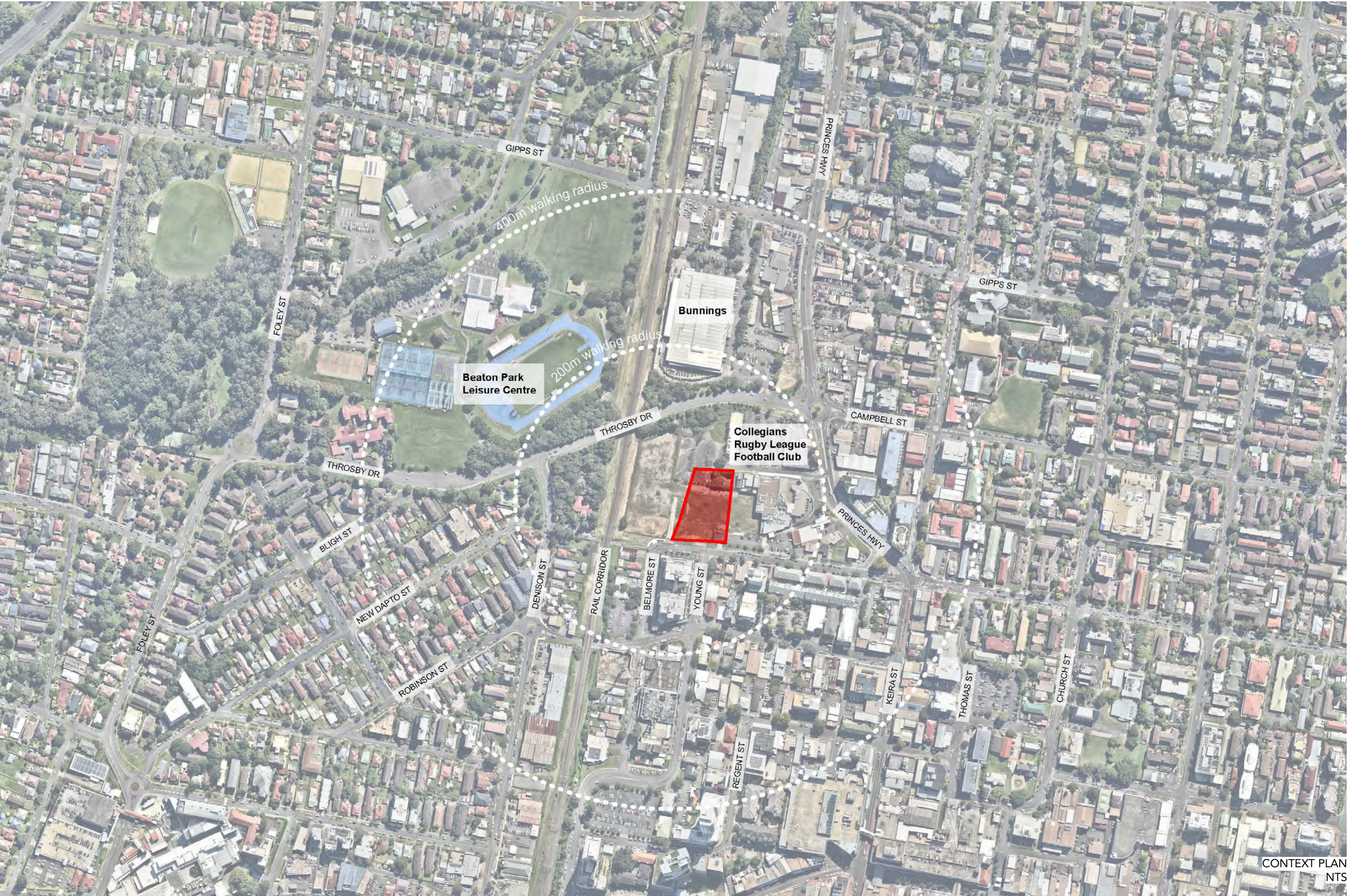


SMITH STREET APARTMENTS

120-122 SMITH STREET, WOLLONGONG

DRAWING LIST - S4.55 - Mod 4		
SHEET NO.	SHEET NAME	CURRENT REVISION
DA-0001	COVER PAGE	12
DA-0200	SITE PLAN	4
DA-0300	GROUND FLOOR PLAN	9
DA-0301	LEVEL 1 FLOOR PLAN	7
DA-0302	LEVEL 2 FLOOR PLAN	4
DA-0303	LEVEL 3 FLOOR PLAN	4
DA-0304	LEVEL 4 FLOOR PLAN	4
DA-0305	LEVEL 5 FLOOR PLAN	4
DA-0306	LEVEL 6 FLOOR PLAN	4
DA-0307	LEVEL 7 FLOOR PLAN	4
DA-0308	LEVEL 8 FLOOR PLAN	4
DA-0309	LEVEL 9 FLOOR PLAN	3
DA-0310	ROOF PLAN	3
DA-0311	LEVEL 10 FLOOR PLAN	1
DA-0312	LEVEL 11 FLOOR PLAN	1
DA-0313	LEVEL 12 FLOOR PLAN	1
DA-2001	ELEVATIONS - SHEET 1	6

DRAWING LIST - S4.55 - Mod 4		
SHEET NO.	SHEET NAME	CURRENT REVISION
DA-2002	ELEVATIONS - SHEET 2	6
DA-2003	ELEVATIONS - SHEET 3	5
DA-4001	SECTIONS - SHEET 1	3
DA-4002	SECTIONS - SHEET 2	3
DA-4003	SECTIONS - SHEET 3	3
DA-8101	ARTIST IMPRESSION	3
DA-8300	GFA CALCULATIONS - SHEET 1	5
DA-8301	GFA CALCULATIONS - SHEET 2	5
DA-8302	ADG COMPLIANCE - SOLAR & CROSS VENTILATION - SHEET 1	2
DA-8303	ADG COMPLIANCE - SOLAR & CROSS VENTILATION - SHEET 2	1
DA-8400	AFFORDABLE HOUSING CALC. - SHEET 1	7
DA-8501	AFFORDABLE HOUSING CALC. - SHEET 2	3
DA-8601	SHADOW DIAGRAMS	3
DA-8602	VIEW FROM THE SUN - SHEET 1	3
DA-8603	VIEW FROM THE SUN - SHEET 2	3
DA-8604	VIEW FROM THE SUN - SHEET 3	3
	VIEW FROM THE SUN - SHEET 4	3



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
3	Coordination Issue	30/05/2025
4	S4.55 Submission	06/06/2025
5	Coordination Issue	11/06/2025
6	S4.55 Submission	12/06/2025
7	S4.55 Submission	24/06/2025
8	S4.55 - Mod 2 Issue	22/08/2025
9	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
10	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025
11	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025
12	S4.55 AMENDMENT - MODIFICATION 4	13/02/2026

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Reg NSW: 9940 Reg Vic: 19340

Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
COVER PAGE

Project #:	Scale:	Dwg:	Clud:
1319		DZ	AM
Drawing #:		Rev:	
DA-0001			12

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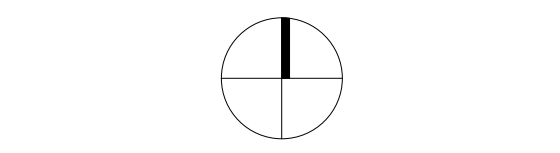
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PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

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0 5
SCALE 1:500

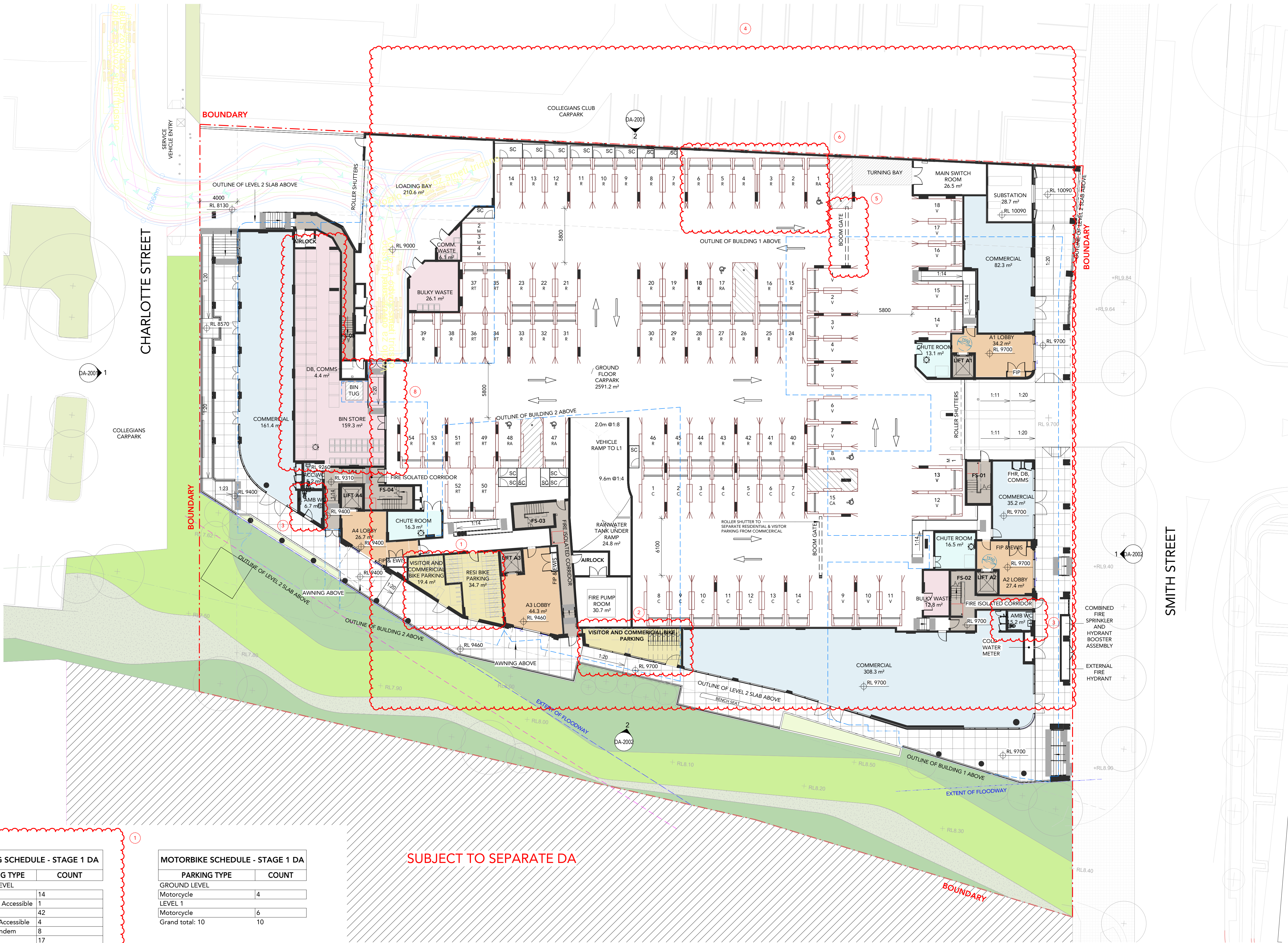
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Project:
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106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Tele:

SITE PLAN

Drawing #:	Rev:
DA-0200	4



PARKING SCHEDULE - STAGE 1 DA

PARKING TYPE	COUNT
GROUND LEVEL	
Commercial	14
Commercial Accessible	1
Resident	42
Residential Accessible	4
Resident Tandem	8
Visitor	17
Visitor Accessible	1
LEVEL 1	
Resident	72
Residential Accessible	12
Resident Tandem	12
Grand total: 183	183

MOTORBIKE SCHEDULE - STAGE 1 DA

PARKING TYPE	COUNT
GROUND LEVEL	
Motorcycle	4
LEVEL 1	
Motorcycle	6
Grand total: 10	10

SUBJECT TO SEPARATE DA

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	Coordination Issue	30/05/2025
2	S4.55 Submission	06/06/2025
3	S4.55 Submission	12/06/2025
4	S4.55 Submission	24/06/2025
5	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
6	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025
7	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025
8	S4.55 SUBMISSION - MODIFICATION 4	20/01/2026
9	S4.55 AMENDMENT - MODIFICATION 4	14/07/2026

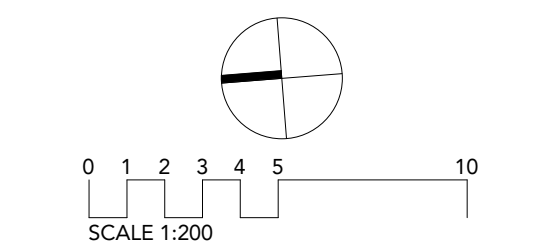
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- CHANGES**
- Amended bike rack types
 - Building Manager office amended to visitor and commercial bicycle parking
 - Amended WC type
 - Amended carpark numbering
 - Boomgate location amended
 - Revised carpark types
 - Addition of residential carpark spaces
 - Increased Bin Store Room

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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
GROUND FLOOR PLAN

Project #	Scale	Doc.	Client
1319	1 : 200	@A1	DZ AM
Drawing #	Rev.		

