



23 November 2023

Planning Secretary
Department of Planning and Environment

Waterloo Metro Quarter Southern Precinct (SSD 10437):
Condition B10 Material and Finishes

Dear Planning Secretary,

This letter has been prepared by WL Developer (Applicant) and Bates Smart Architects (the Design Team), to satisfy Southern Precinct SSD 10437 consent condition B10 Materials and Finishes. Appendix A of this letter includes the details of final external materials and finishes for the Planning Secretary's information, including the final specifications of colour, material, and where relevant, manufacturer.

Yours sincerely,

Ryan Thomas
Project Director
Waterloo Metro Quarter
78 Wyndham Street, Waterloo



Waterloo Integrated
Station Development

A Joint Venture Project

**JOHN
HOLLAND**



Appendix A – Waterloo Metro Quarter Building 3 and 4 Materials and Finishes

WATERLOO METRO QUARTER BUILDING 3&4

CONDITION B10 - MATERIALS AND FINISHES

NOVEMBER 2023



**JOHN
HOLLAND**

BATESSMART™



SOUTHERN PRECINCT

SSDA CONDITIONS

MATERIALS AND FINISHES

B10. Prior to the issue of the relevant Construction Certificate, details of final materials and finishes must be lodged to the Planning Secretary. The details must include:

- (a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application.
- (b) confirmation of the process and methods in arriving at the final choice for all materials and finishes
- (c) detailed architectural drawings of the façade details, including glazing specification and sun shading devices. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary.

The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.

PROCESS AND METHODS IN ARRIVING AT FINAL CHOICE OF MATERIALS AND FINISHES

In developing final selections for the external materials and finishes, Bates Smart have:

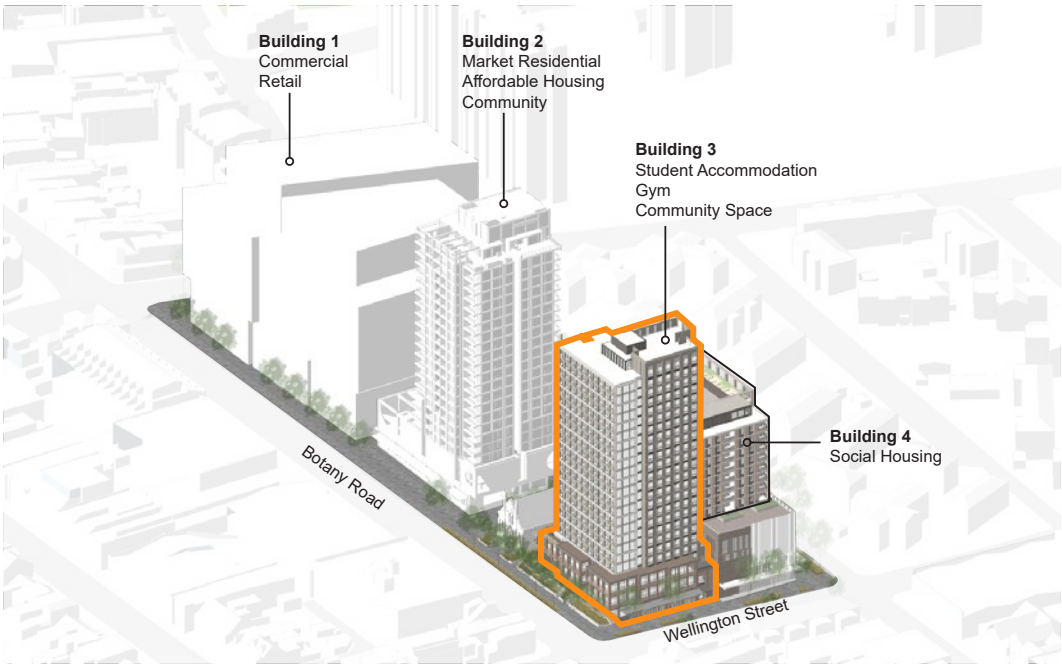
- Worked with our internal expert facade team to develop the details consistently with the aesthetic intent of the approved SSDA scheme and existing local context
- Undertaken internal reviews of the materials and finishes proposed, and benchmarked against other Bates Smart projects
- Resolved technical details with our facade consultants Apex, Xavier Knight, Facade Contractor Micos, and John Holland Building
- Taken performance criteria for glazing and other materials from the ESD Consultant Cundall to ensure energy targets and ESD commitments are met
- Taken performance criteria from the Wind Assessment Consultant RWDI
- Ensured that external reflectivity limits are not exceeded
- Worked with the Acoustic Engineers Stantec to ensure glass thickness and other facade elements are suitably selected for acoustic performance
- Considered material longevity, and the facade consultants have developed their specifications to ensure that longevity and other performance criteria are comfortably addressed in parallel with warranties from the facade contractors

BUILDING 3

Proposed GFA:	13,358 m ²
Proposed Storeys (excl. Mezzanine)	24 + plant level
Commercial GFA	919 m ²
Community Space GFA	295 m ²
Student Accommodation GFA	12,144 m ²

Student Accommodation:

	Units	Beds
Typical Studios	393 units	393 Beds
Twin Studios	39 units	78 Beds
Accessible Studios	3 units	3 Beds
Total	435 units	474 Beds



Typical Plan



View from corner of Botany Road and Wellington Street

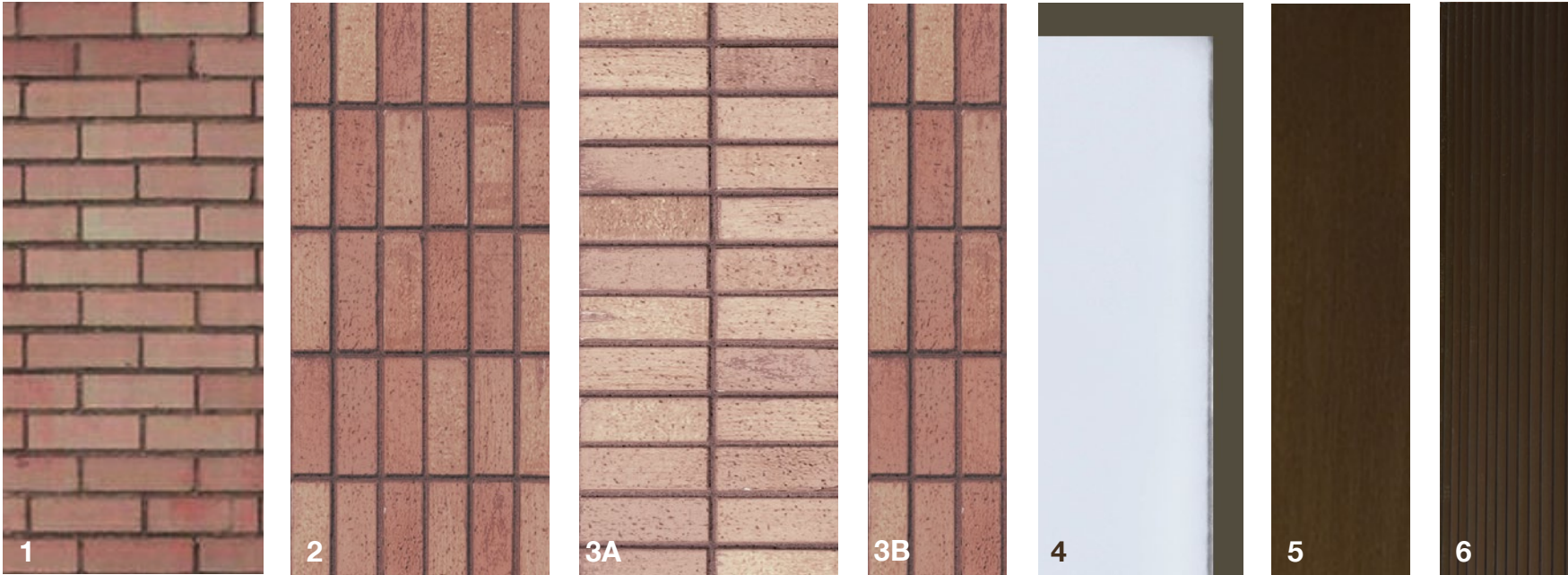
Artist's impression only (Image by Doug & Wolf)

