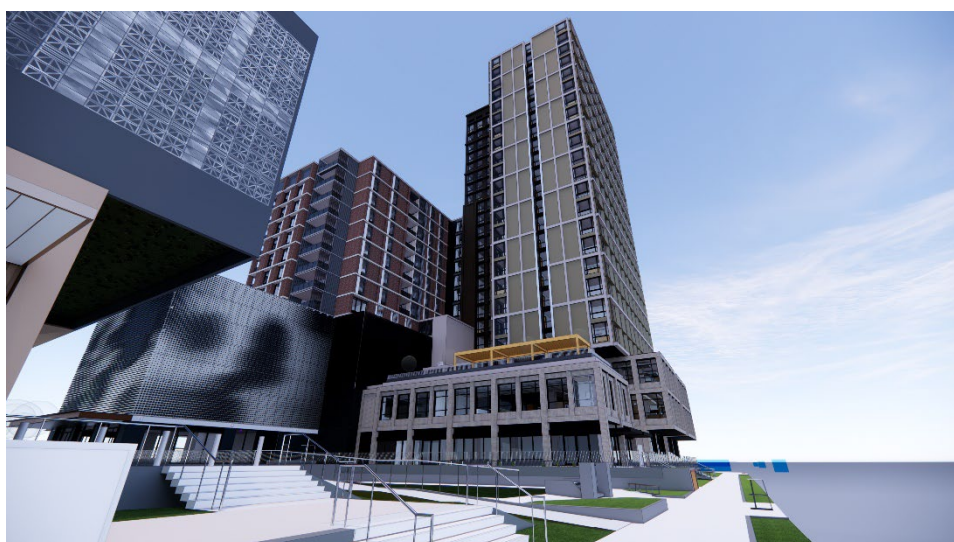
The revised roof plant zones do not negatively alter or impact the design intent of Building 3. The proposed development is predicted (by RWDI) to be compliant with both criteria for Alexandria Park and consistent with the previous shadow analysis for the approved development. The plant zones are set back from the building edge and not readily visible from the public domain. Refer to images below for indicative approximations of the views along Botany Road.