DA-0300 **9**

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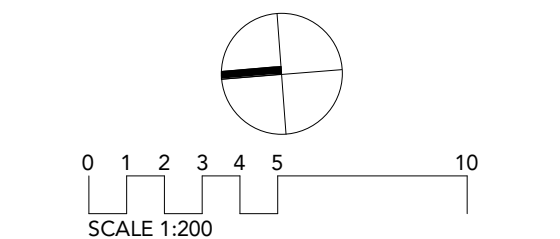
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1. Amended carpark numbers
2. Addition residential carpark spaces



LEVEL 1	
Resident	72
Residential Accessible	12
Resident Tandem	12
Grand total: 183	183

GROUND LEVEL	
Motorcycle	4
LEVEL 1	
Motorcycle	6
Grand total: 10	10



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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 1 FLOOR PLAN

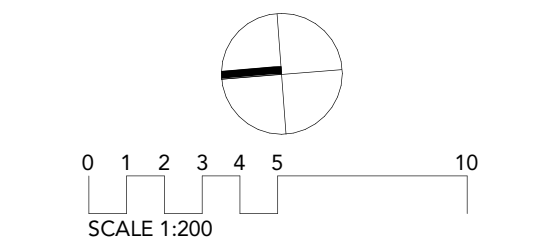
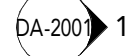
Drawing #:	Rev:
DA-0301	7

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1. THE INTERNAL LAYOUT OF THE UNITS UPDATED
2. AMENDED SERVICE RISERS
3. APARTMENT NUMBERS AMENDED
4. AMENDED LIFT CORE NUMBERS
5. INTRODUCTION OF DARK GREY CONCRETE UPTURN
6. REMOVED GLAZING
7. FAÇADE AMENDMENTS TO SUIT THE REVISED INTERNAL LAYOUTS



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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 2 FLOOR PLAN

Drawing #:	Rev:
DA-0302	4

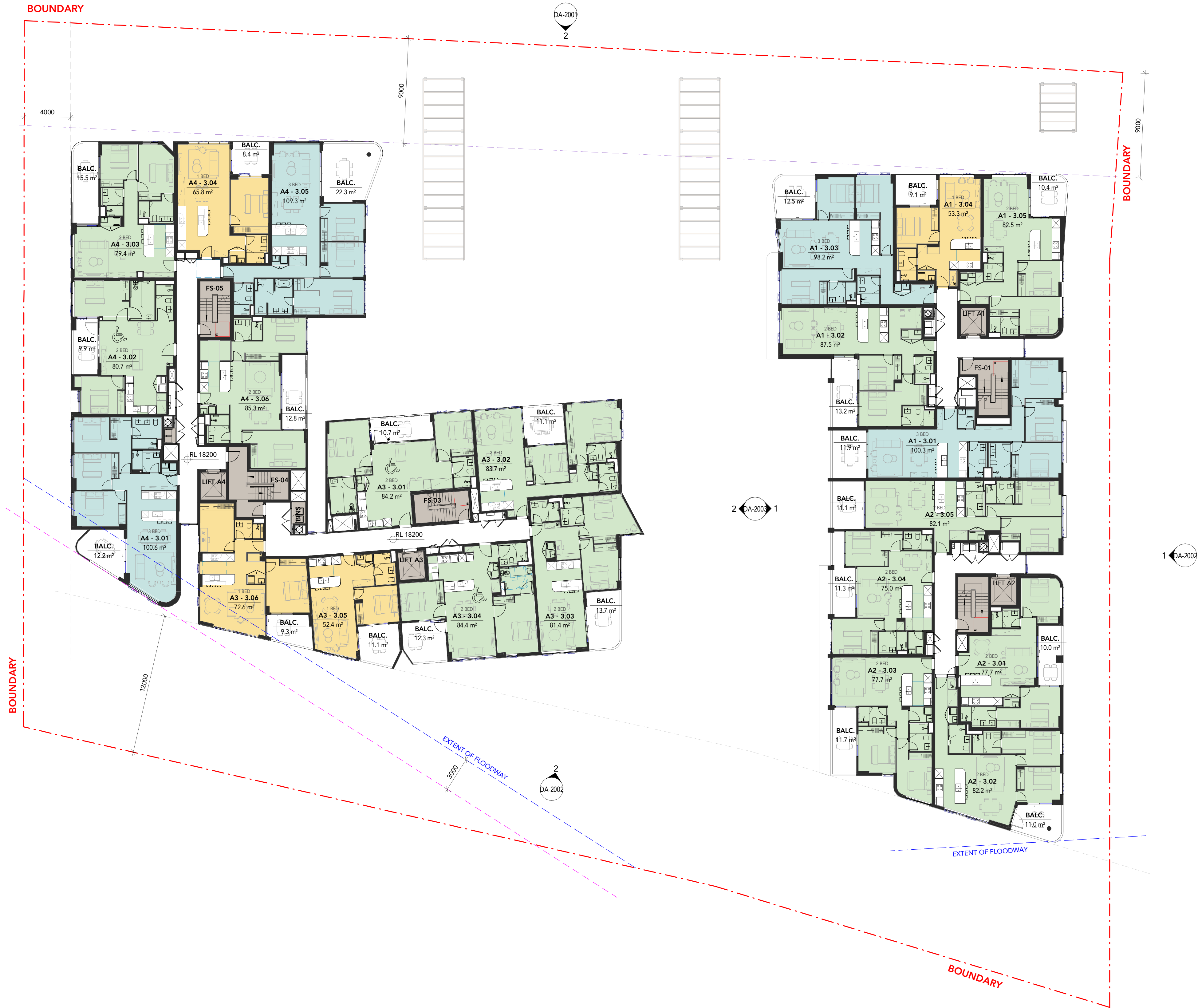
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NO CHANGES TO THIS LEVEL

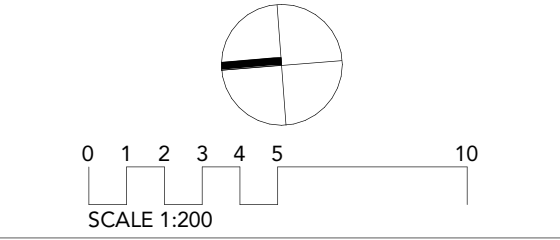


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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
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Title:
LEVEL 3 FLOOR PLAN

Project #:	1319	Scale:	1 : 200	@A1	Draw:	VZ	Clod:	RW
Drawing #:	DA-0303				Rev:	4		

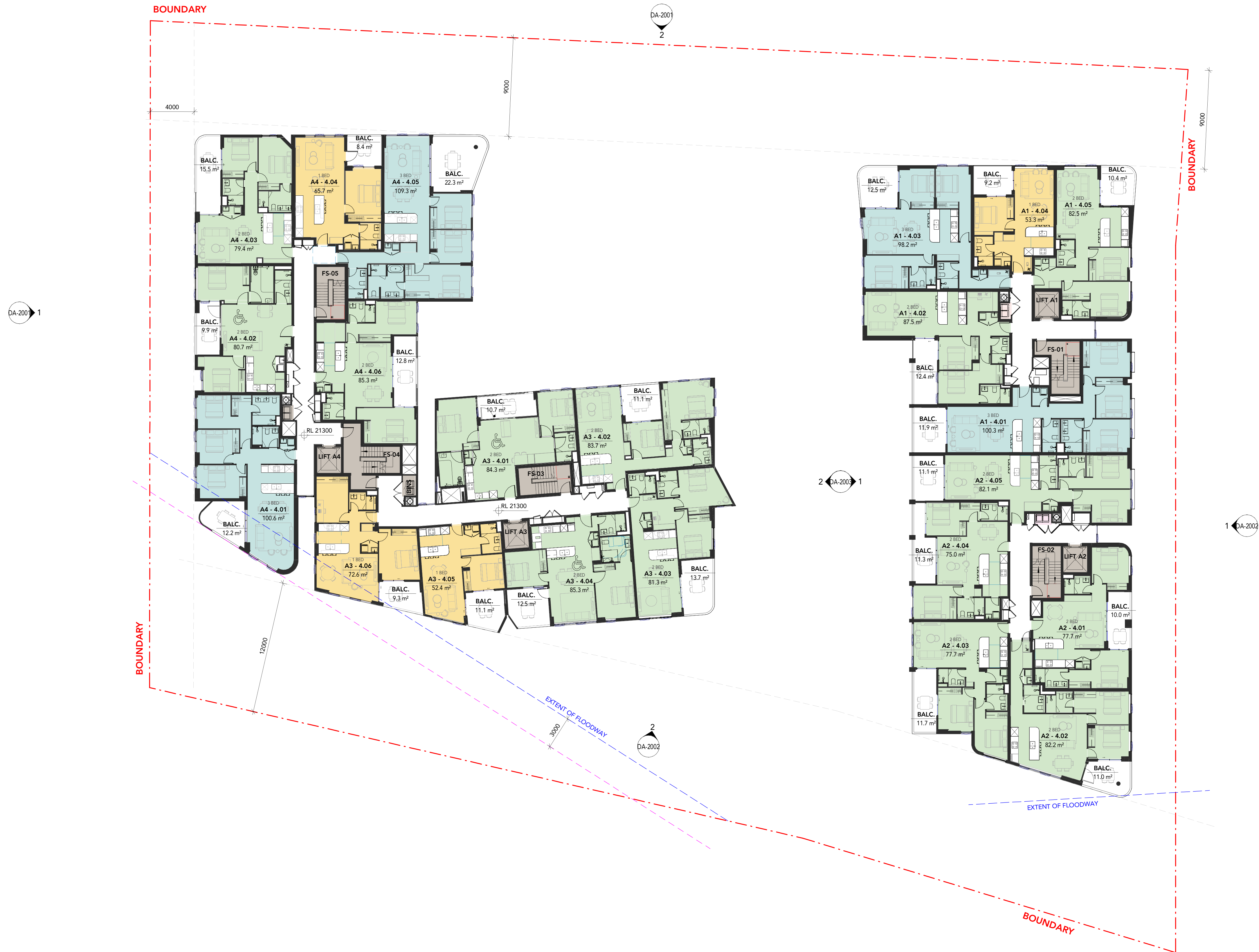
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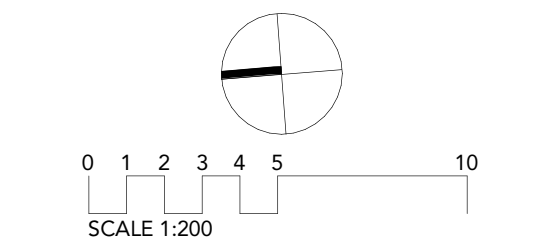


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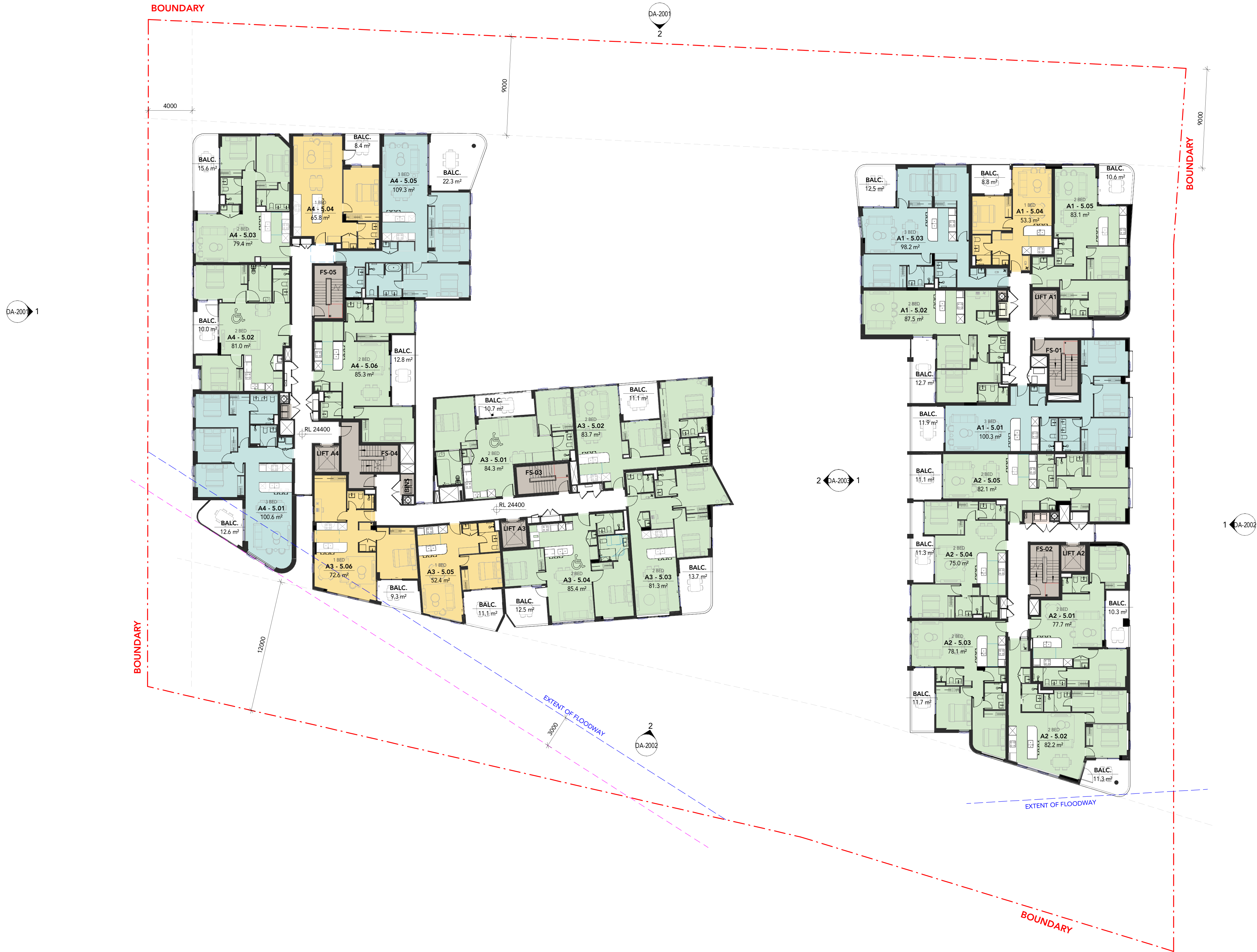
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Project:
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106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 4 FLOOR PLAN