BUILDING 3 MATERIALS BOARD

PODIUM MATERIAL SELECTIONS



Finishes Proposed at SSDA



Selected Finishes

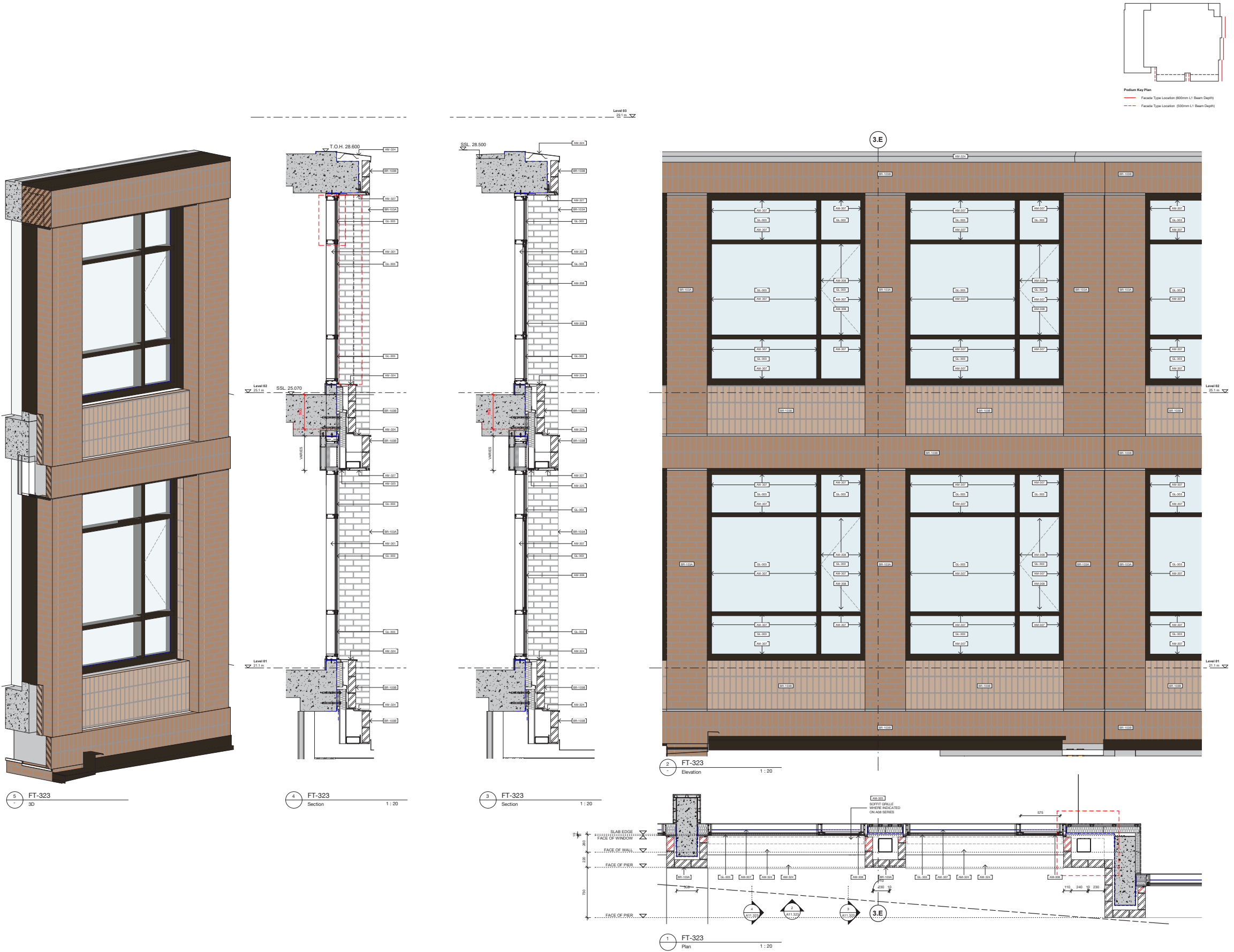


Building 3 Podium Finishes

1/	Brickwork - General podium Stretcher Bond	Dry Pressed Bricks Bowral Bricks Gertrudis Brown
2/	Brick - Soldier Course	Bowral Bricks Gertrudis Brown
3/	3A Brick - Stacked Bond Infill	Bowral Bricks Gertrudis Brown
	3B Brick - Soldier Course Infill	Bowral Bricks Gertrudis Brown
4/	Clear vision glass	Double glazed unit with clear performance vision glass with neutral body tint 6mm Clear HS (SJ79#2) + 12 Argon (Blackspacer) + 5mm Clear HS + 1.52mm PVB + 5mm Clear HS VLT 69%, Reflectivity 12%, U-Value 1.39 W/m2-K, SHGC 0.42
	Window frames	Aluminium window system Powdercoat finish Colour - “Dark Bronze”
5/	Metal Detailing	Solid Aluminium Powdercoat “metallic” finish Colour - “Dark Bronze”
6/	Louvres	Solid Aluminium Powdercoat “metallic” finish Colour - “Dark Bronze”

BUILDING 3

PODIUM DETAILS FINISHES PALETTE

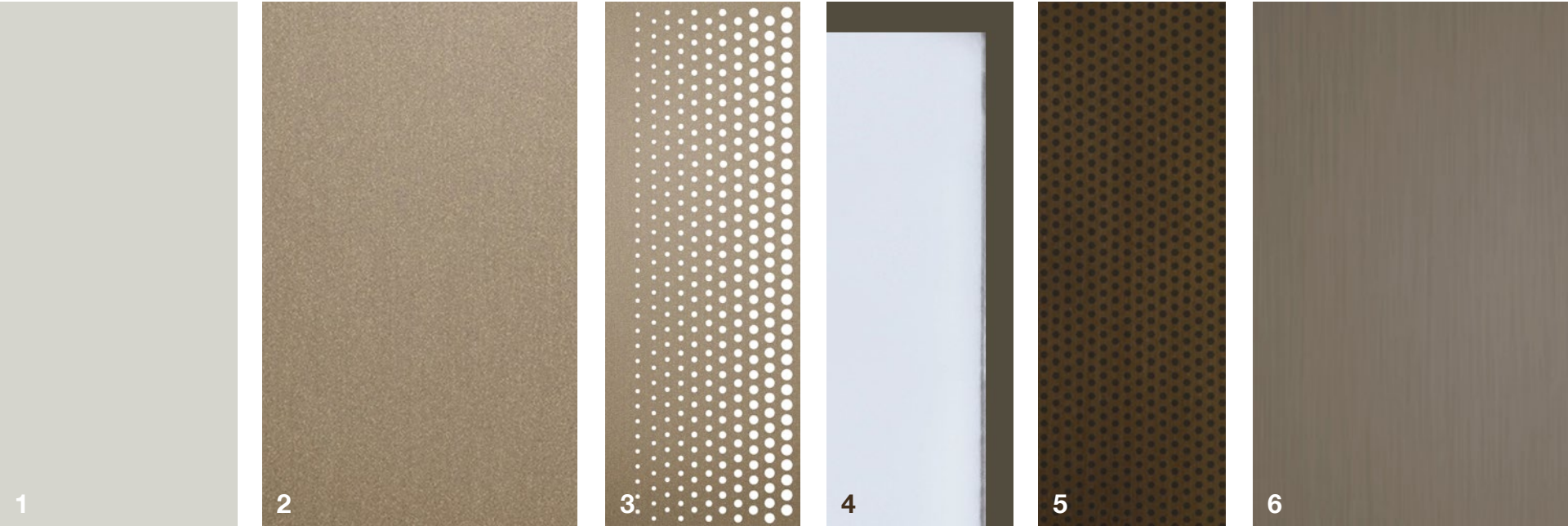


BUILDING 3 MATERIALS BOARD
TOWER MATERIAL SELECTIONS



Artist's impression only (Image by Doug & Wolf)

Finishes Proposed at SSDA



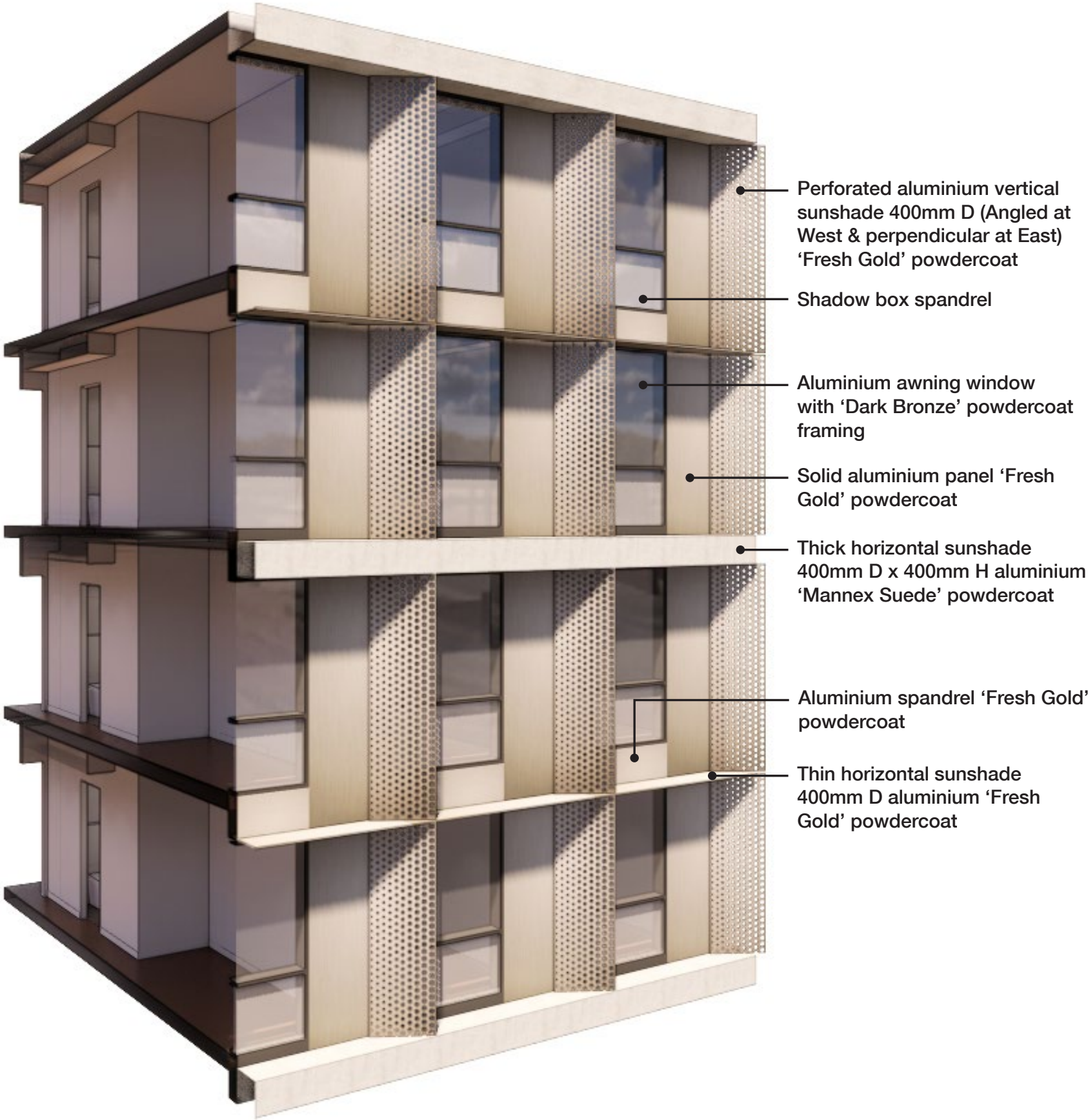
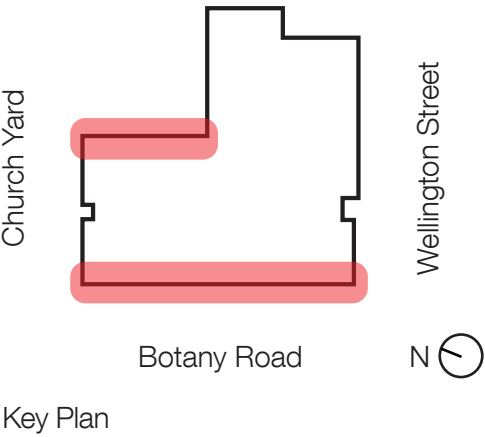
Selected Finishes



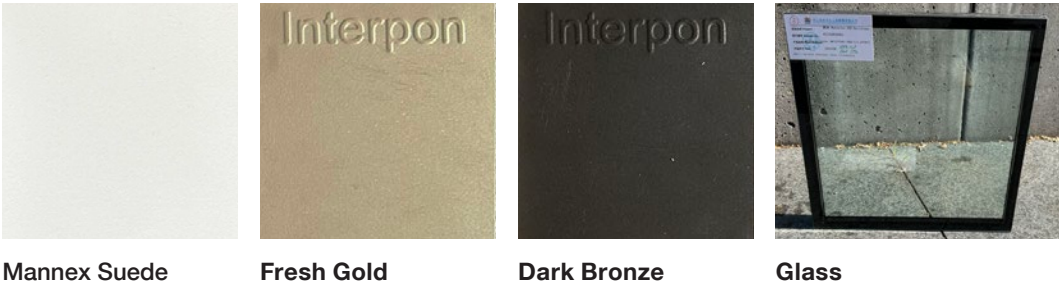
Building 3 Tower Finishes

1/	Horizontal Sunshades to western volume	Solid Aluminium Powdercoat “textured matt” finish Colour - “Mannex Suede”
2/	Cladding to to East & West Studios	Solid Aluminium Powdercoat “metallic” finish Colour - “Fresh Gold”
3/	Perforated Aluminium Sunshades to East & West Studios	Solid Aluminium Powdercoat “metallic” finish Colour - “Fresh Gold”
4/	Clear vision glass	Flush glazed DGU with clear performance vision glass with neutral body tint 6mm Clear HS (SJ79#2) + 12 Argon (Blackspacer) + 5mm Clear HS + 1.52mm PVB + 5mm Clear HS VLT 69%, Reflectivity 12%, U-Value 1.39 W/m2-K, SHGC 0.42
	Glass shadow box	Shadow box using clear vision glass and dark bronze back pan
	Window frames	Aluminium curtain wall system Powdercoat “metallic” finish Colour - “Dark Bronze”
5/	Perforated Aluminium Cladding to North, South, and East (L16 and up)	Solid Aluminium Powdercoat “metallic” finish Colour - “Medium Bronze” and “Dark Bronze”
6/	Cladding / Sunshades to North & South Studios	Solid Aluminium Powdercoat “metallic” finish Colour - “Medium Bronze”