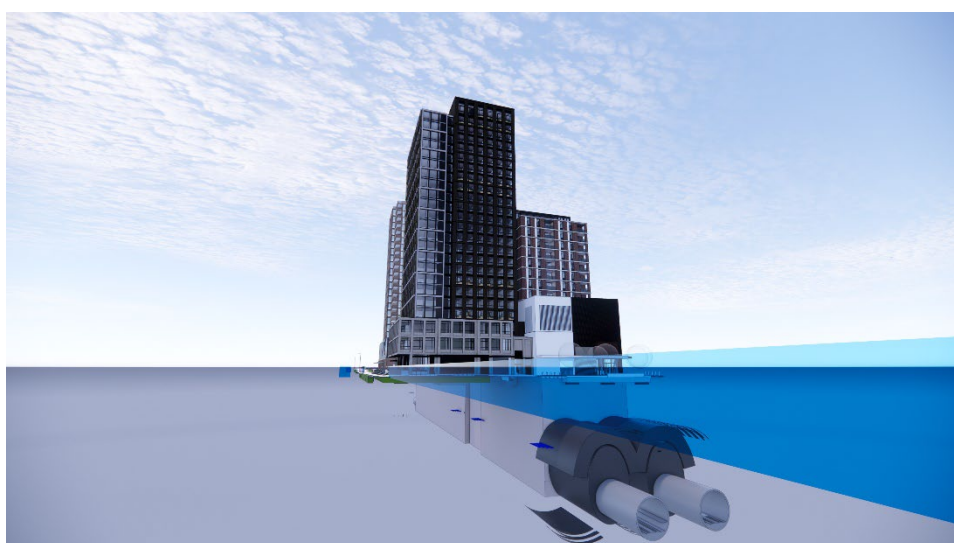
.....  
Guy Lake  
Director



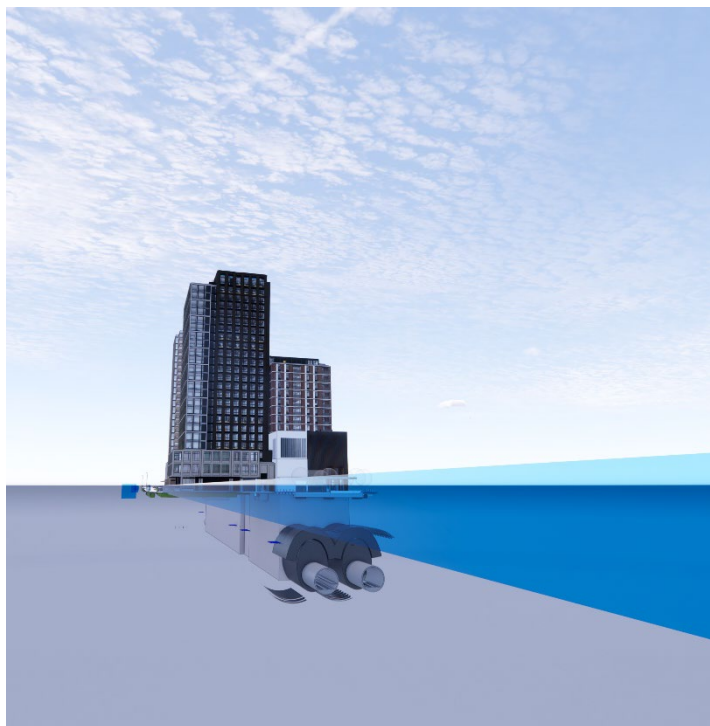
*View from corner of Botany Rd and Wellington St Looking North – Plant not visible*



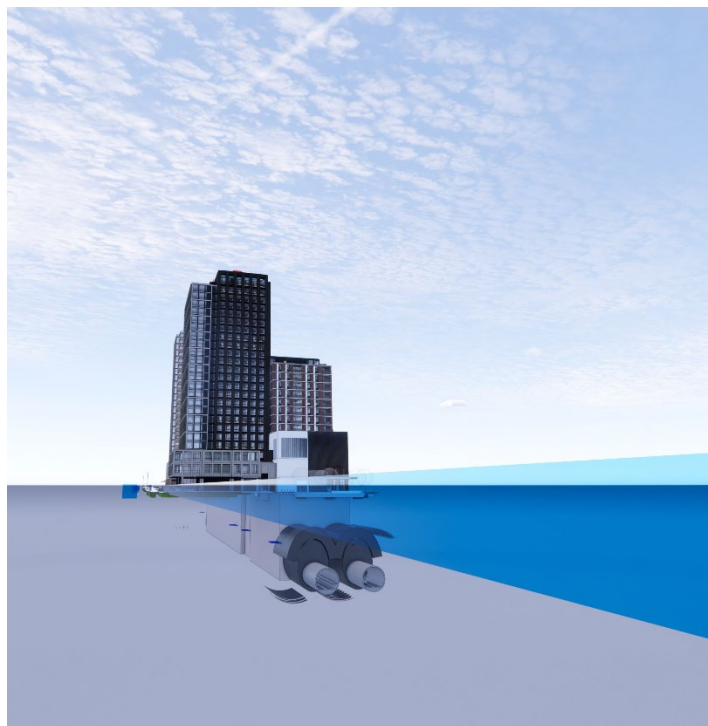
*View from Botany Rd adjacent Building 2 Looking South – Plant not visible*



*View from Botany Road halfway between Wellington St and John St Looking North.  
Approximately 80m from southwest corner of Building 3 – Plant not visible*



*Current view from corner of Botany Rd and John St Looking North.  
Approximately 160m from southwest corner of Building 3*



*Proposed view from corner of Botany Rd and John St Looking North. Approximately 160m from southwest corner of Building 3 –  
Tallest plant zones slightly visible. All other plant zones not visible*