<u>Project #:</u> 1319	<u>Scale:</u> 1 : 200 @A1	<u>Dwg:</u> VZ	<u>Ckcd:</u> RW
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Drawing #: DA-0304 Rev: 4



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
3	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
4	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025

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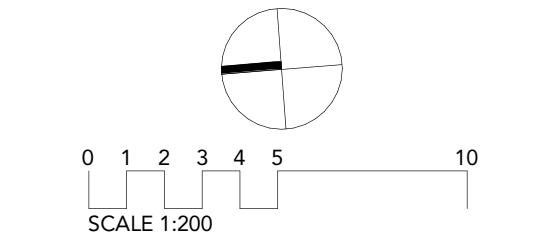
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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 5 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	0A1	VZ
Drawings #		Doc	Clk
DA-0305			4

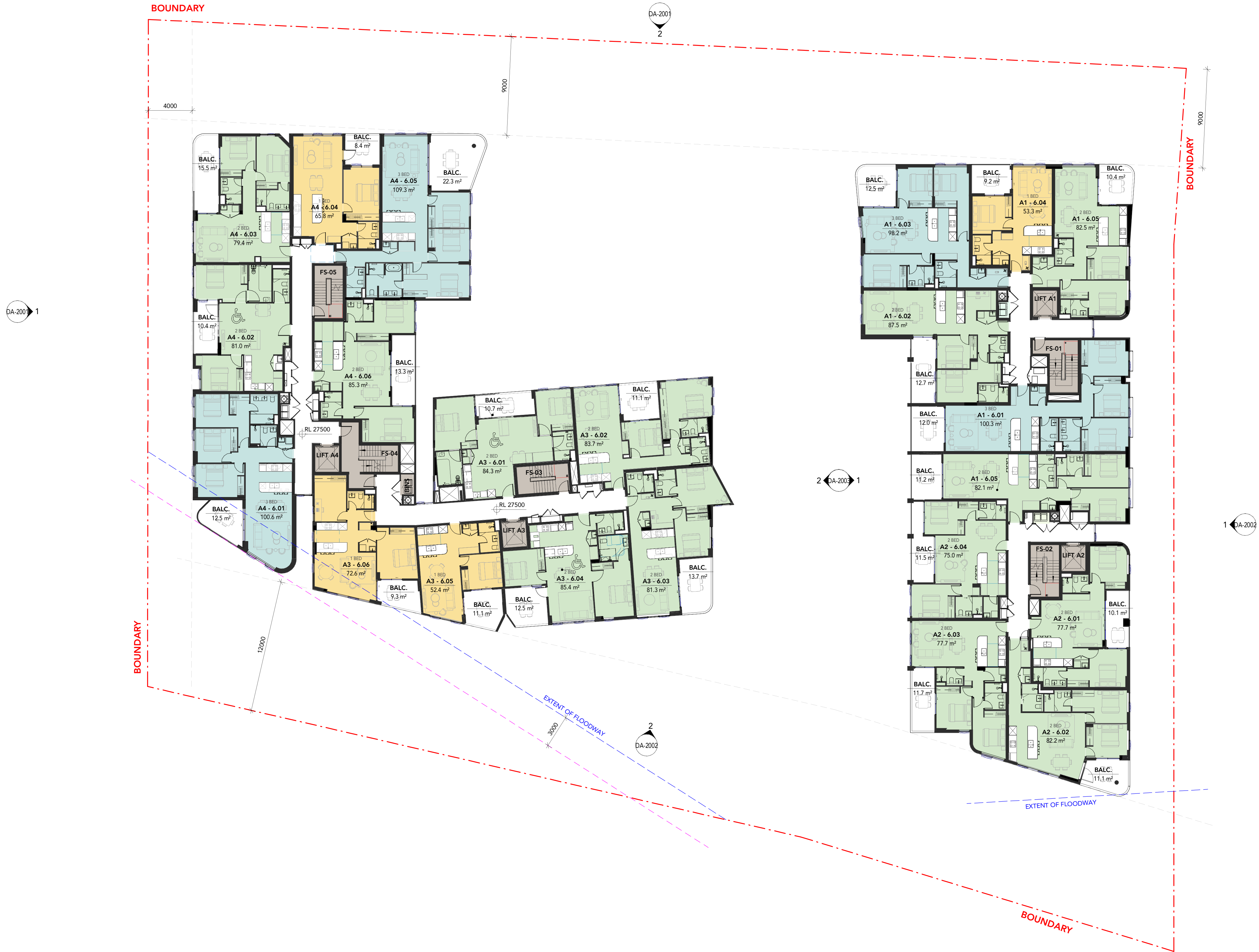
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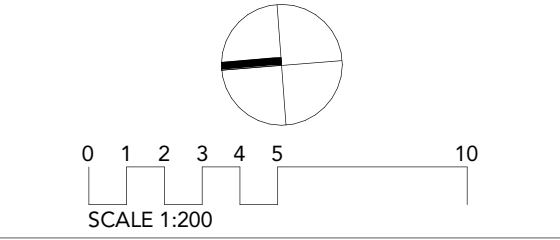


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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 6 FLOOR PLAN

Project #:	1319	Scale:	1 : 200	@A1	Draw:	VZ	Clod:	RW
Drawing #:	DA-0306				Rev:	4		

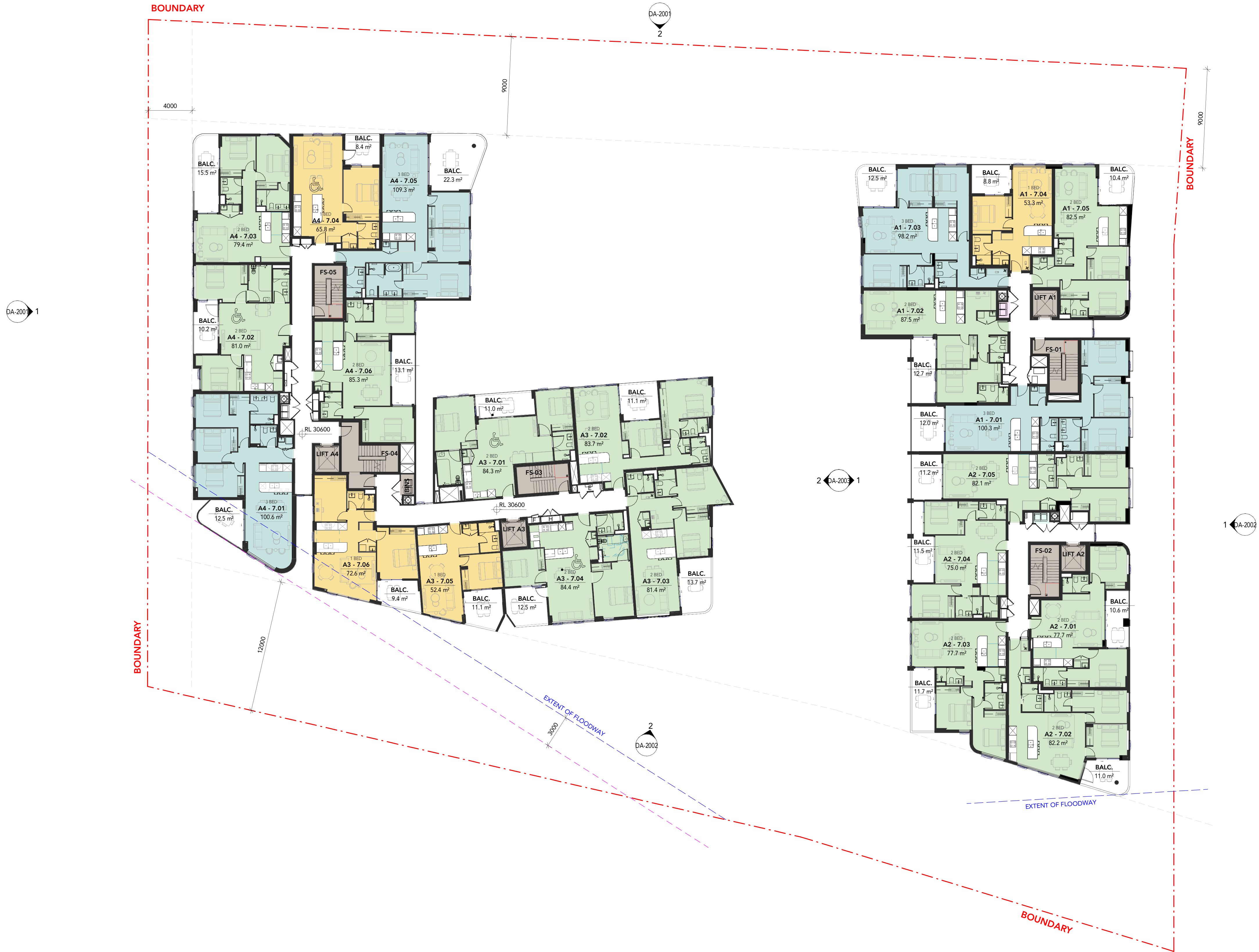
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NO CHANGES TO THIS LEVEL

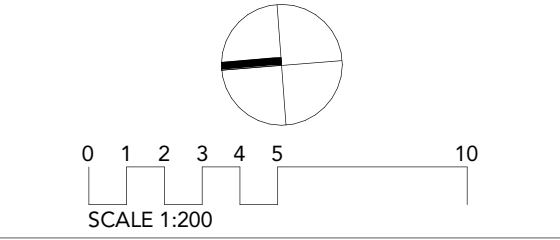


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Reg NSW: 9940	Reg Vic: 19340

Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 7 FLOOR PLAN

Project #: 1319	Scale: 1 : 200	Drawn: VZ	Check: RW
Drawing #: DA-0307		Rev: 4	

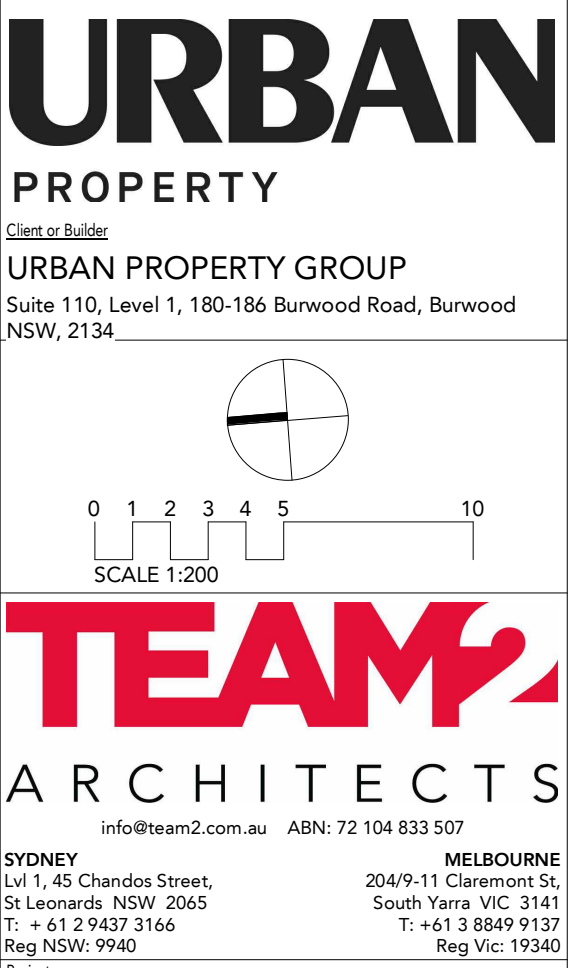
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CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