BUILDING 3 MATERIALS BOARD
TOWER EAST AND WEST FINISHES PALETTE

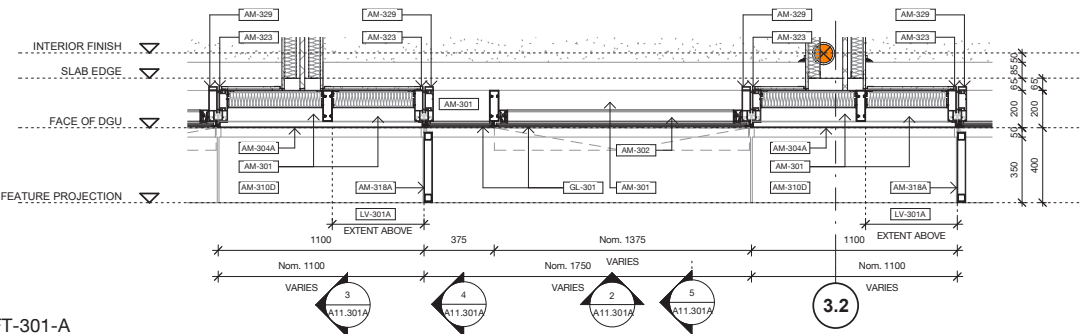
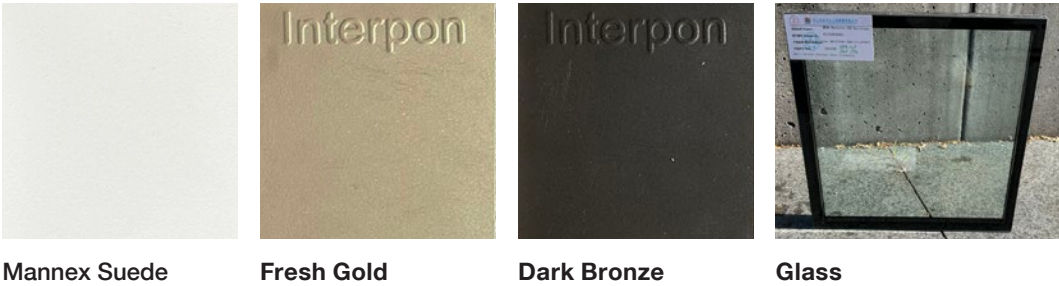
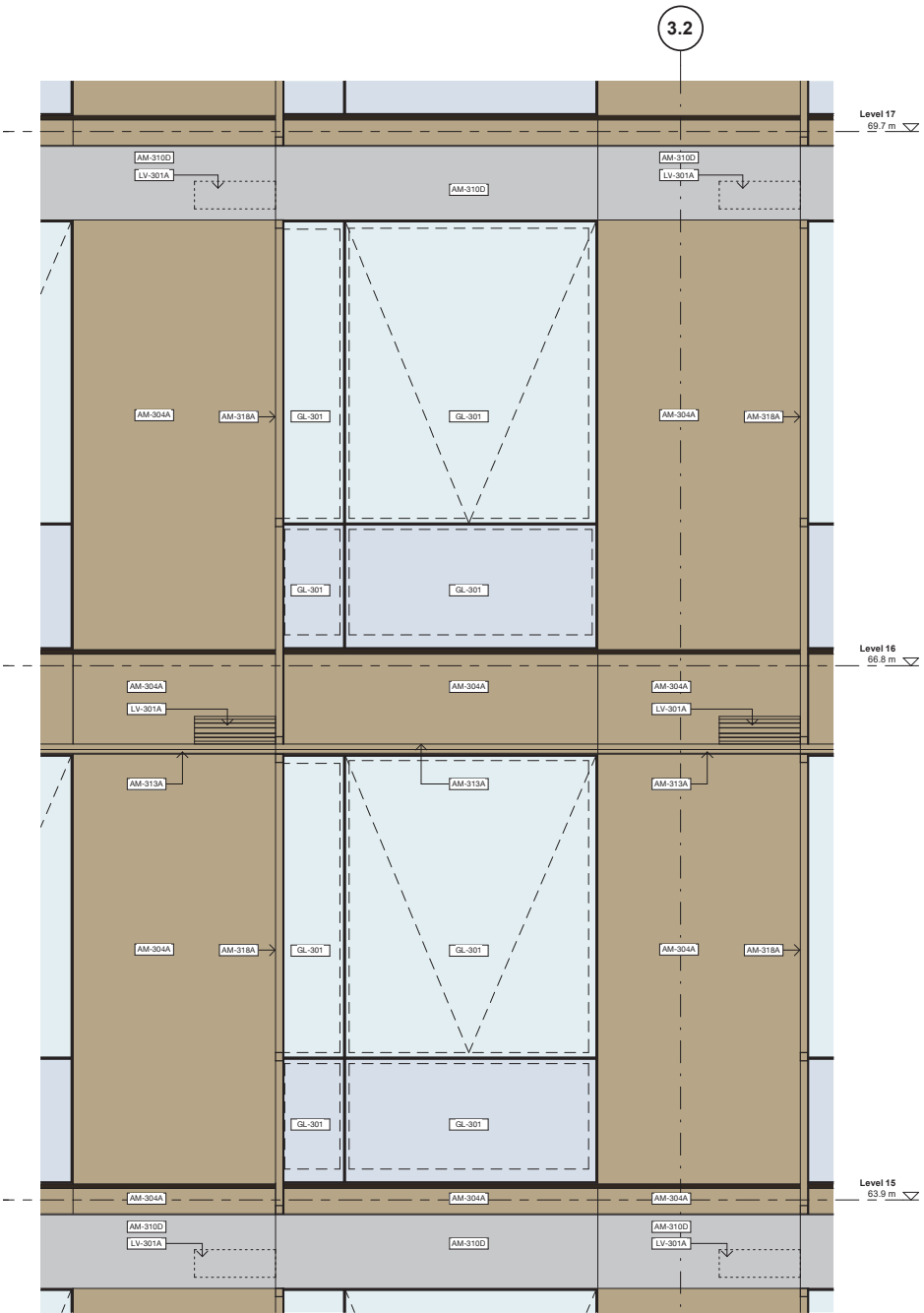
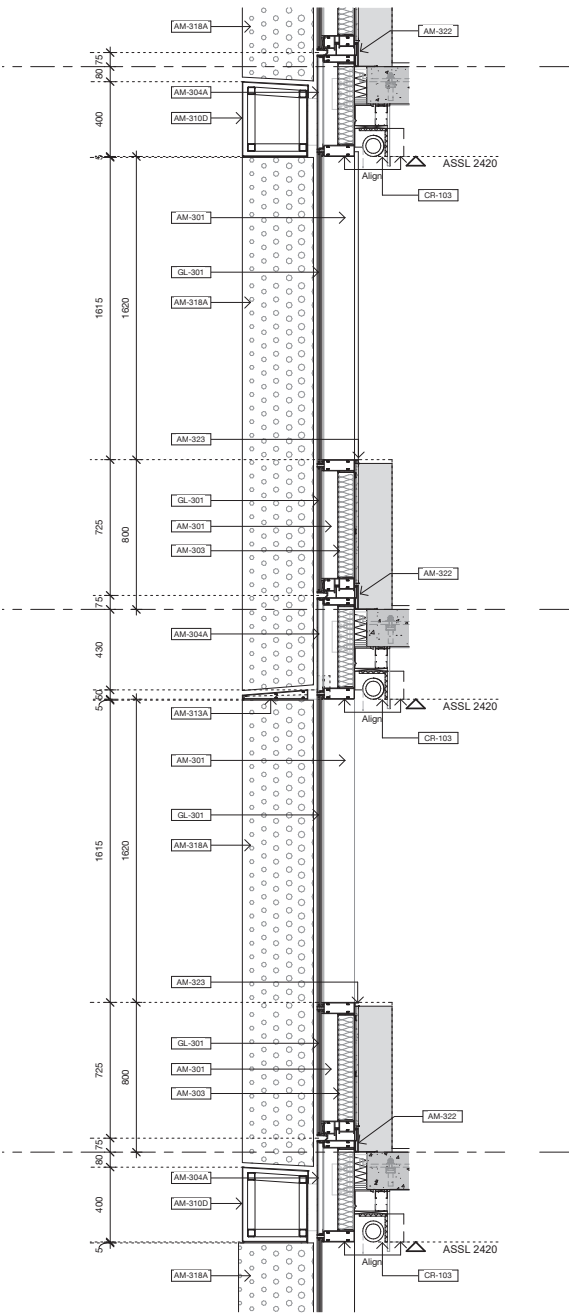
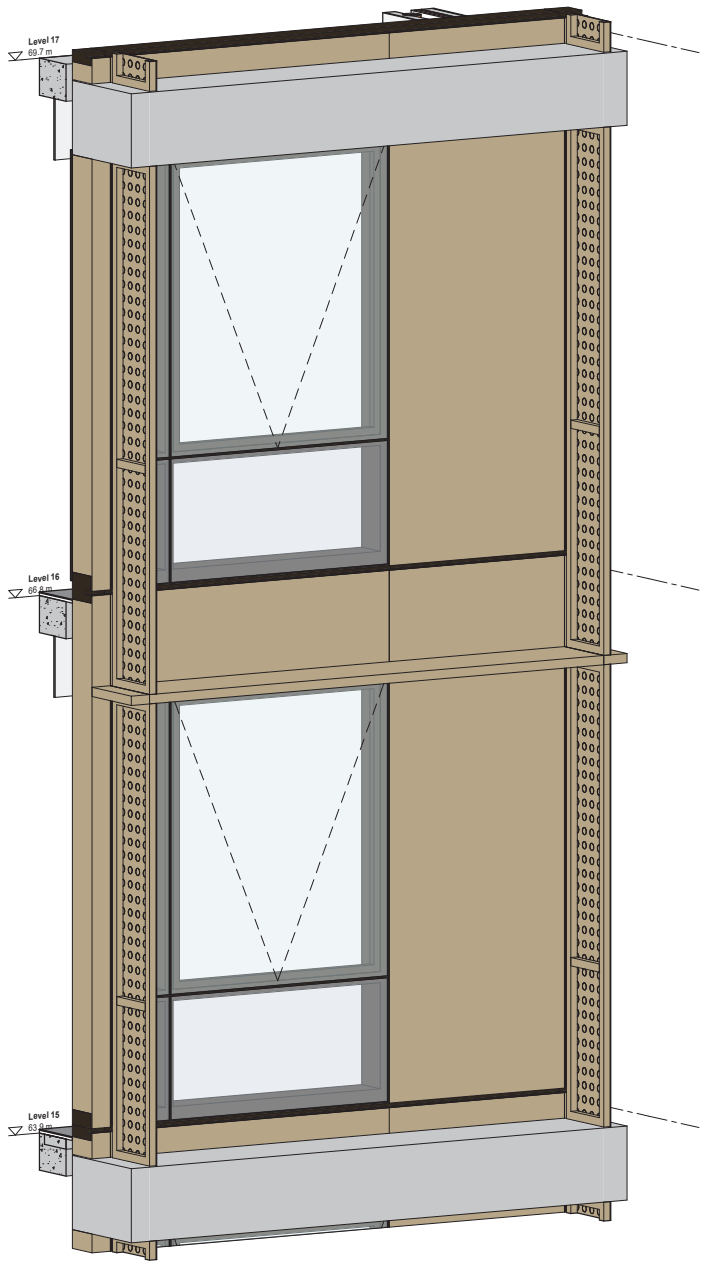
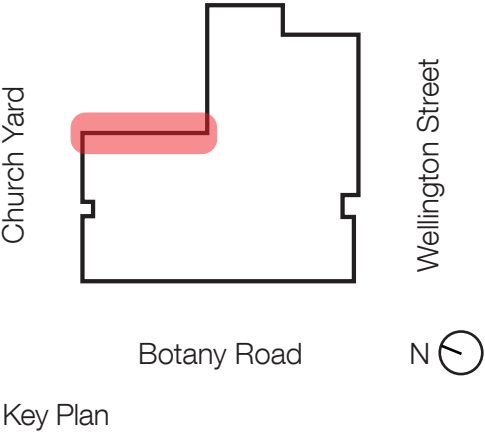


