

16 April 2026

Re: **Design Rationale Statement**
Project No: 1319
Project Address: 120-122 Smith Street, Wollongong NSW 2500
Legal description: Lot 201 DP 1313965

info@team2.com.au
www.team2.com.au



Sydney
Level 1, 45 Chandos St,
St Leonards, NSW 2065
(Eora Nation)
+61 2 9437 3166

Melbourne
204/9-11 Claremont St,
South Yarra, VIC 3141
(Woiwurrung Nation)
+61 3 8849 9136

Brisbane
Level 3, 240 Queen St,
Brisbane, QLD 4000
(Meanjin Nation)
+61 2 9437 3166

ABN 72 104 833 507
NSW Reg. No. 9940
VIC Reg. No. 19340
QLD Reg. No. 5793
SA Reg. No. 3411
TAS Reg. No. 1057

To Whom it may Concern,

The location of the proposed uplift to Building A3 (northern portion of the site) has been deliberately and rigorously tested through the design development process, including consideration of an alternative southern location (proximate to Smith Street). The adopted northern siting represents the most appropriate urban design and amenity outcome when assessed against Council's key concerns, including overshadowing, view sharing, built form transition and compliance with the Apartment Design Guide (ADG).

1. Northern vs Southern Location

The northern location of the uplift has been selected in preference to a southern (Smith Street) outcome due to its significantly reduced impact on surrounding residential amenity.

Testing undertaken as part of the overshadowing analysis confirms that relocating the additional height to the southern tower would result in increased overshadowing to residential properties on the southern side of Smith Street, as well as additional shadowing of the public domain. In contrast, the adopted northern location, specifically around lift core A3, limits additional overshadowing to areas already subject to built form influence and avoids introducing new or unreasonable impacts to sensitive southern interfaces.

The relevant overshadowing diagrams (refer to Architectural Drawing DA-8501) clearly demonstrate that the southern option results in a materially poorer outcome for adjoining residential receivers.

2. View Corridor Considerations

The proposed uplift has been developed with regard to the intent of the view corridor controls, maintaining view sharing outcomes and limiting bulk within the corridor where feasible. The detailed mapping plan details the extent of compliance and confirm that the proposal achieves an acceptable outcome when assessed against the strategic intent of the UDF, notwithstanding the minor encroachment, please refer to architectural drawing DA-8701

3. Urban Design and Built Form Transition

The proposed distribution of height across the site — with taller elements located to the North adjacent to lift core A3 and a reduced scale towards Smith Street — reflects a deliberate and contextually responsive urban design strategy.

This approach ensures an appropriate transition in built form to the lower-scale residential context to the south, maintaining a more human-scaled street edge along Smith Street and reducing perceived bulk and enclosure at the public domain interface.

Conversely, locating additional height at the southern edge would concentrate bulk at the most sensitive interface, resulting in a less desirable urban design outcome, increased overshadowing, and a diminished streetscape character. The adopted scheme therefore provides a more appropriate response to the surrounding precinct structure and built form hierarchy.

4. Impacts to Building 1 (ADG Compliance)

Notwithstanding the proposed uplift to Building A3, Building 1 continues to achieve compliance with the Apartment Design Guide, including the requirement for a minimum of 70% of dwellings receiving adequate solar access.

This confirms that the uplift does not result in unacceptable amenity impacts within the development itself and maintains consistency with established design quality benchmarks. Please refer to drawing DA-8302 and DA-8303

5. Solar Access / Sun Eye Analysis

Shadow diagram sheet DA-8501 confirms that the location of additional massing to the north does not result in any material increase in overshadowing to properties south of Smith Street.

The analysis also demonstrates that the Smith Street frontage retains a lower-scale presentation, reinforcing the appropriateness of the built form distribution and minimising perceived impacts at the pedestrian level.

6. Identification of Affected Properties

The southern interface, including properties along Smith Street, Young Street and Belmore Street (particularly those directly opposite the site 77-89 Smith Street and 2-10 Belmore Street), represents the most sensitive residential edge. Testing indicates that these properties and properties along Victoria Street would experience increased overshadowing should the uplift be relocated to the southern tower.

By contrast, the adopted northern location avoids additional impacts to these receivers and instead concentrates built form in a location that is more capable of accommodating height without adverse amenity consequences.

Overall, the proposed uplift to Building A3 represents a carefully resolved outcome that balances additional development yield with the protection of surrounding amenity, achieving a superior result to the alternative southern siting when assessed against Council's key concerns.

Yours faithfully,

For and on behalf of Team2 Architects Pty Ltd

A handwritten signature in blue ink, reading "Richard Webster". The signature is written in a cursive, flowing style with a small circle above the first letter 'R'.

Richard Webster

Director