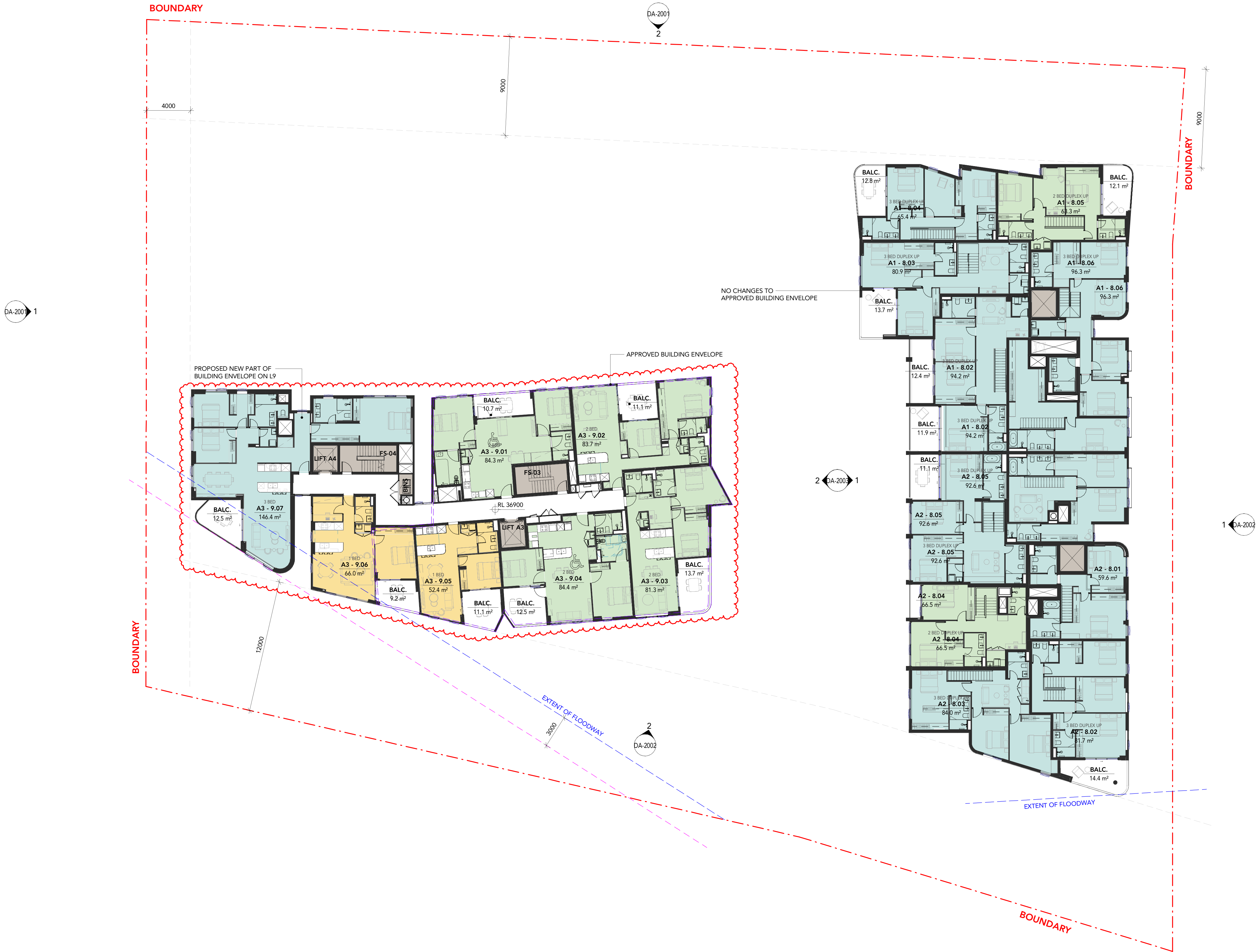
INTERNAL UNIT LAYOUT UPDATES

PRIVACY SCREEN TO L8 ROOFTOP OPEN SPACE
AS PER CONDITION B1. (C)



Title: LEVEL 8 FLOOR PLAN

Project #: 1319	Scale: 1 : 200	Drawn: VZ	Client: RW
Drawing #: DA-0308		Rev: 4	



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	17/09/2025
2	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
3	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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CHANGES
PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS
INTERNAL UNIT LAYOUT UPDATES

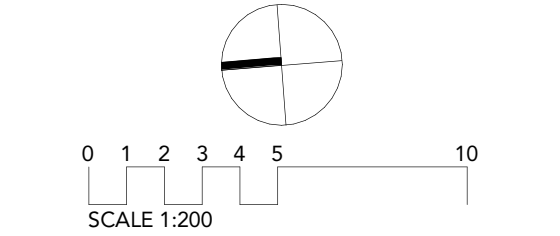
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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 9 FLOOR PLAN

Project #	Scale	Doc.	Clk.
1319	1 : 200	@A1	VZ
Drawings #:		Rev:	
DA-0309			3



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

INTERNAL UNIT LAYOUT UPDATES

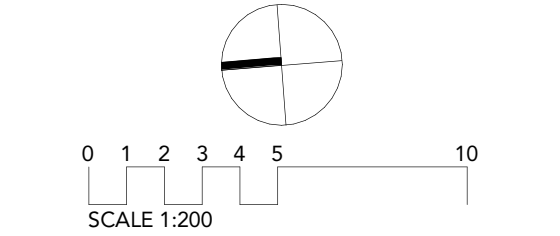
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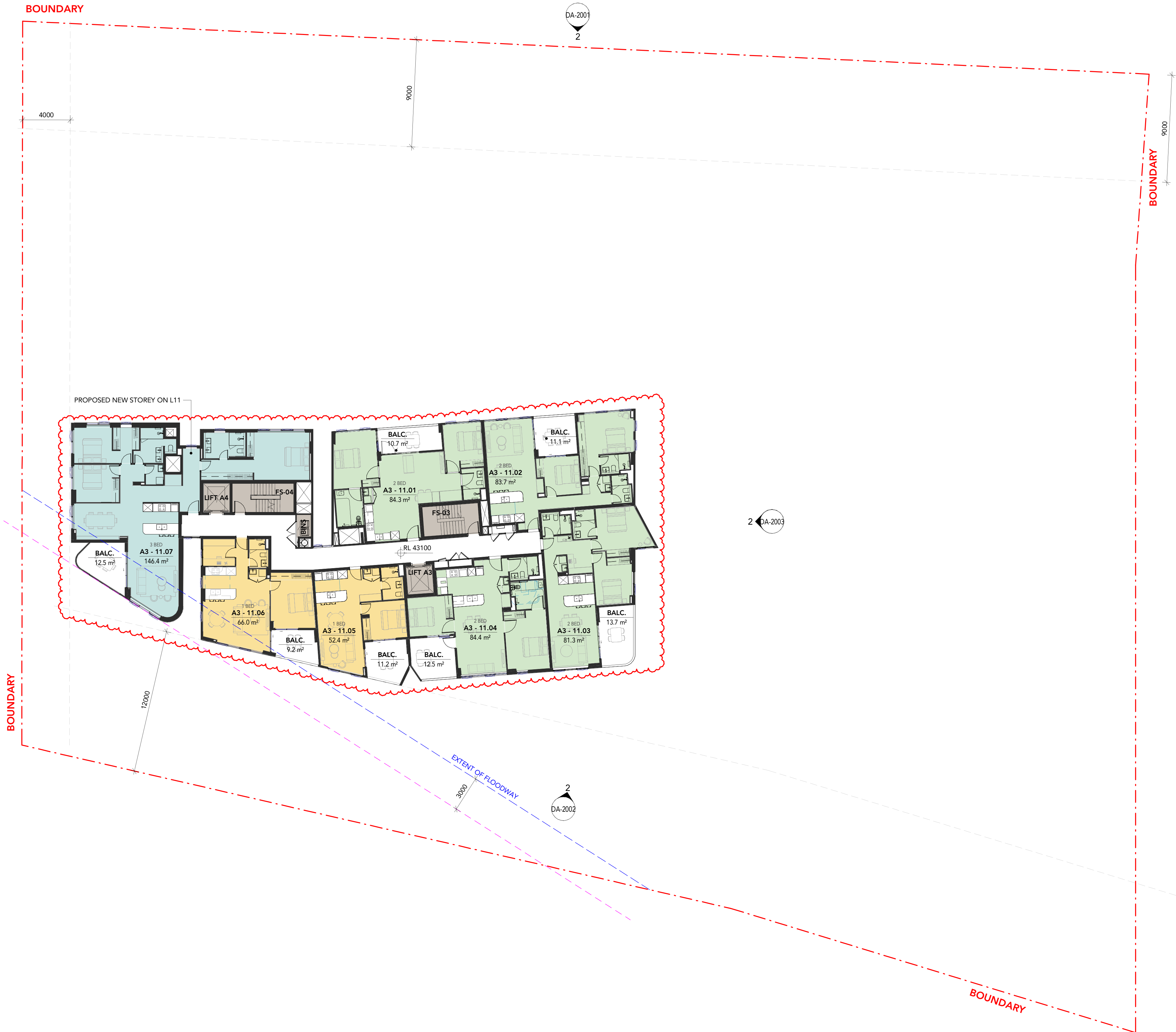
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Reg Vic: 19340

Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 10 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	0A1	VZ
Drawings #:		Rev:	
DA-0311			1



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

INTERNAL UNIT LAYOUT UPDATES

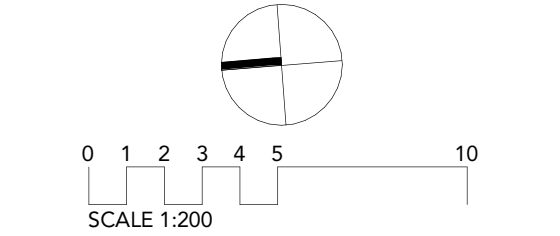
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Charlotte St, Wollongong

LEVEL 11 FLOOR PLAN

Project #	Scale	Doc	Cld
1319	1 : 200	WZ	RW
Drawings #:		Rev:	
DA-0312		1	

DA-2001 1



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

INTERNAL UNIT LAYOUT UPDATES

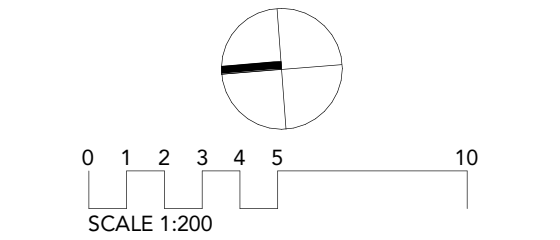
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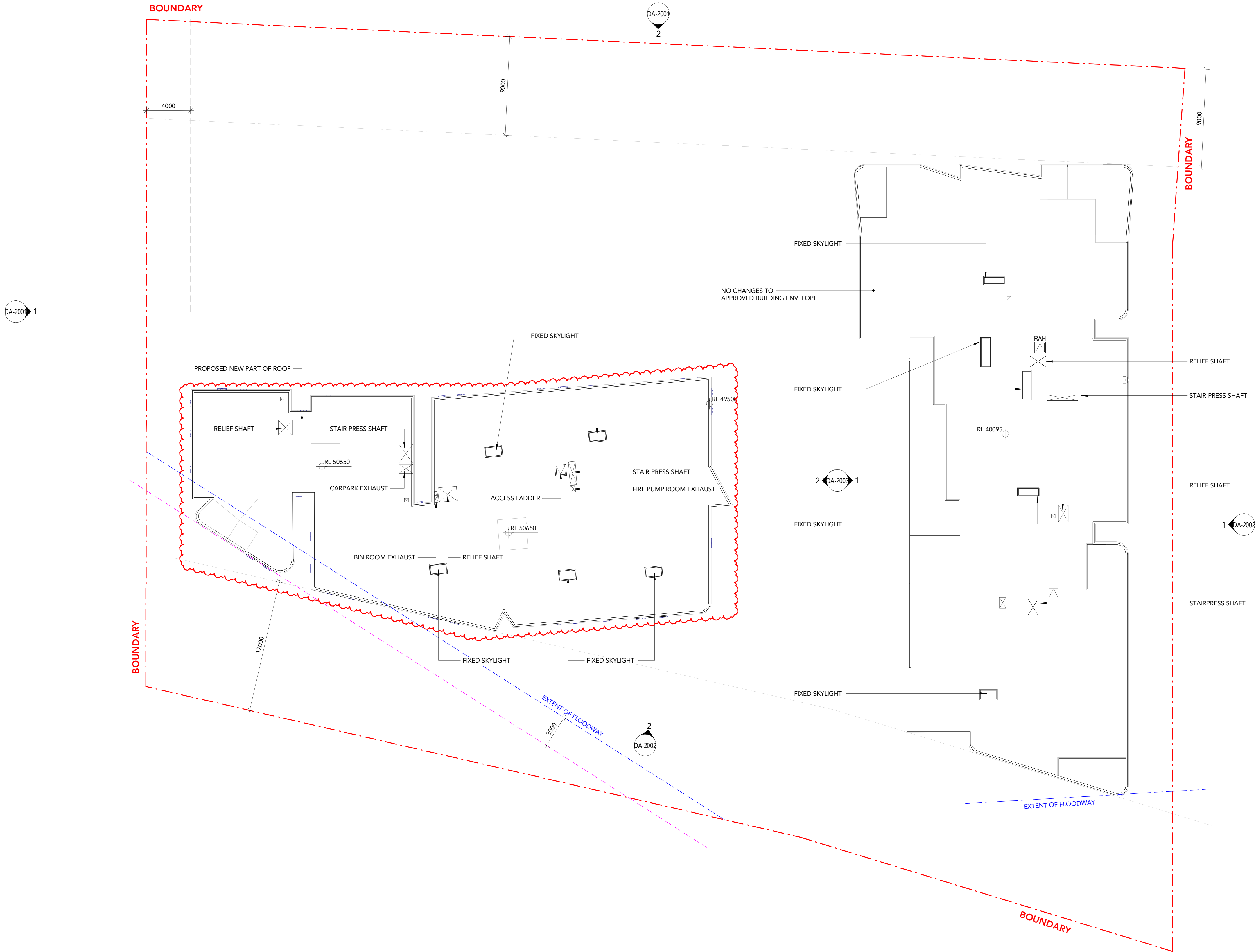
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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 12 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	0A1	VZ
Drawings #:		Rev:	
DA-0313			1



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	17/09/2025
2	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
3	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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CHANGES