3D facade section of the west facing facade

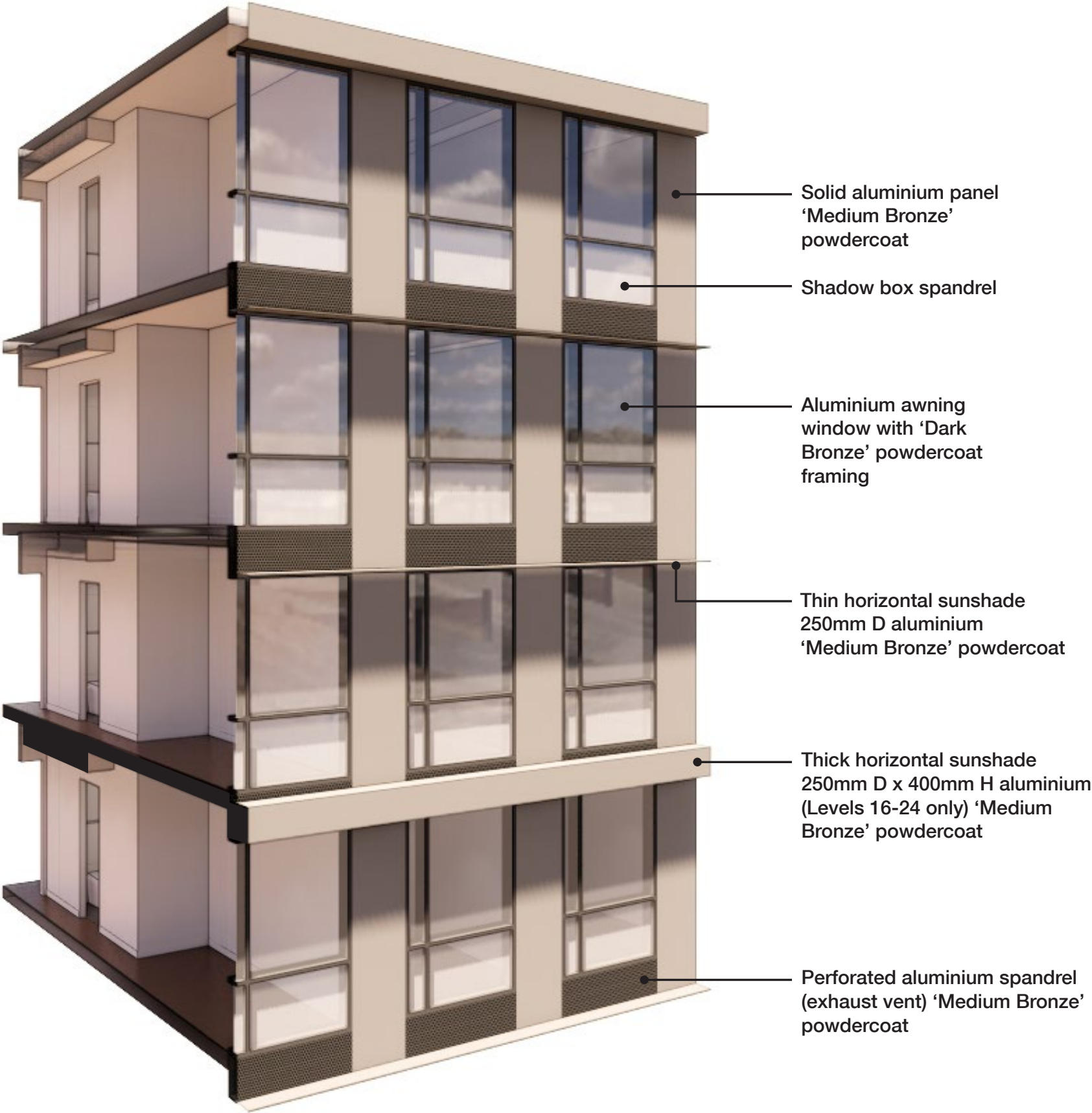
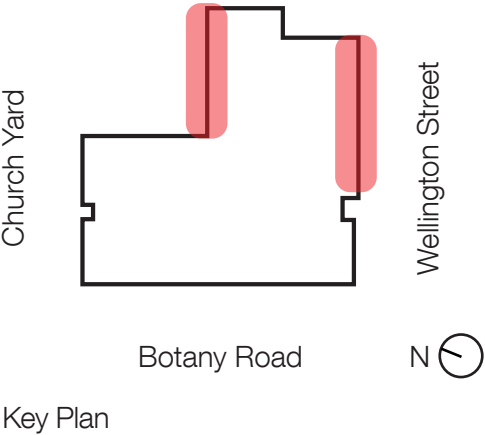