Proposed uplift of four additional levels

Skylight relocations to suit the revised internal layouts

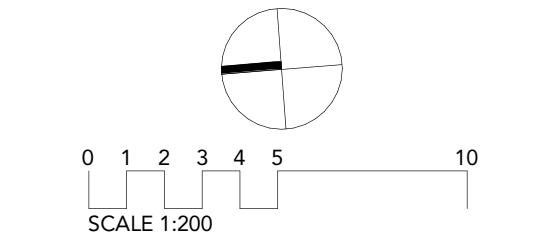
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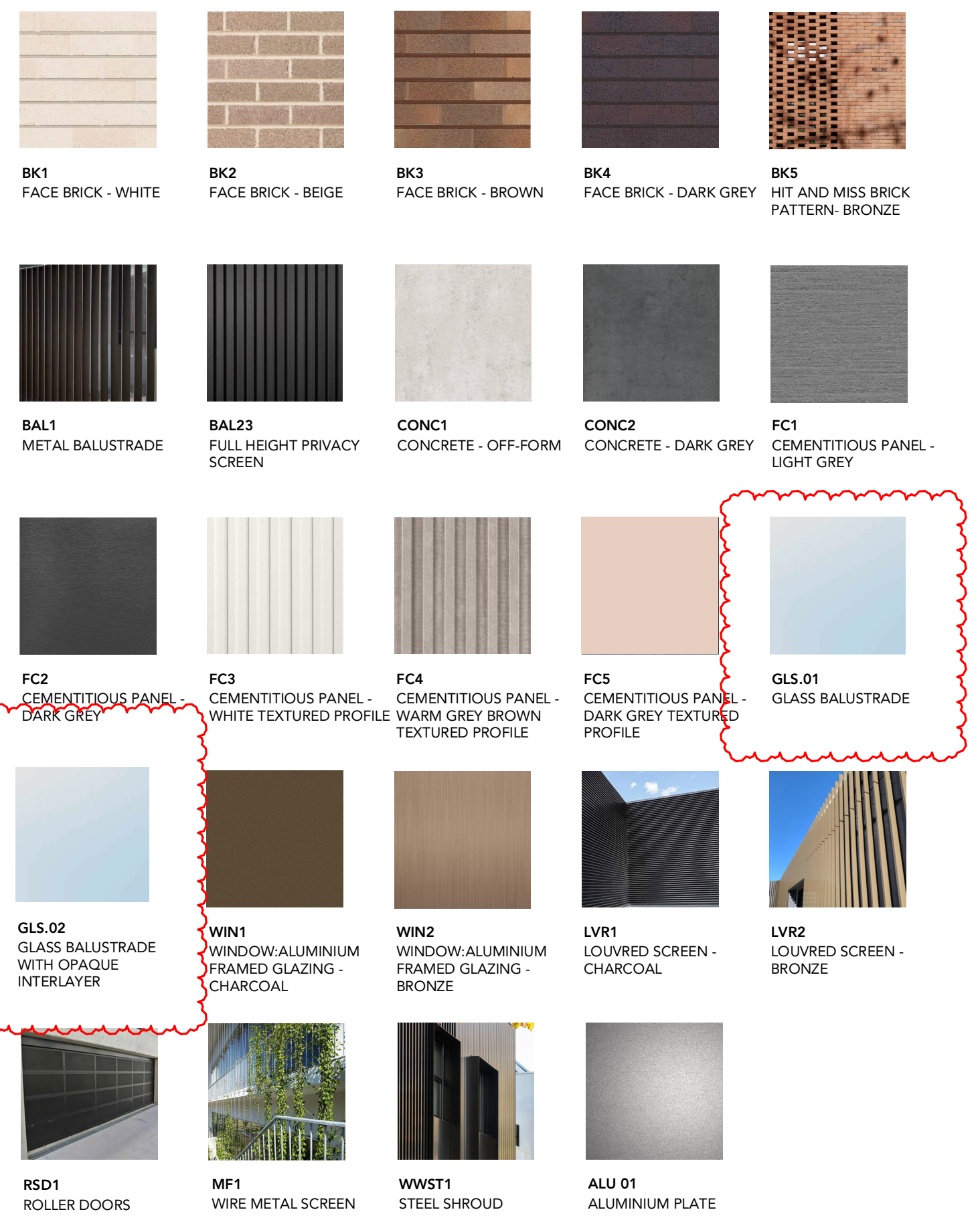
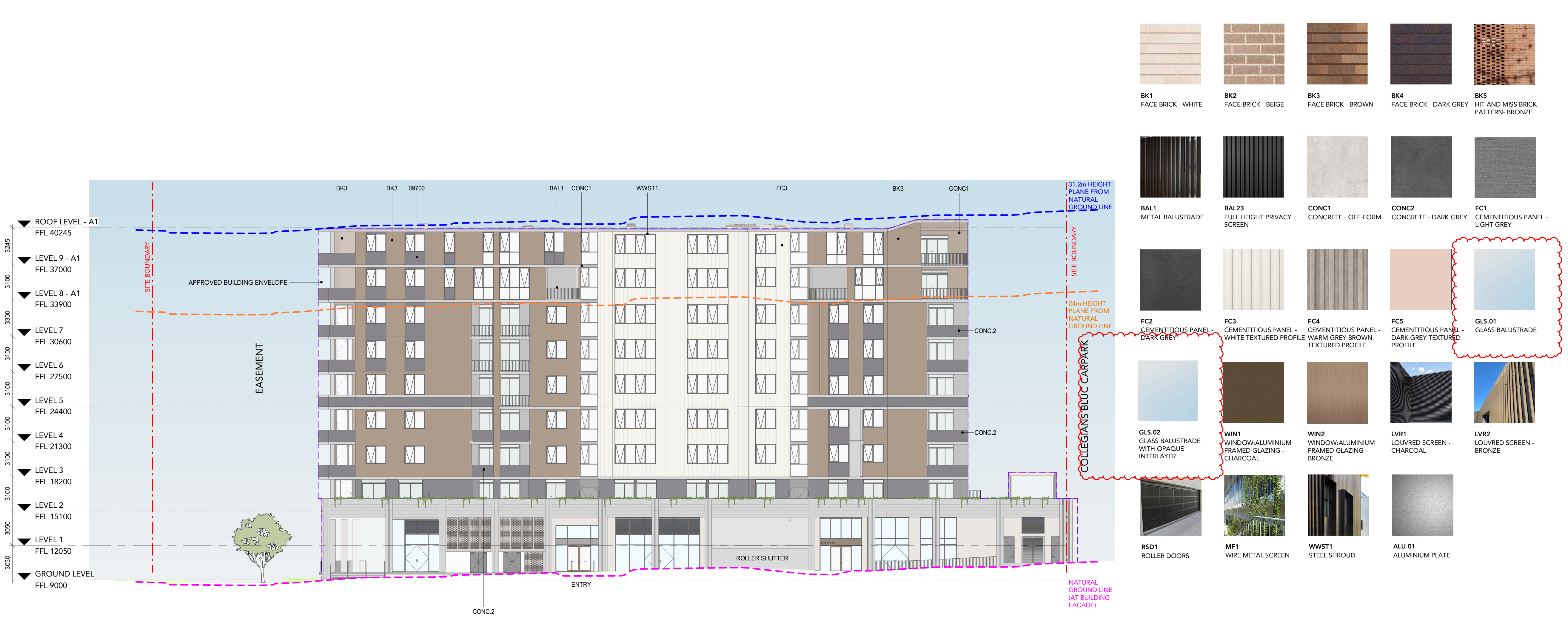
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Project:
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106 & 120-122 Smith St And 3a
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Title:
ROOF PLAN

Project #	Scale	Doc	Clnd
1319	1 : 200	0A1	VZ
Drawings #:		Rev:	
DA-0310			3



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
3	S4.55 - MODIFICATION 3	25/09/2025
4	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
5	S4.55 SUBMISSION - MODIFICATION 4	10/12/2025
6	S4.55 AMENDMENT - MODIFICATION 4	13/02/2026

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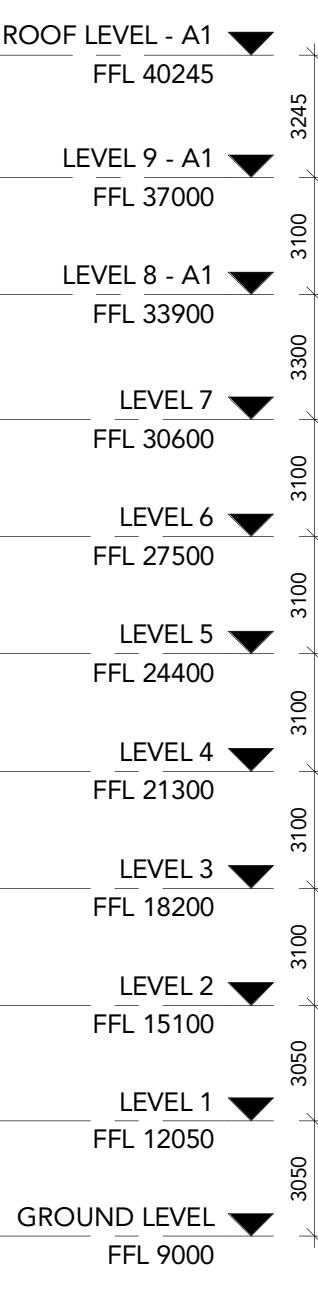
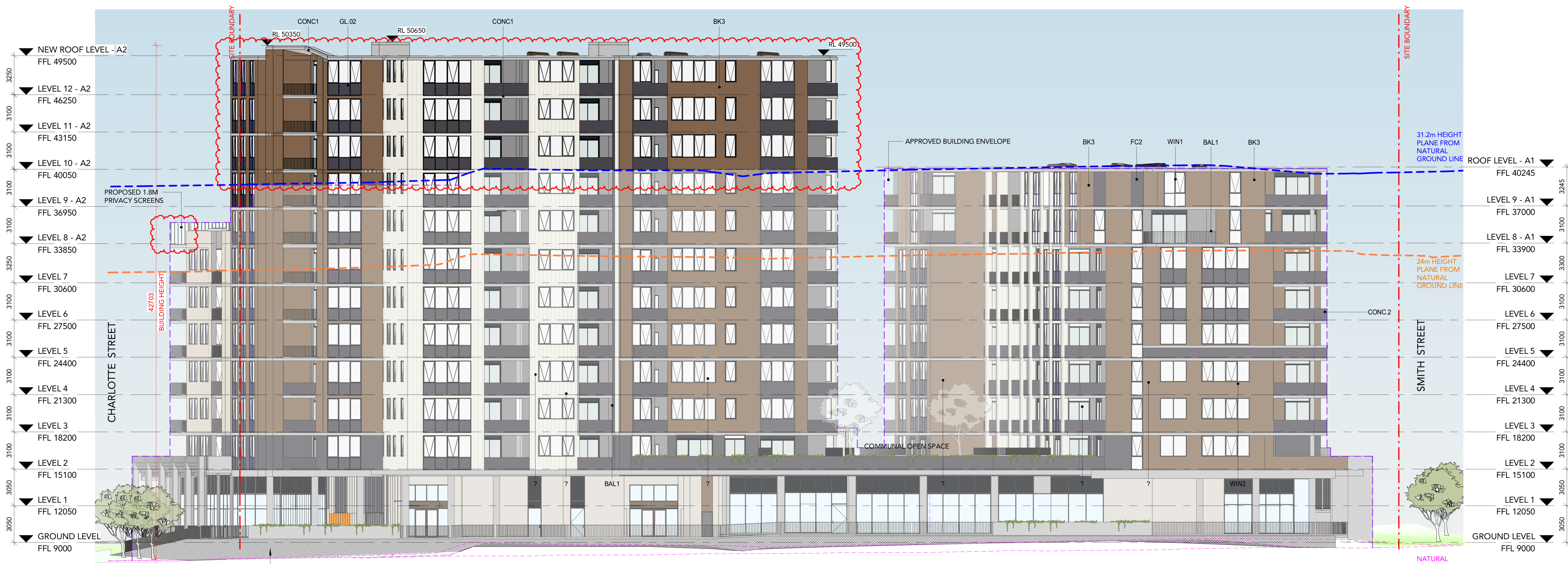
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CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

PRIVACY SCREEN TO L8 ROOFTOP OPEN SPACE AS PER CONDITION B1. (C)



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0 1 2 3 4 5 10
SCALE 1:200
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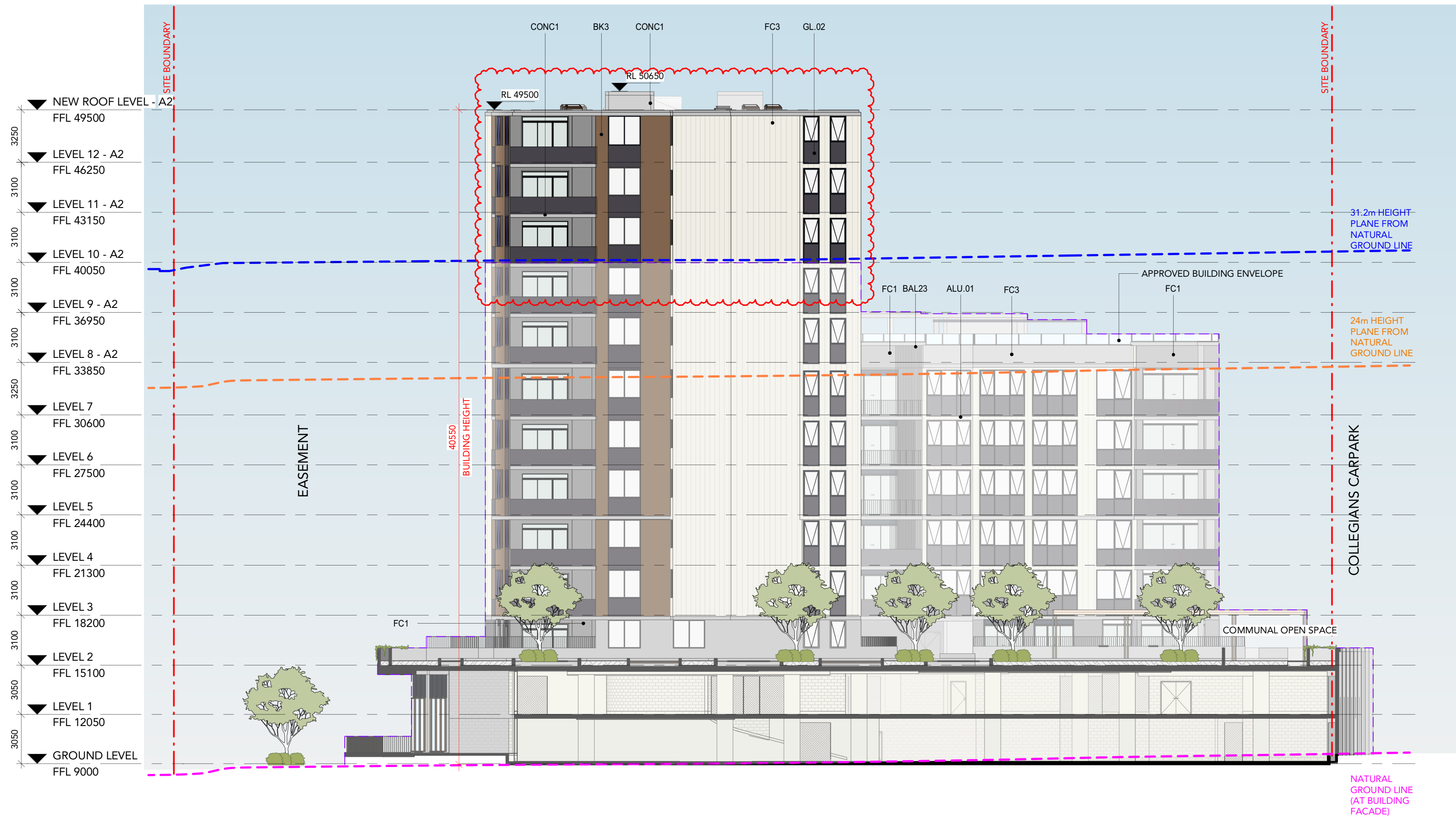
Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
ELEVATIONS - SHEET 2