BUILDING 3

TYPICAL DETAILS TOWER EAST FINISHES PALETTE



BUILDING 3 MATERIALS BOARD
TOWER NORTH AND SOUTH FINISHES PALETTE

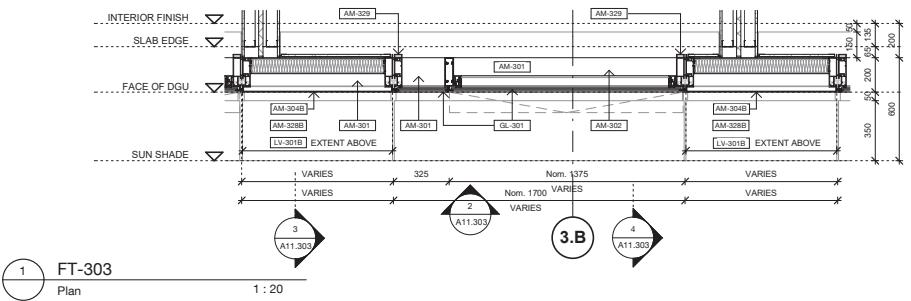
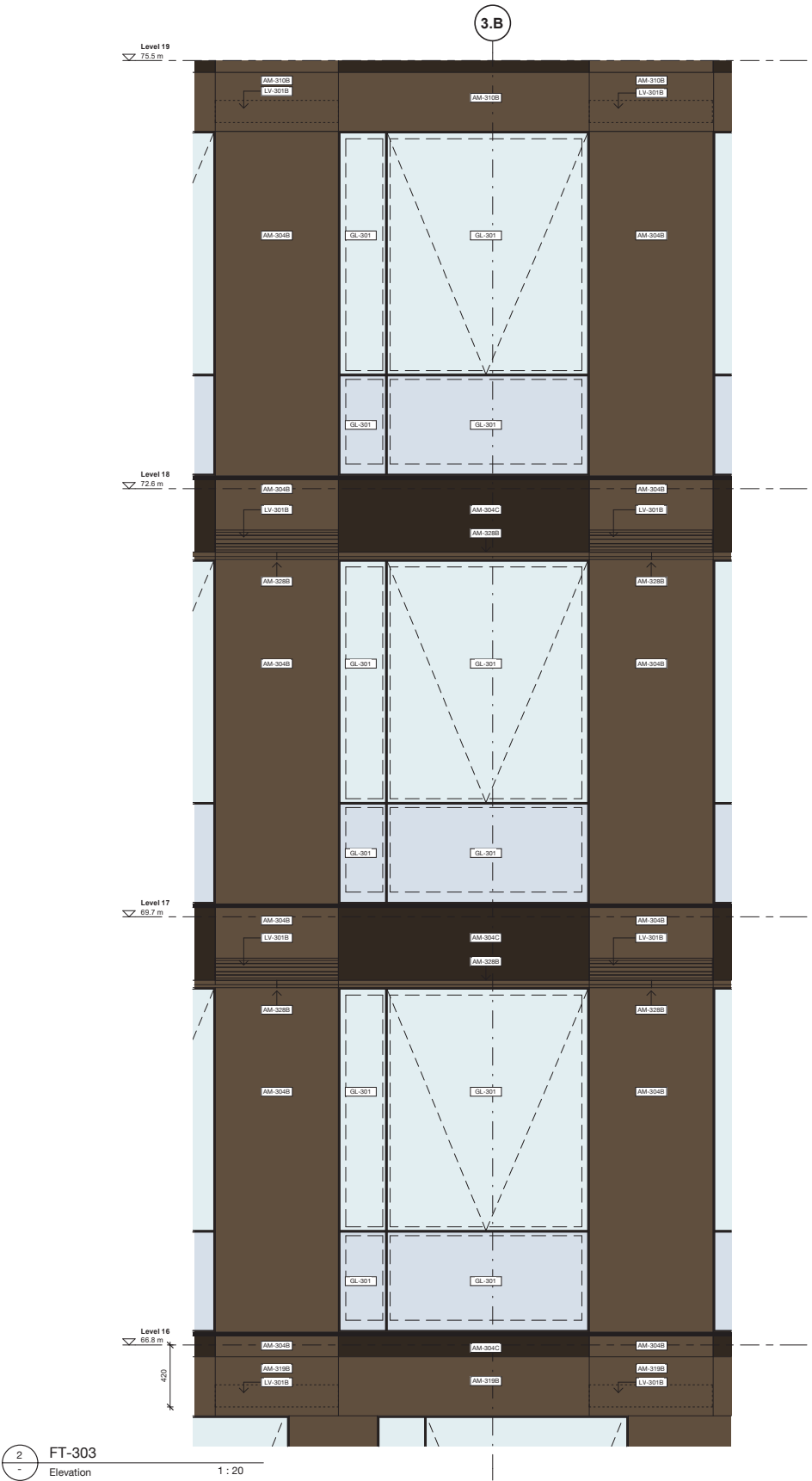
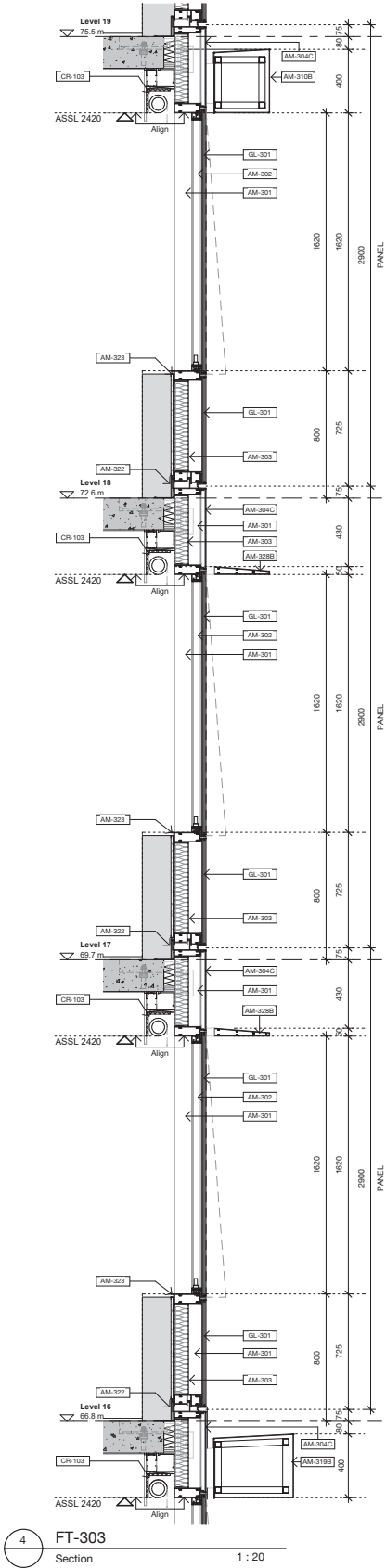
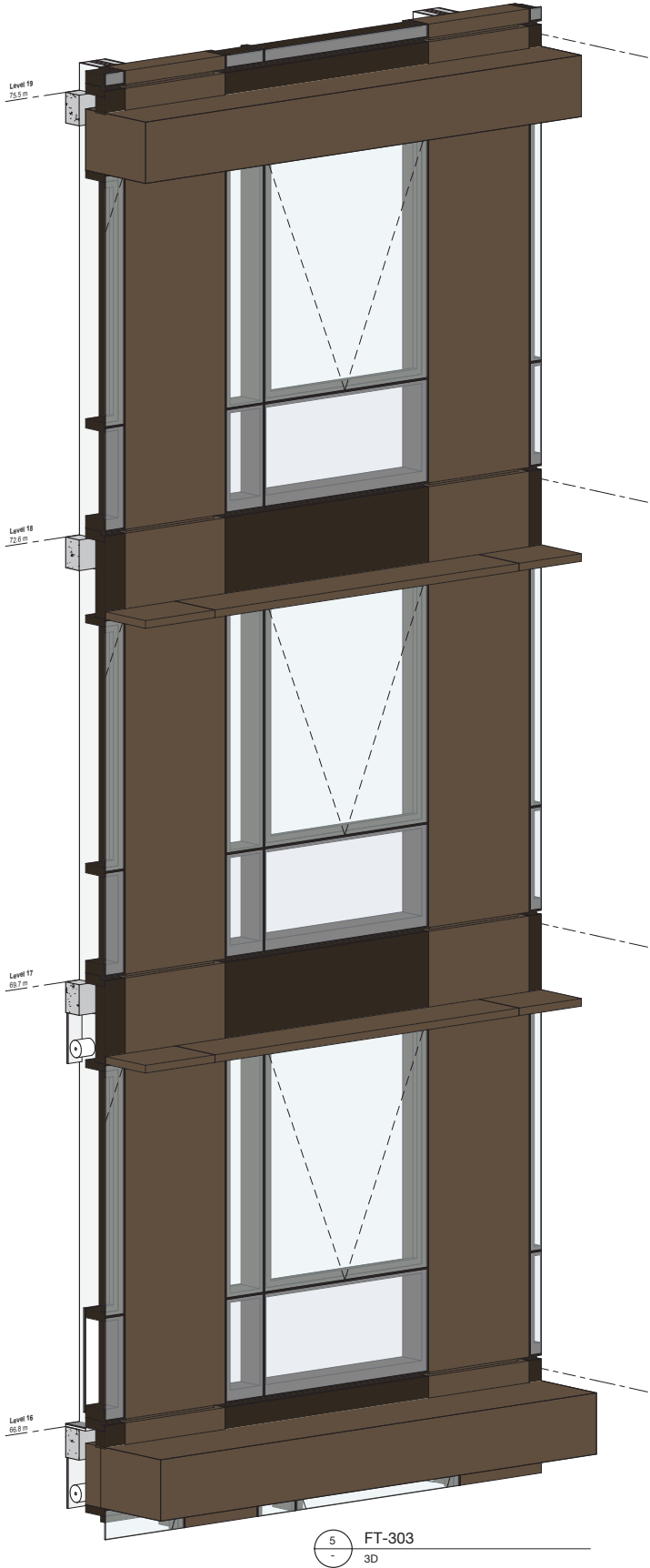
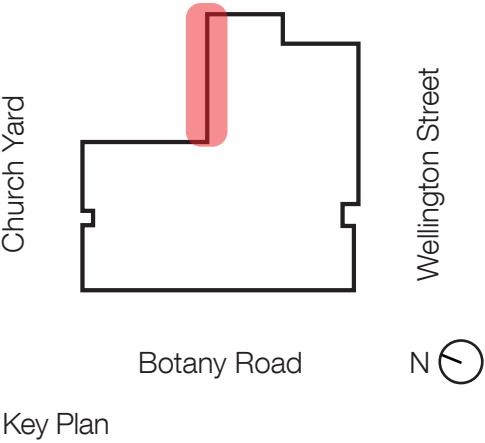


3D facade section of the north facing facade



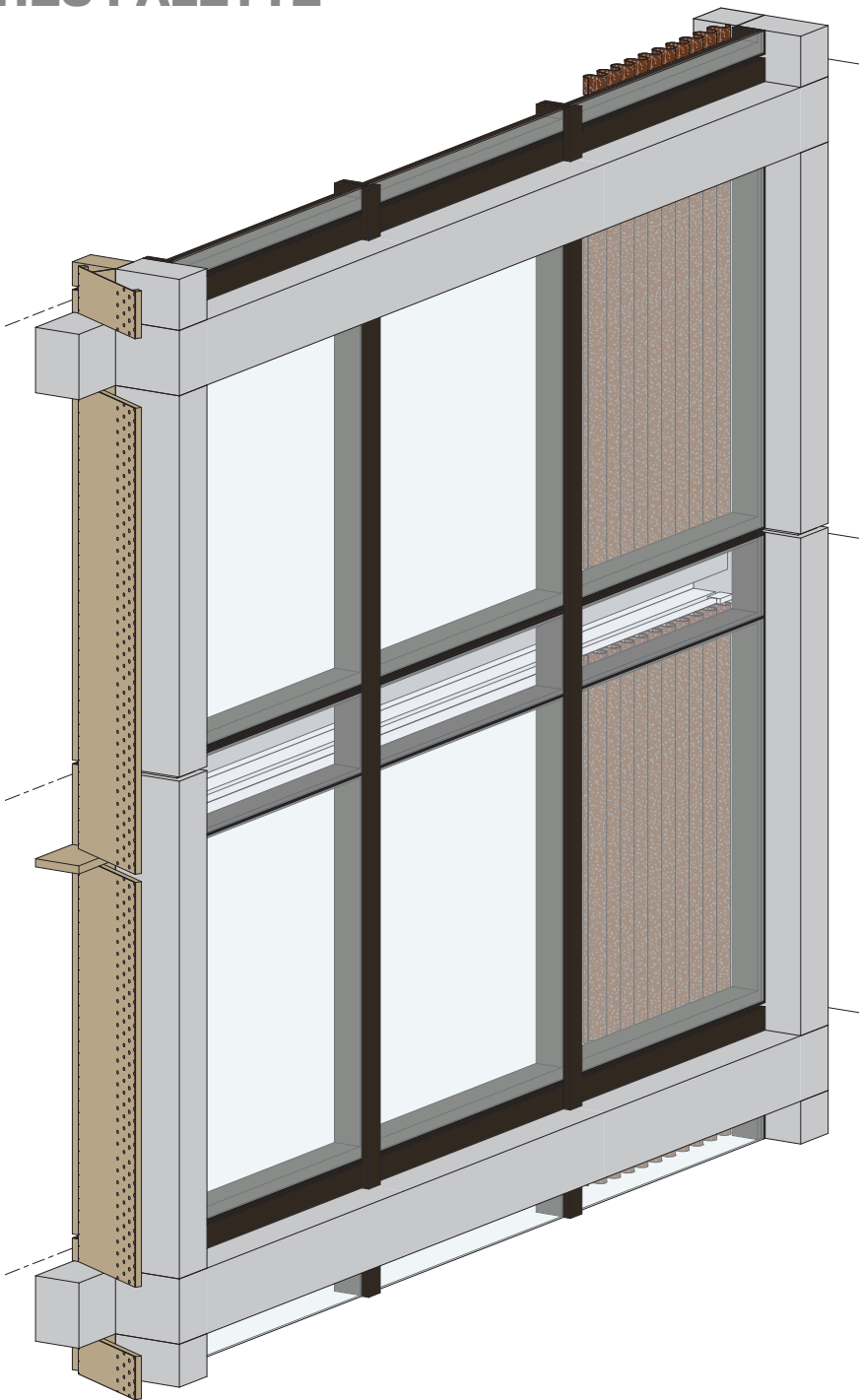
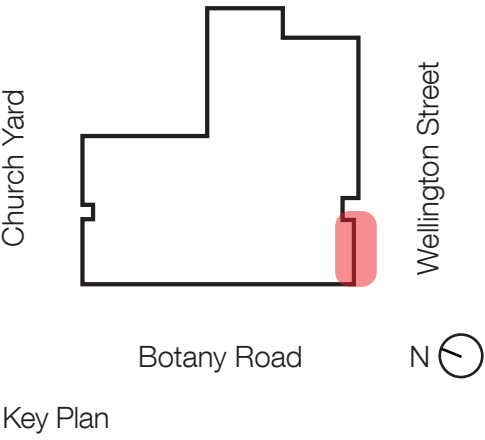
BUILDING 3

TYPICAL DETAILS TOWER NORTH FINISHES PALETTE

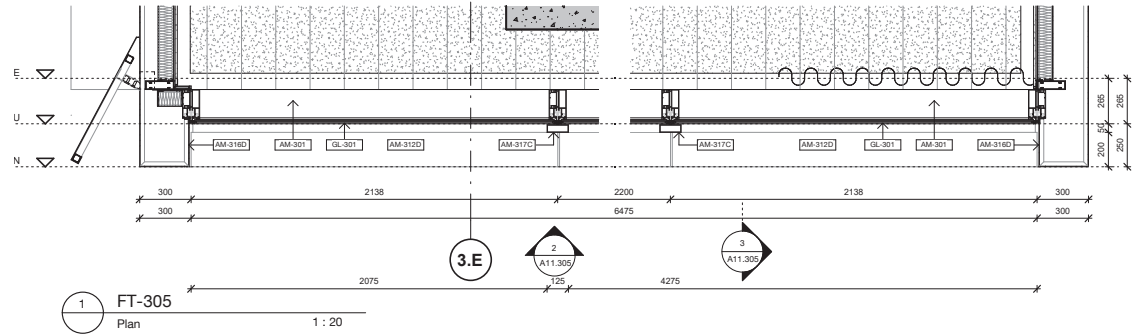
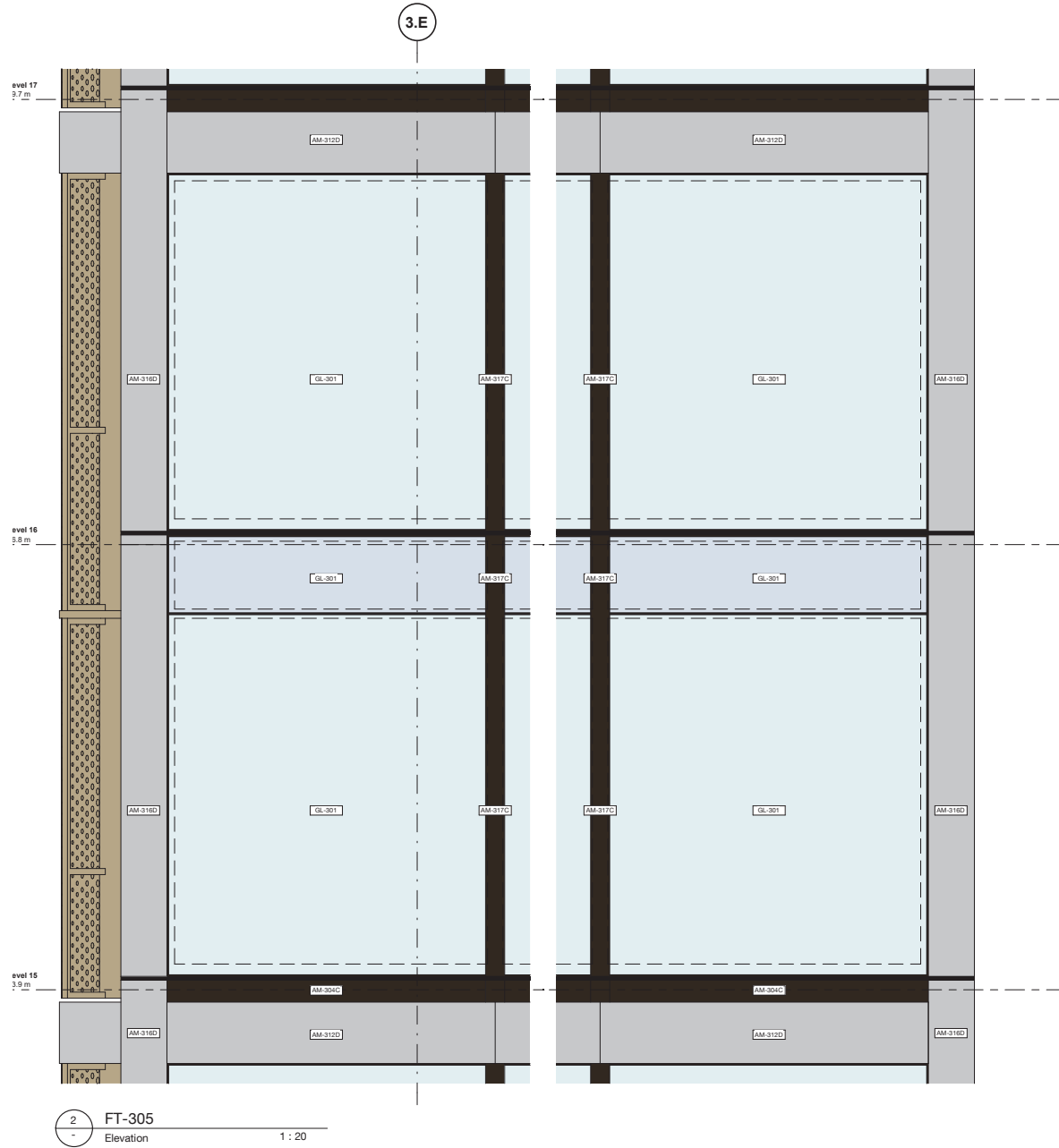
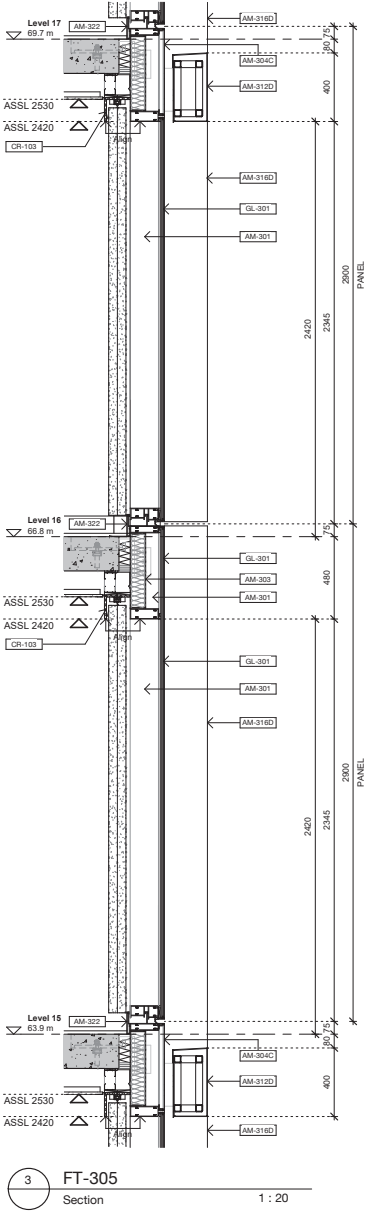


BUILDING 3

TYPICAL DETAILS TOWER SOUTH WEST FINISHES PALETTE



4 FT-305
3D



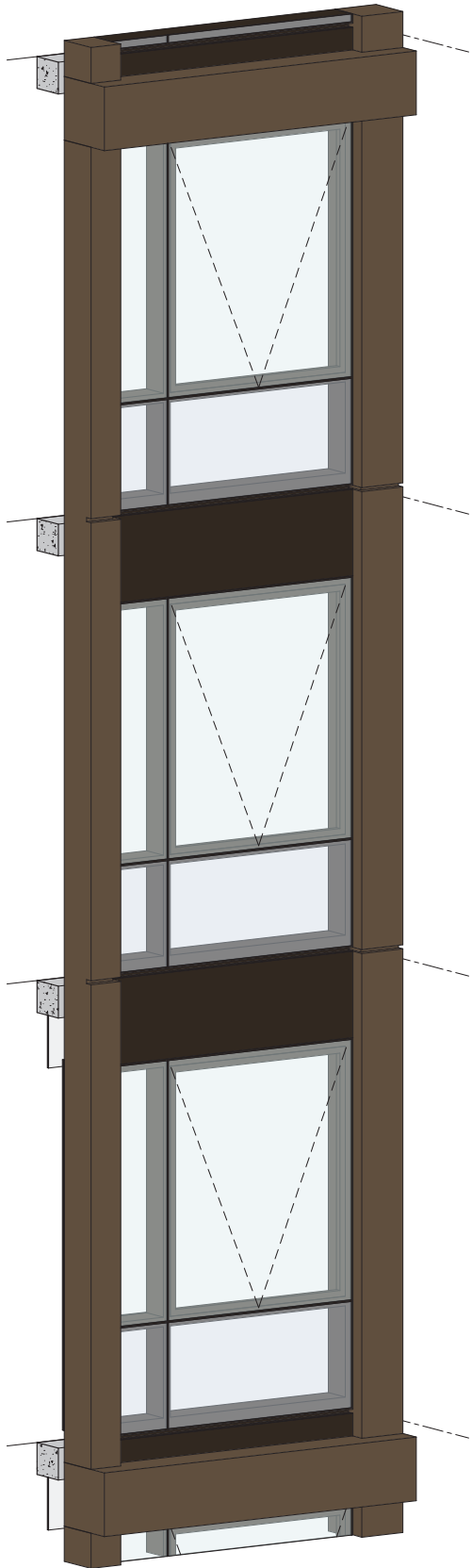
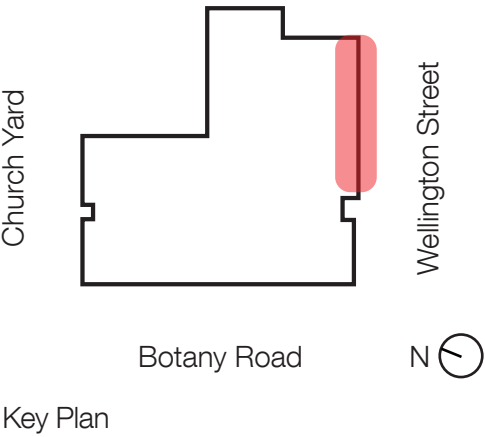
Mannex Suede