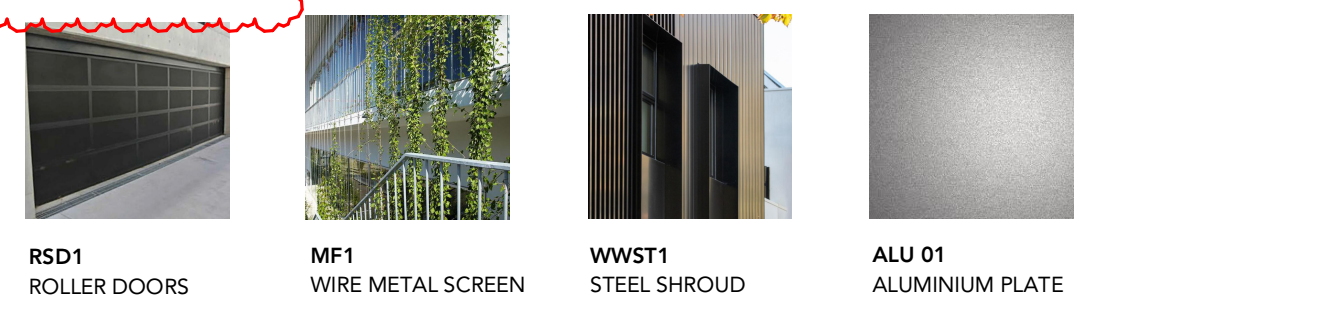
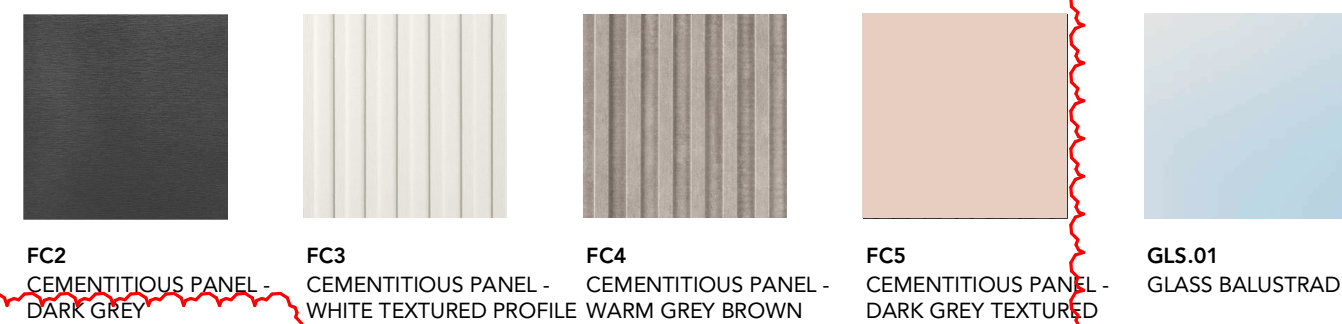
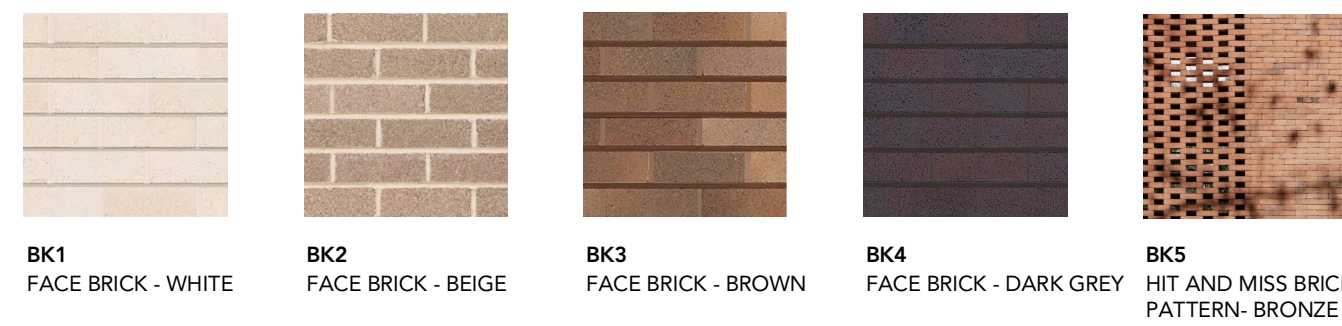
Project #	Scale	Doc.	Clid.
1319	As indicated	DZ	AM
Drawings #		Rev.	
DA-2002			6



1 NORTH ELEVATION (FROM COMMUNAL SPACE)
Scale: 1 : 200



2 SOUTH ELEVATION (FROM COMMUNAL SPACE)
Scale: 1 : 200



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
3	S4.55 - MODIFICATION 3	25/09/2025
4	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
5	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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0 1 2 3 4 5 10
SCALE 1:200

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Project: Smith St Apartments
106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title: ELEVATIONS - SHEET 3

Project #	Scale	Doc.	Clk.
1319	As indicated	AM	AM
Drawing #	Rev.		
DA-2003	5		

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CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS



U.S. POPULATION

0 10 20 30 40 50 60 70 80 90 100

1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000

SCALE 1:200

Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
SECTIONS - SHEET 1

Project #: 1319	Scale: 1 : 200	Dwg: DZ	Ckd: AM
Drawing #: DA-4001		Rev: 3	

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Project:
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106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title: **SECTIONS - SHEET 2**

<u>Project #:</u> 1319	<u>Scale:</u> 1 : 200	<u>Dwg:</u> DZ	<u>Ckd:</u> AM
<u>Drawing #:</u> DA-4002		<u>Rev:</u> 3	

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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CHANGES
PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

URBAN
PROPERTY
Client or Builder:
URBAN PROPERTY GROUP
Suite 110, Level 1, 180-186 Burwood Road, Burwood
NSW, 2134.

0 1 2 3 4 5 10
SCALE 1:200

TEAM
ARCHITECTS
info@team2.com.au ABN: 72 104 833 507

SYDNEY
Lvl 1, 43 Chandos Street,
St Leonards NSW 2065
T: +61 2 9437 3166
Reg NSW: 9940

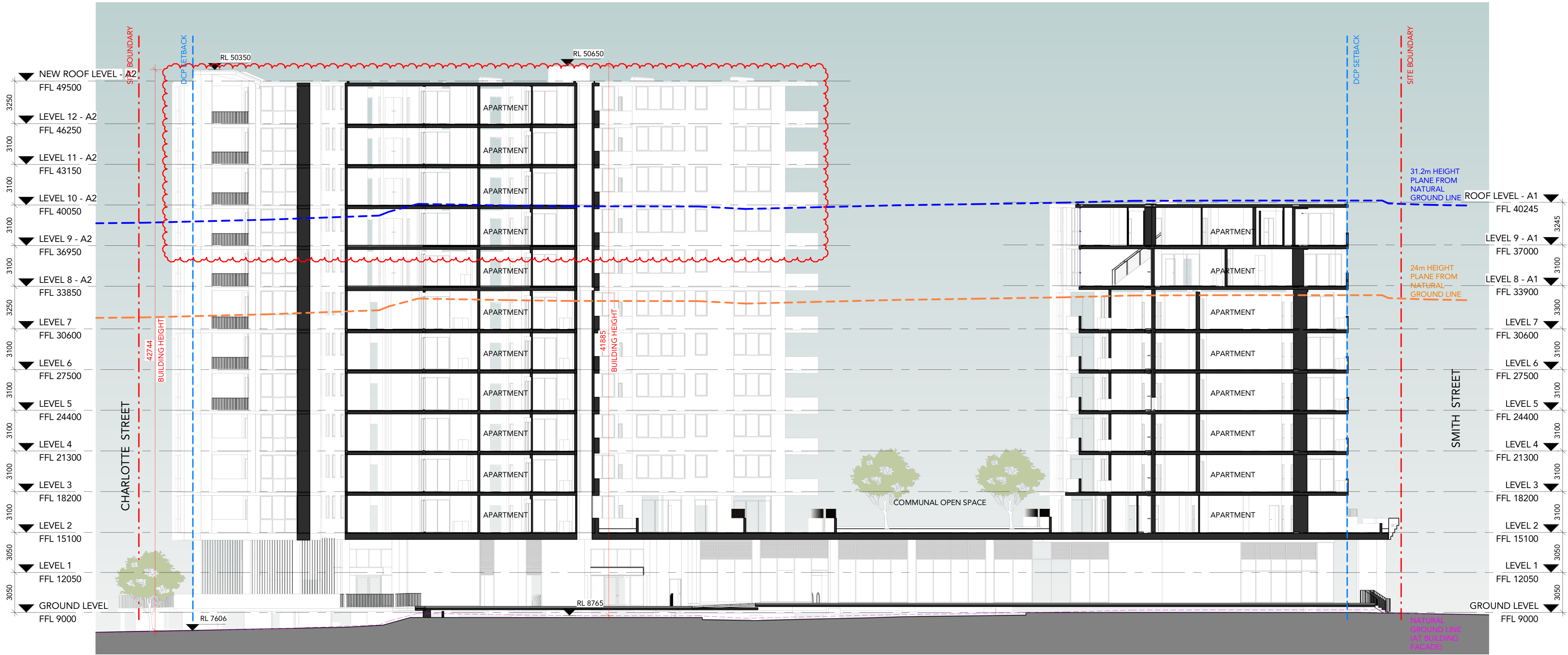
MELBOURNE
204/9-11 Claremont St,
South Yarra VIC 3141
T: +61 3 8849 9137
Reg Vic: 19340

Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
SECTIONS - SHEET 3

Project #	Scale	Dwg.	Cld.
1319	1 : 200	0A1 DZ	AM
Drawings #:		Rev:	

DA-4003 3



1 SECTION E
Scale: 1 : 200



VIEW 1: SMITH STREET LOOKING NORTH-EAST



VIEW 2: CHARLOTTE STREET



VIEW 3: SMITH STREET LOOKING NORTH-WEST

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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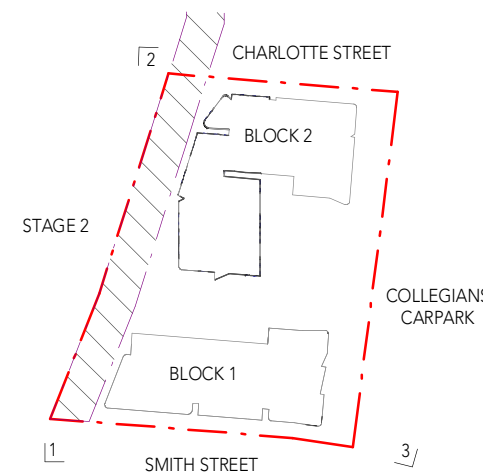
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CHANGES

Proposed uplift of four additional levels

KEY PLAN



URBAN
PROPERTY

Client or Builder
URBAN PROPERTY GROUP
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NSW, 2134.