Dark Bronze

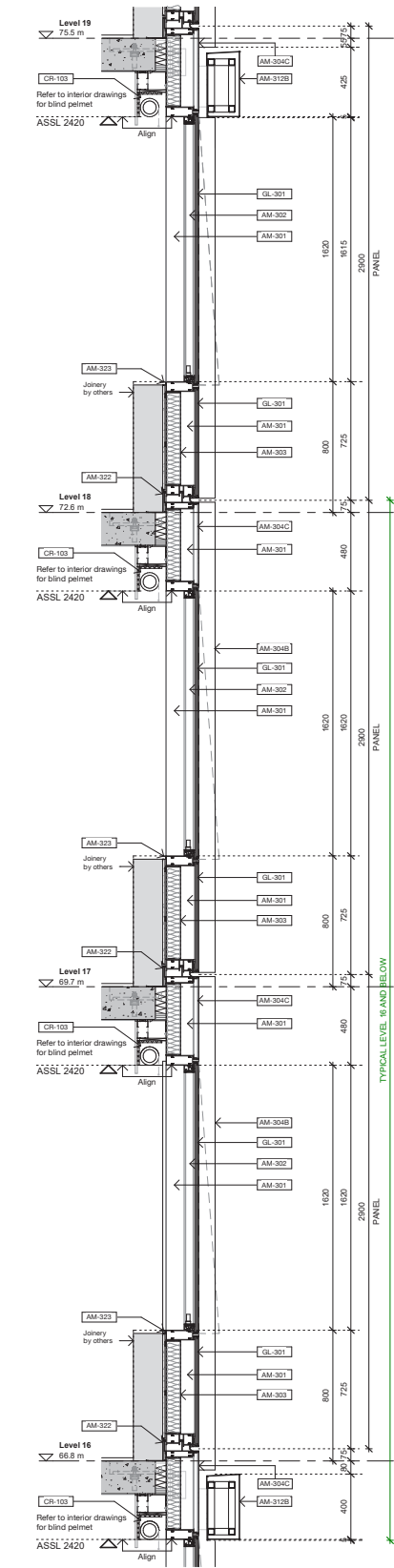
Glass

BUILDING 3

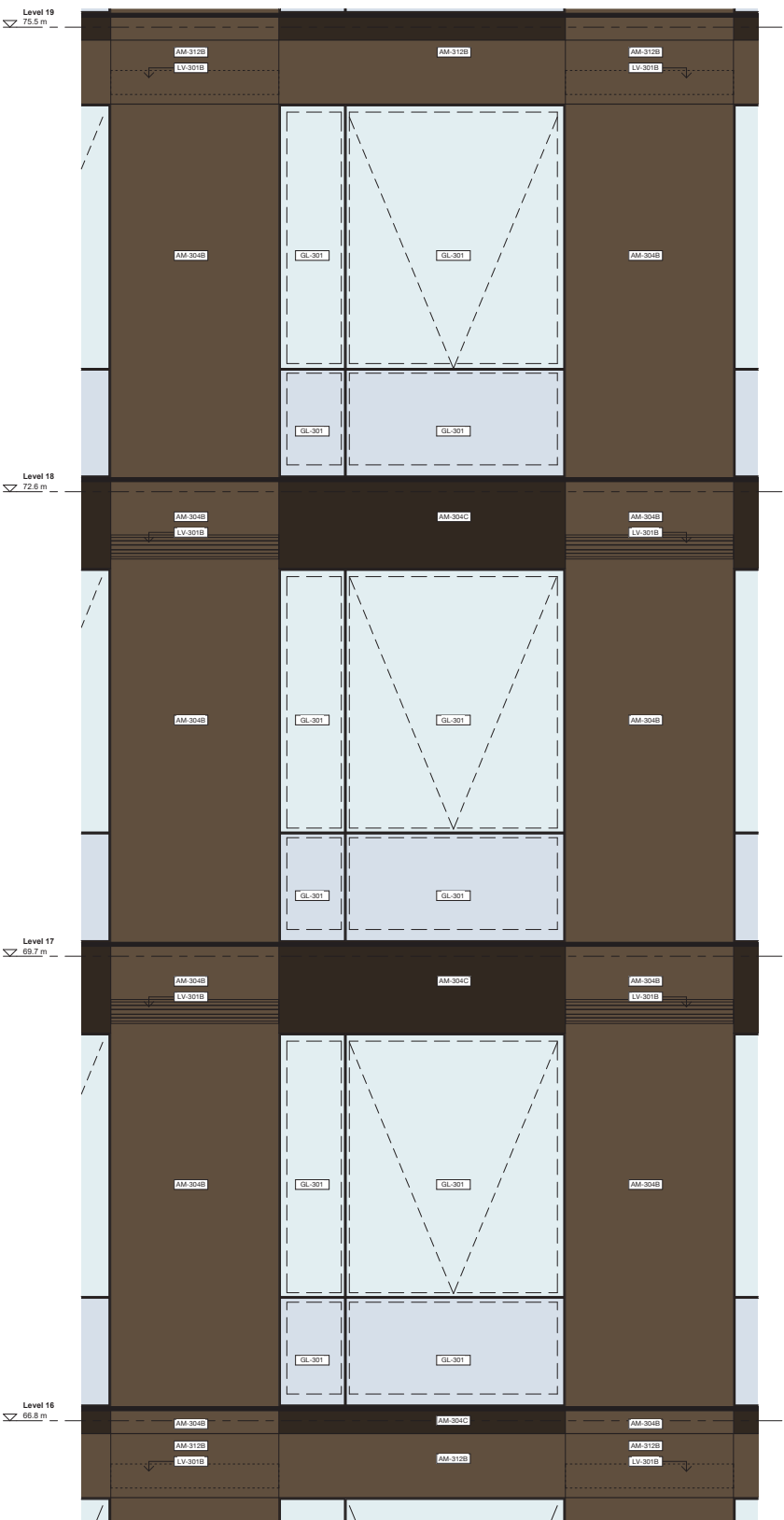
TYPICAL DETAILS TOWER SOUTH EAST FINISHES PALETTE



5 FT-306
3D



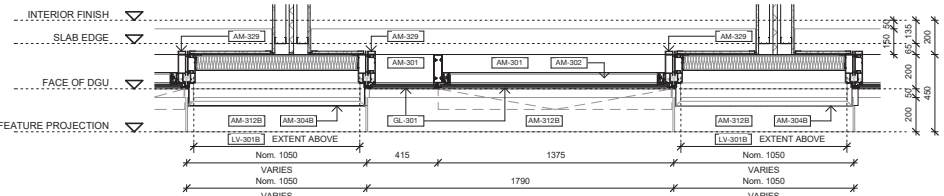
4 FT-306
Section
1 : 20



2 FT-306
Elevation
1 : 20



Medium BronzeDark BronzeGlass

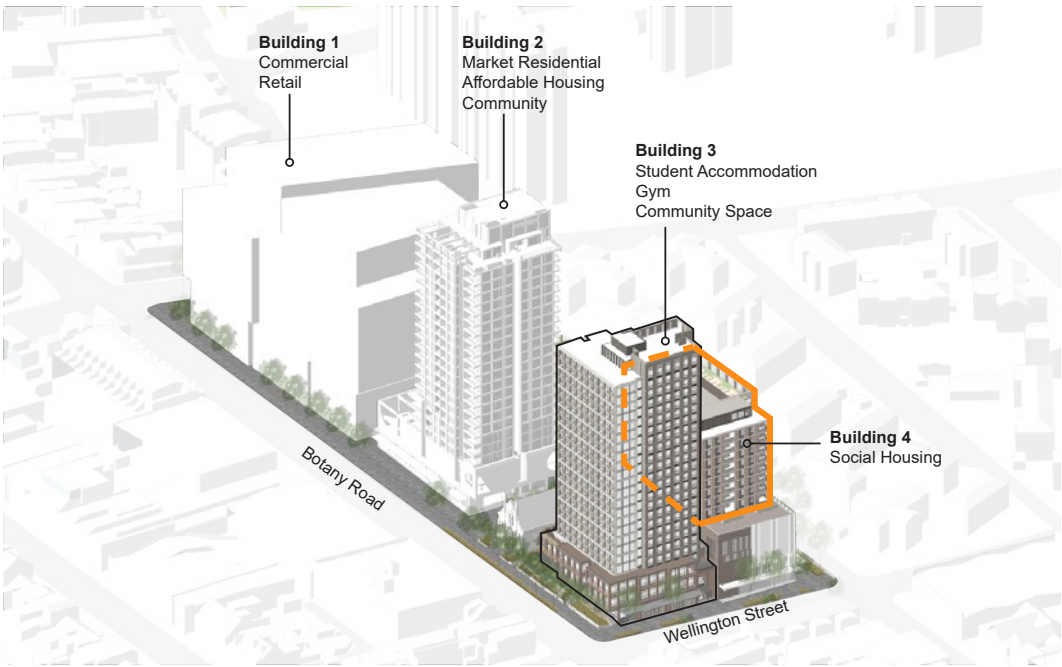


1 FT-306
Plan
1 : 20

BUILDING 4

Proposed GFA: 5,431 m²
Proposed Storeys (above metro box) 9

Residential Mix	
Studio apartments	26
One Bedroom Apartments	2
Two Bedroom Apartments	30
Two Bedroom Apartments (Adaptable)	4
Three Bed (Adaptable)	7
Four Bed (Adaptable)	1
Total	70 Apartments



Typical Plan



View from corner of Wellington Street and Cope Street

Artist's impression only (Image by Doug & Wolf)

BUILDING 4 MATERIALS BOARD

MATERIAL SELECTIONS



Finishes Proposed at SSDA



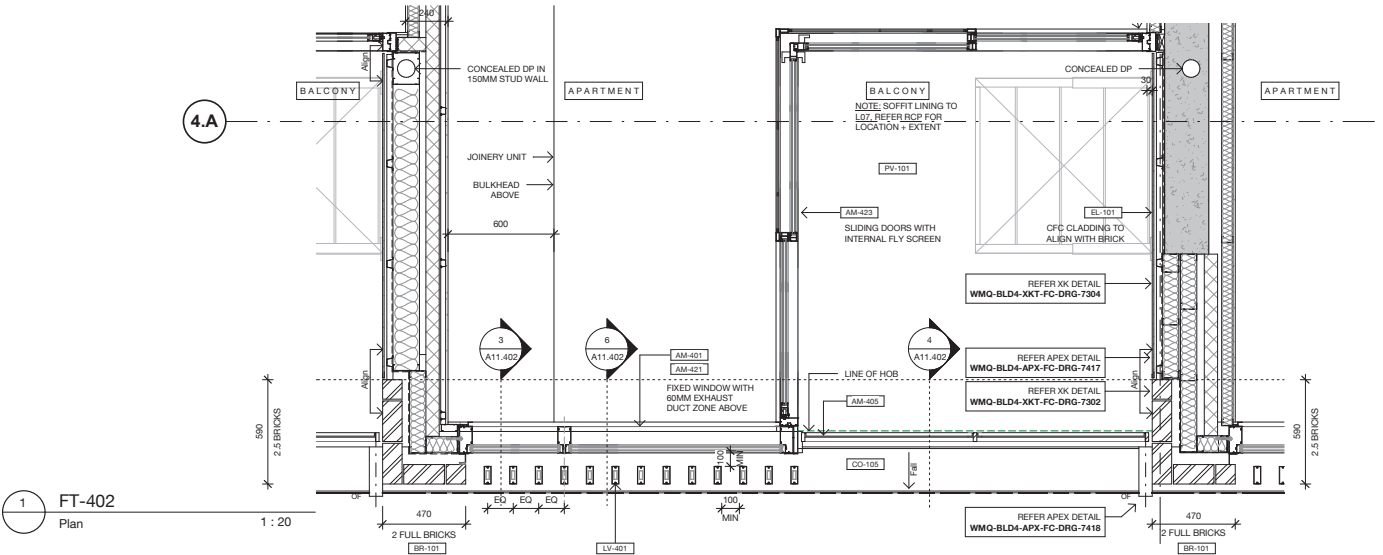
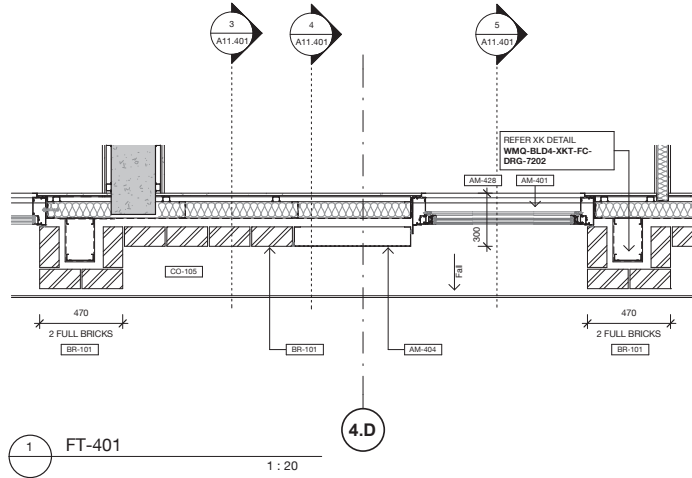
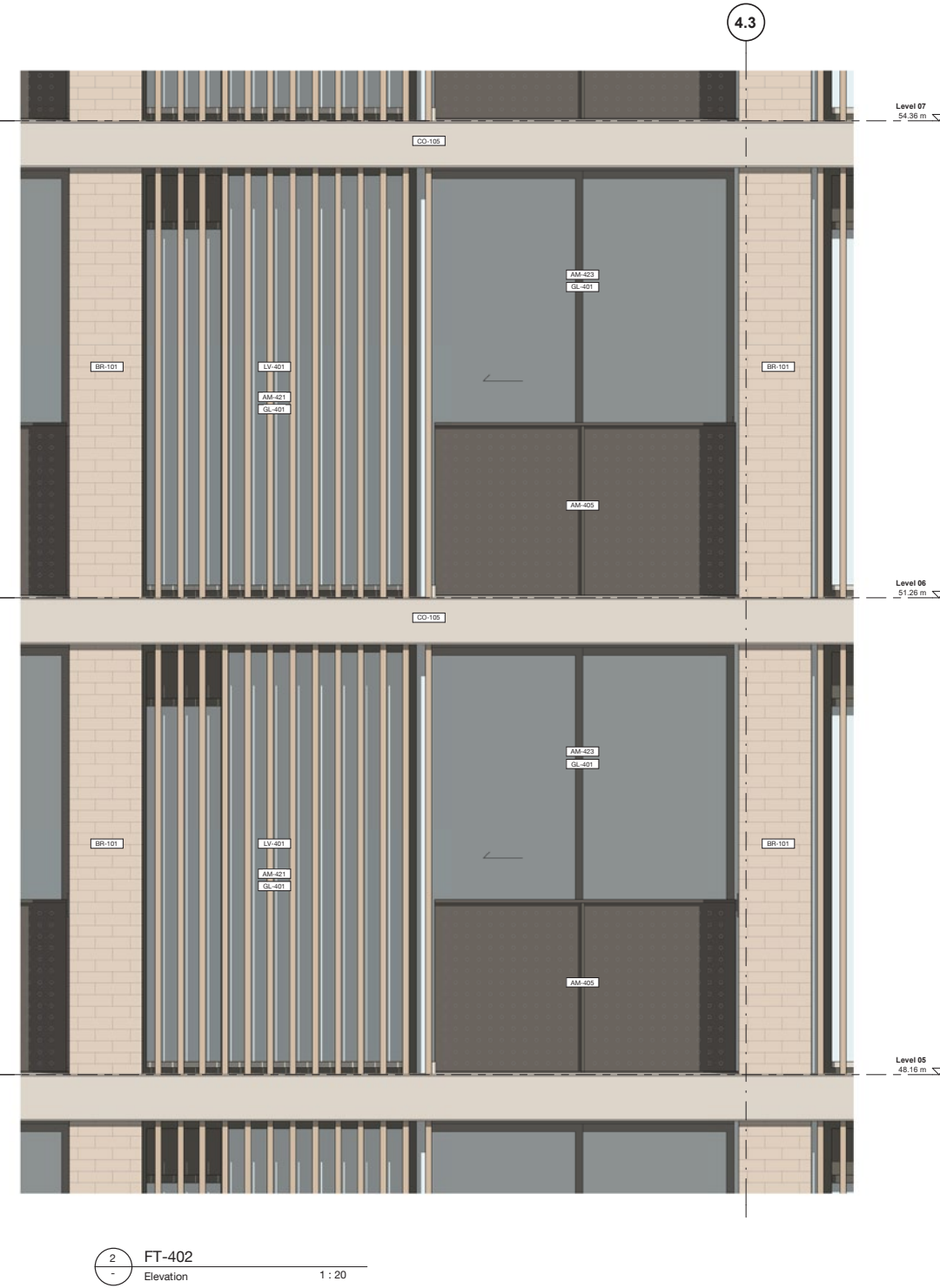
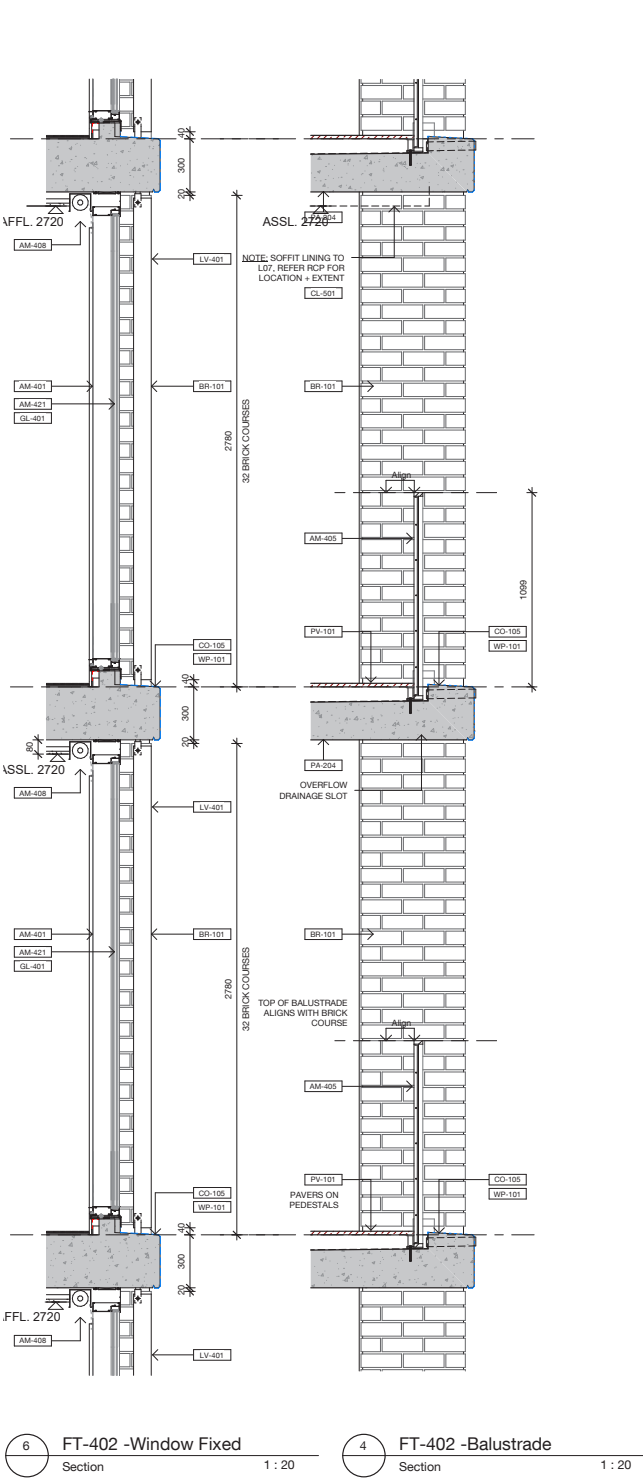
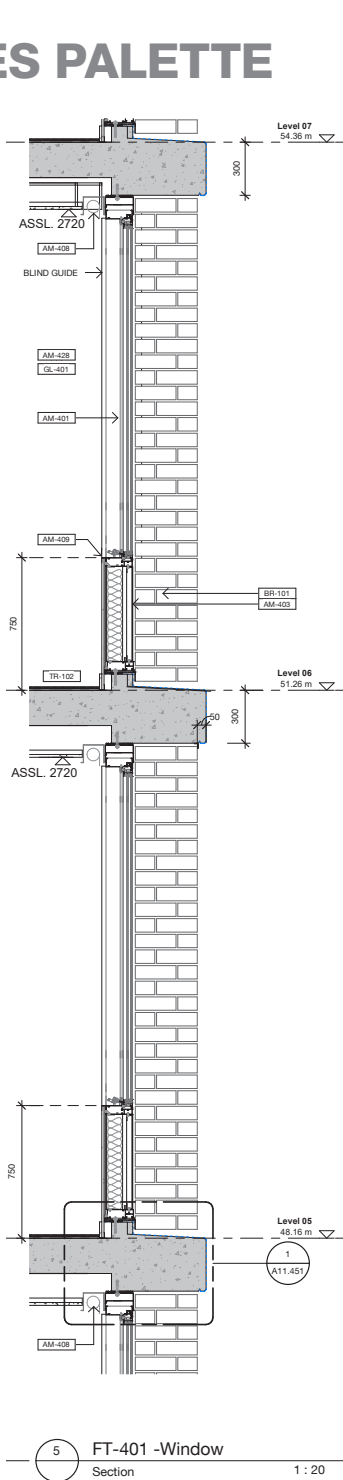
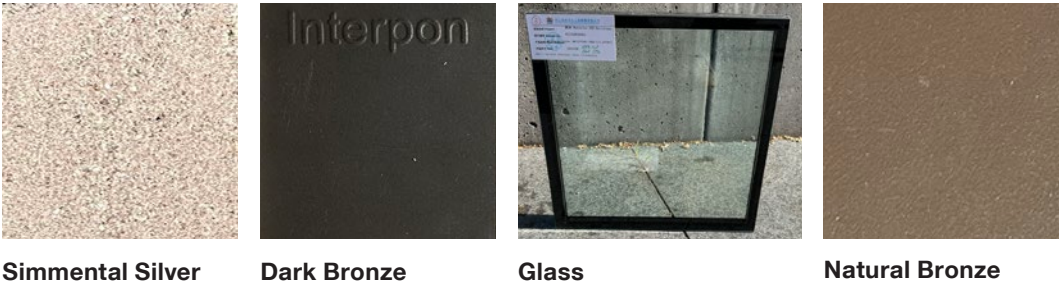
Selected Finishes



Building 4 Finishes		
1/	Exposed slab edges	Off form concrete
2/	Brickwork - General	Dry Pressed Bricks Bowral Bricks "Simmental Silver"
3/	Vertical shading battens	Solid Aluminium Powdercoat finish "metallic" finish Colour - "Natural Bronze"
4/	Balcony balustrades	Perforated Solid Aluminium 10mm dots spaces 11mm apart with staggered offset Powdercoat "metallic" finish Colour - "Dark Bronze"
5/	Clear vision glass	Double glazed unit with clear performance vision glass with neutral body tint 6mm Clear HS (SJ79#2) + 12 Argon (Blackspacer) + 5mm Clear HS + 1.52mm PVB + 5mm Clear HS VLT 69%, Reflectivity 12%, U-Value 1.39 W/m2·K, SHGC 0.42
	Window frames	Solid Aluminium Powdercoat "metallic" finish Colour - "Dark Bronze"
6/	Acoustic Ventilator Panel	Perforated Solid Aluminium 10mm dots spaces 11mm apart with staggered offset Powdercoat "metallic" finish Colour - "Natural Bronze"
7/	Spandrels to Windows	Solid Aluminium Powdercoat "metallic" finish Colour - "Dark Bronze"
8/	Profiled cladding to Level 9	Solid Aluminium Powdercoat "metallic" finish Colour - "Dark Bronze"
9/	Mesh screen to roof terrace	"Marine grade" stainless steel woven wire mesh
10/	Vertical sun blades to Apartment type 2D/4A	Solid Aluminium Powdercoat finish "metallic" finish Colour - "Natural Bronze"
11/	Brickwork - Level 01	Dry Pressed Bricks Bowral Blue

BUILDING 4

TYPICAL DETAILS FINISHES PALETTE



BUILDING 4
FINISHES PALETTE



Simmental Silver Dark Bronze Glass Natural Bronze Bowral Blue