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Reg Vic: 19340

Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
Artist Impression

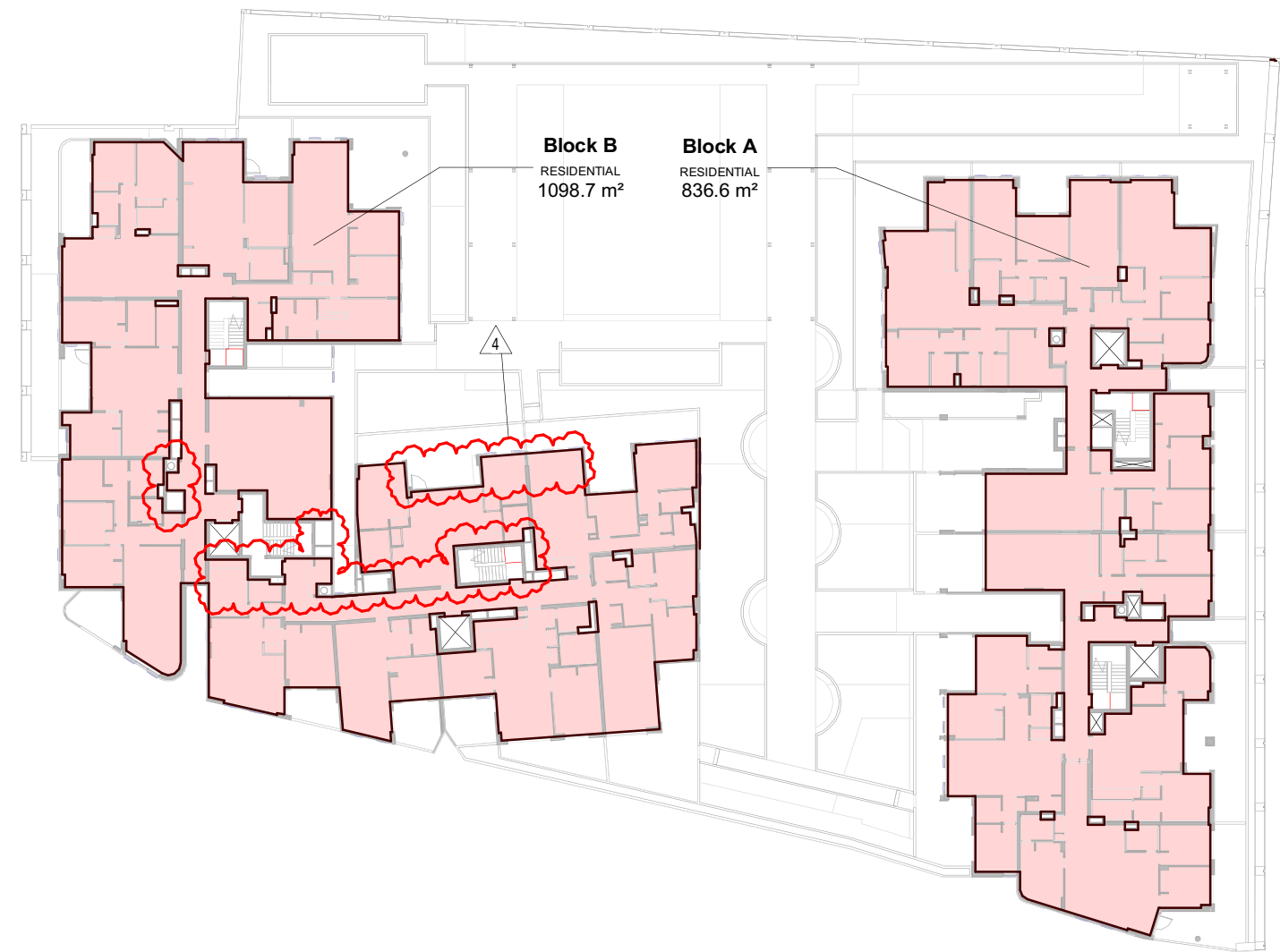
Project #	Scale	Doc	Clid
1319		KA	VG
Drawings #		Rev	
DA-8101		3	



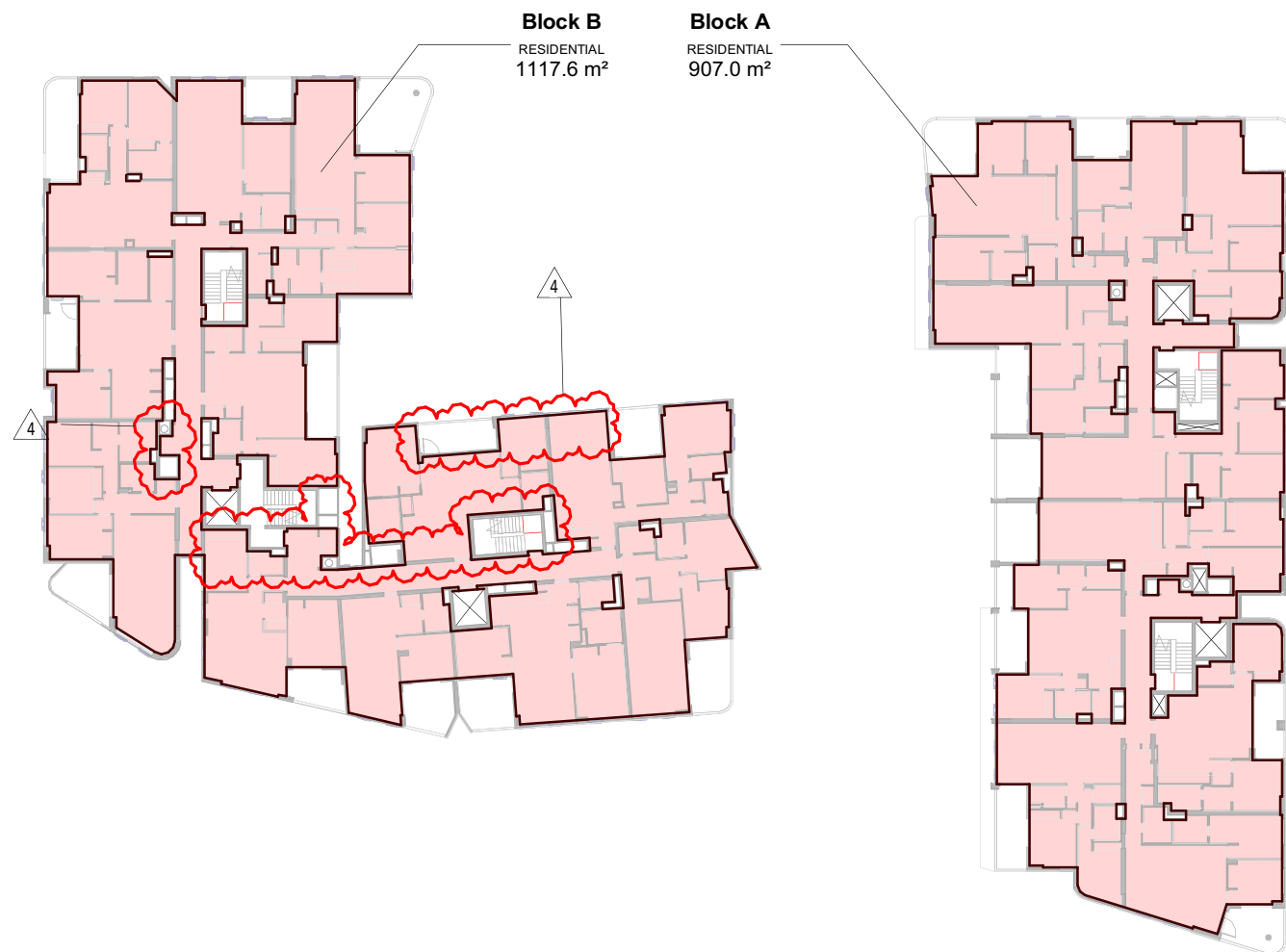
5 GROUND LEVEL
Scale: 1 : 500



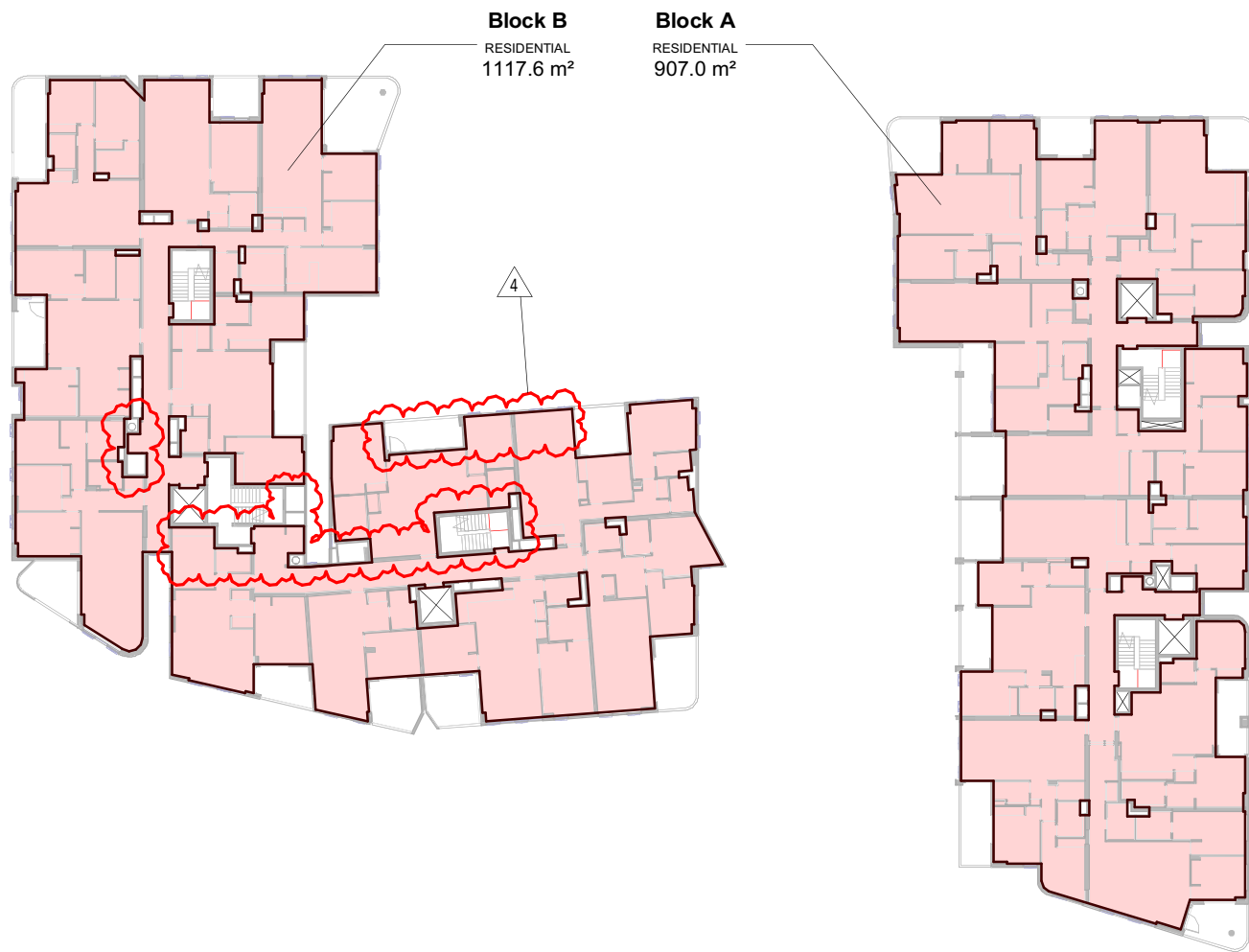
6 LEVEL 1
Scale: 1 : 500



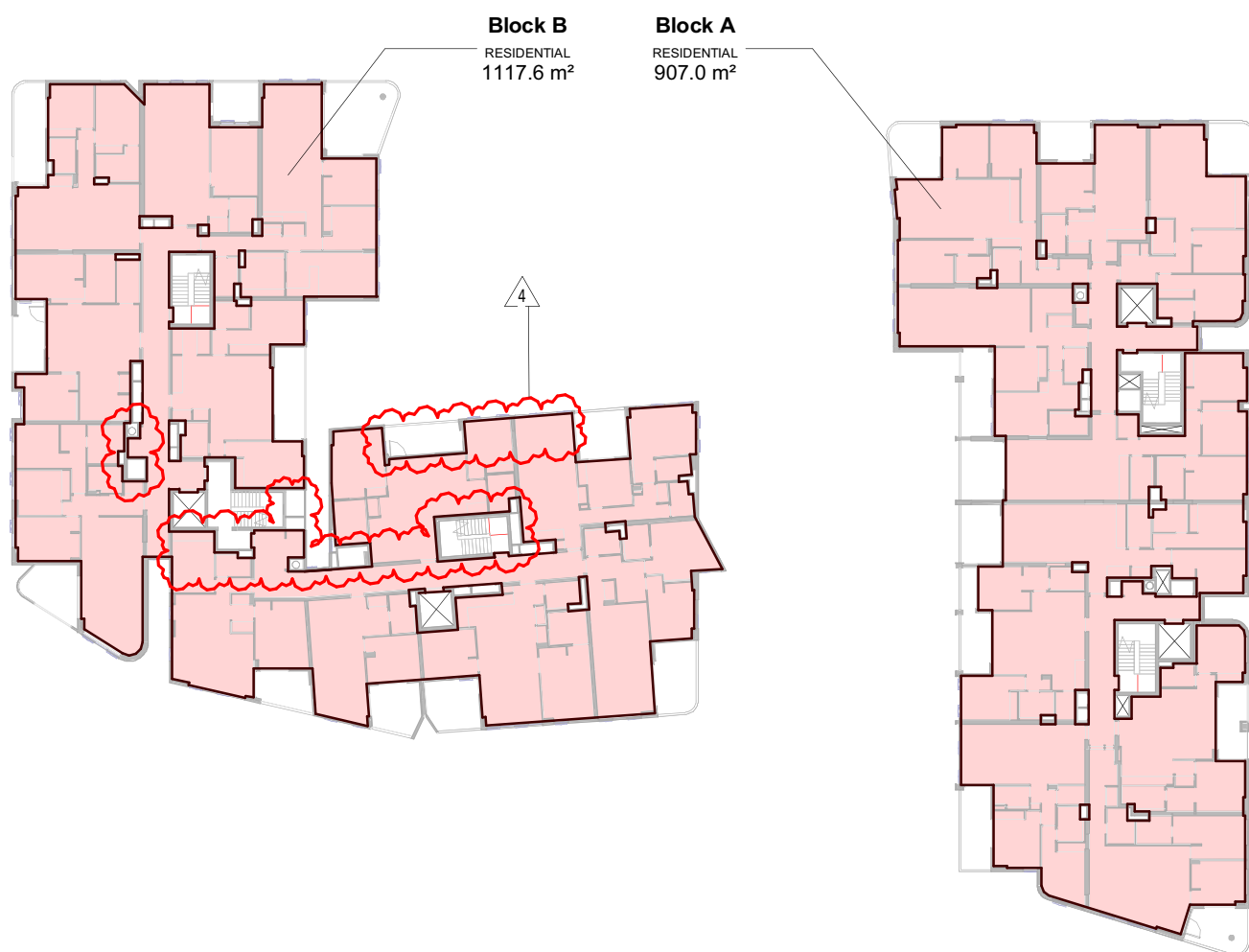
1 LEVEL 2 - GFA
Scale: 1 : 500



2 LEVEL 3 - GFA
Scale: 1 : 500



3 LEVEL 4 - GFA
Scale: 1 : 500



4 LEVEL 5 - GFA
Scale: 1 : 500

LEGEND

- NON - RESIDENTIAL GFA
RESIDENTIAL GFA

AREA SCHEDULE (GFA) - NON RESIDENTIAL

LEVEL	AREA
NON RESIDENTIAL - COMMERCIAL	
GROUND LEVEL	623.4 m²
	623.4 m²
	623.4 m²
	623.4 m²

AREA SCHEDULE (GFA) - RESIDENTIAL

LEVEL	AREA
RESIDENTIAL	
GROUND LEVEL	197.0 m²
	197.0 m²

Block A	
LEVEL 2	836.6 m²
LEVEL 3	907.0 m²
LEVEL 4	907.0 m²
LEVEL 5	907.0 m²
LEVEL 6	907.0 m²
LEVEL 7	907.0 m²
LEVEL 8 - A1	862.2 m²
LEVEL 9 - A1	888.2 m²
	7122.1 m²

Block B	
LEVEL 2	1098.7 m²
LEVEL 3	1117.6 m²
LEVEL 4	1117.6 m²
LEVEL 5	1117.6 m²
LEVEL 6	1117.6 m²
LEVEL 7	1117.3 m²
LEVEL 8 - A1	672.7 m²
LEVEL 9 - A1	682.5 m²
LEVEL 10 - A2	682.5 m²
LEVEL 11 - A2	682.5 m²
LEVEL 12 - A2	682.5 m²
	10089.3 m²
	17408.4 m²

RESIDENTIAL - WASTE	
GROUND LEVEL	243.7 m²
	243.7 m²
	243.7 m²
	17652.1 m²

AREA SCHEDULE (GFA) - TOTAL

AREA TYPE	AREA
NON RESIDENTIAL - COMMERCIAL	623.4 m²
RESIDENTIAL	17408.4 m²
RESIDENTIAL - WASTE	243.7 m²
	18275.5 m²

SITE AREA	6532m²
RESIDENTIAL FSR	2.70:1
NON-RESIDENTIAL FSR	0.10:1
TOTAL FSR	2.80:1
FSR ALLOCATED TO AFFORDABLE HOUSING (15%)	0.42:1

DRAWING STATUS:

S4.55 - MOD 4

Rev	Revision Description	Date
1	S4.55 SUBMISSION- MODIFICATION 3	15/10/2025
2	S4.55 SUBMISSION- MODIFICATION 3	28/10/2025
3	S4.55 SUBMISSION- MODIFICATION 3	31/10/2025
4	S4.55 AMENDMENT- MODIFICATION 3	28/11/2025
5	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

4. Internal unit layout updates
Facade amendments to suit the revised internal layouts
5. Proposed uplift of four additional levels
Internal unit layout updates
Ground floor waste area revisions

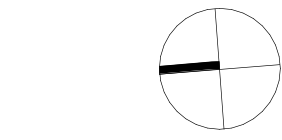
URBAN

PROPERTY

Client or Builder:

URBAN PROPERTY GROUP

Suite 110, Level 1, 180-186 Burwood Road, Burwood NSW, 2134.



SCALE 1:500

TEAM

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T: +61 2 9437 3166 F: +61 3 8849 9137 Reg NSW: 9940 Reg Vic: 19340

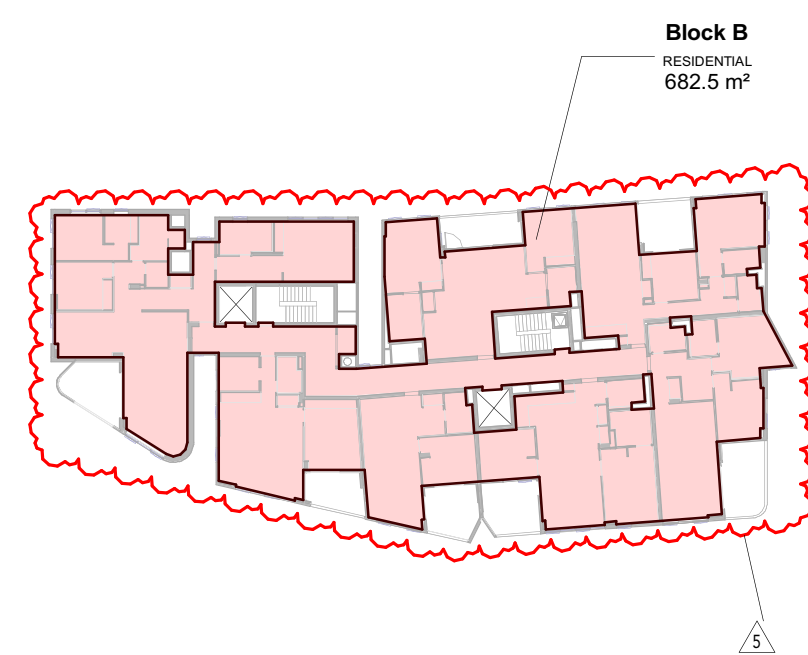
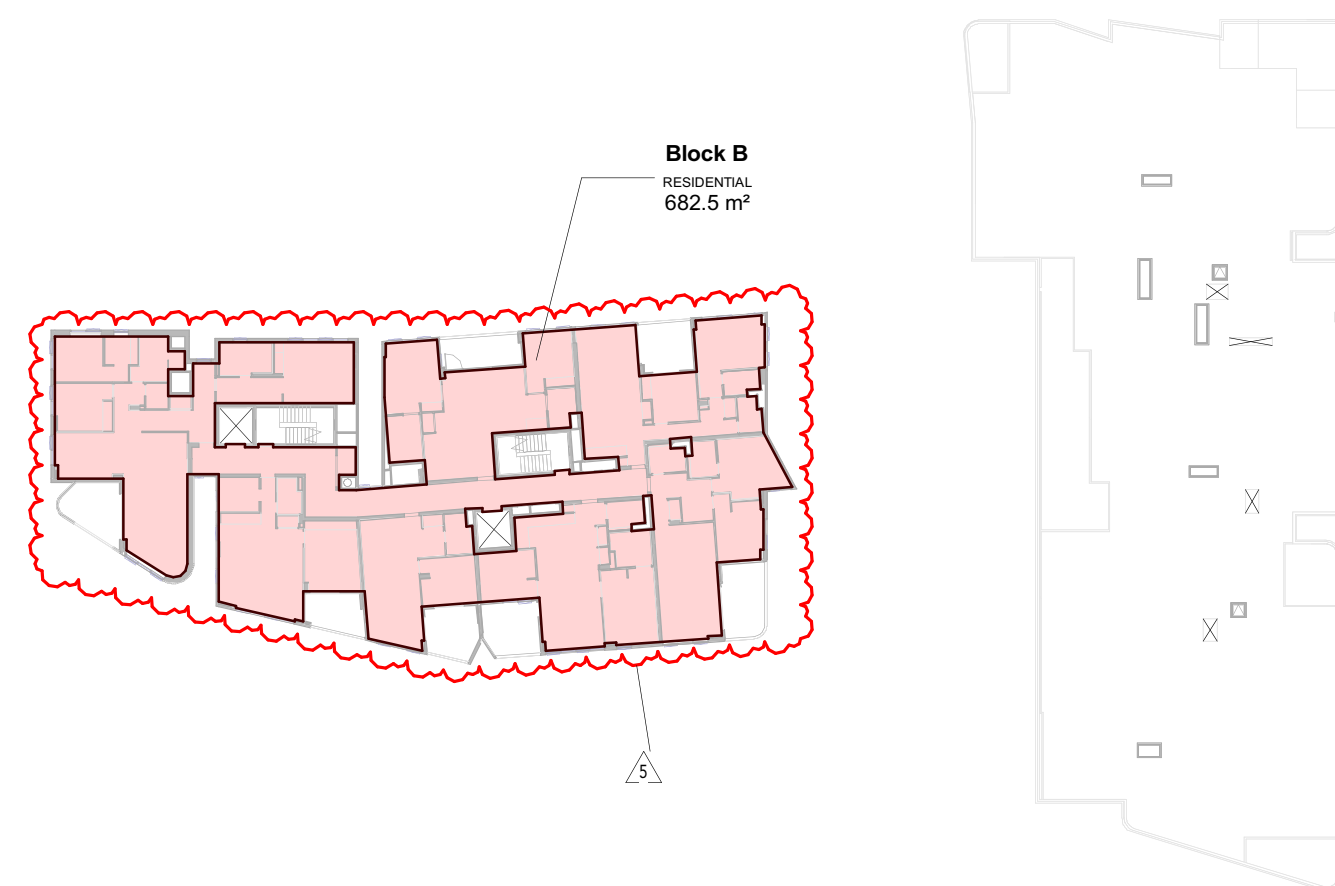
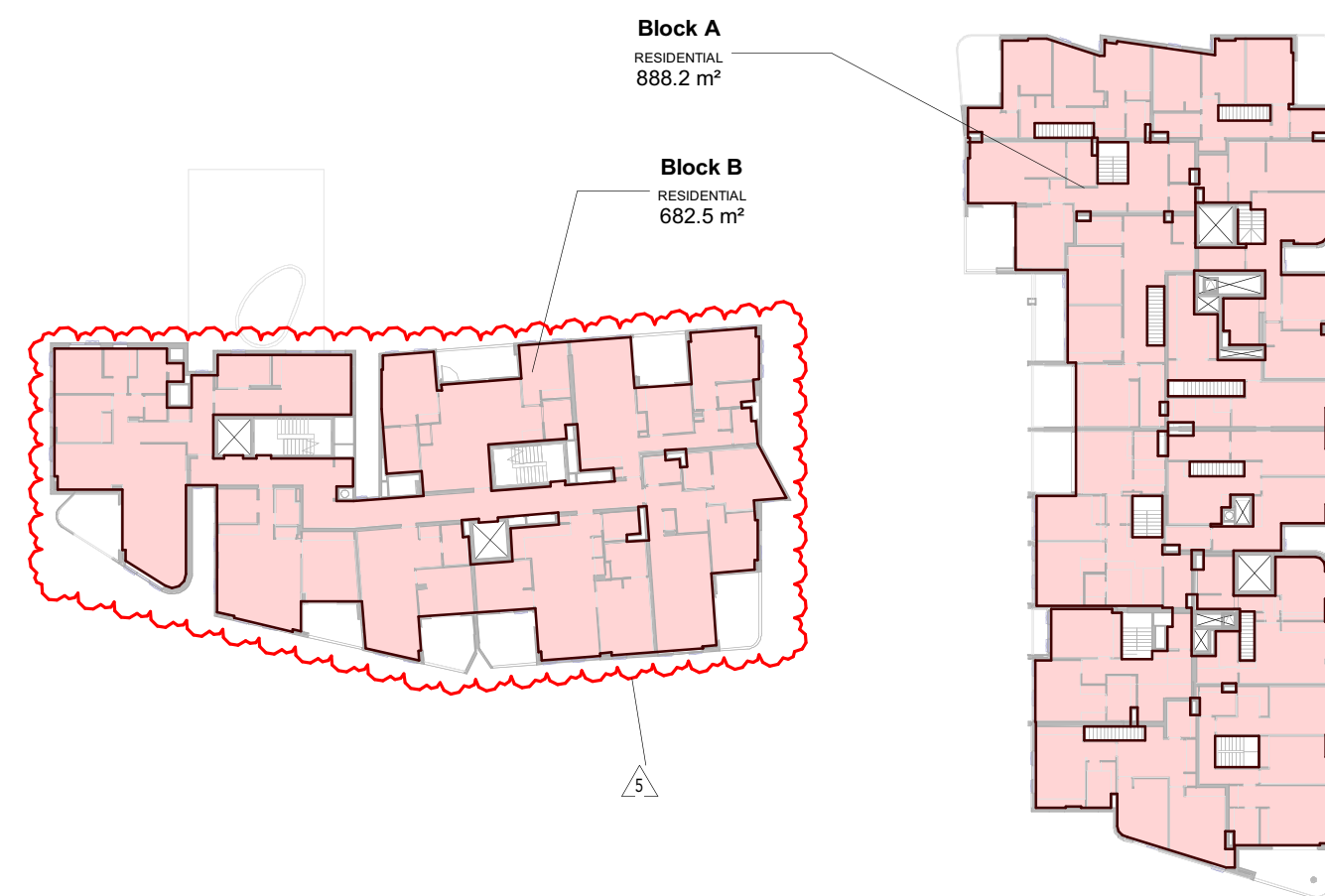
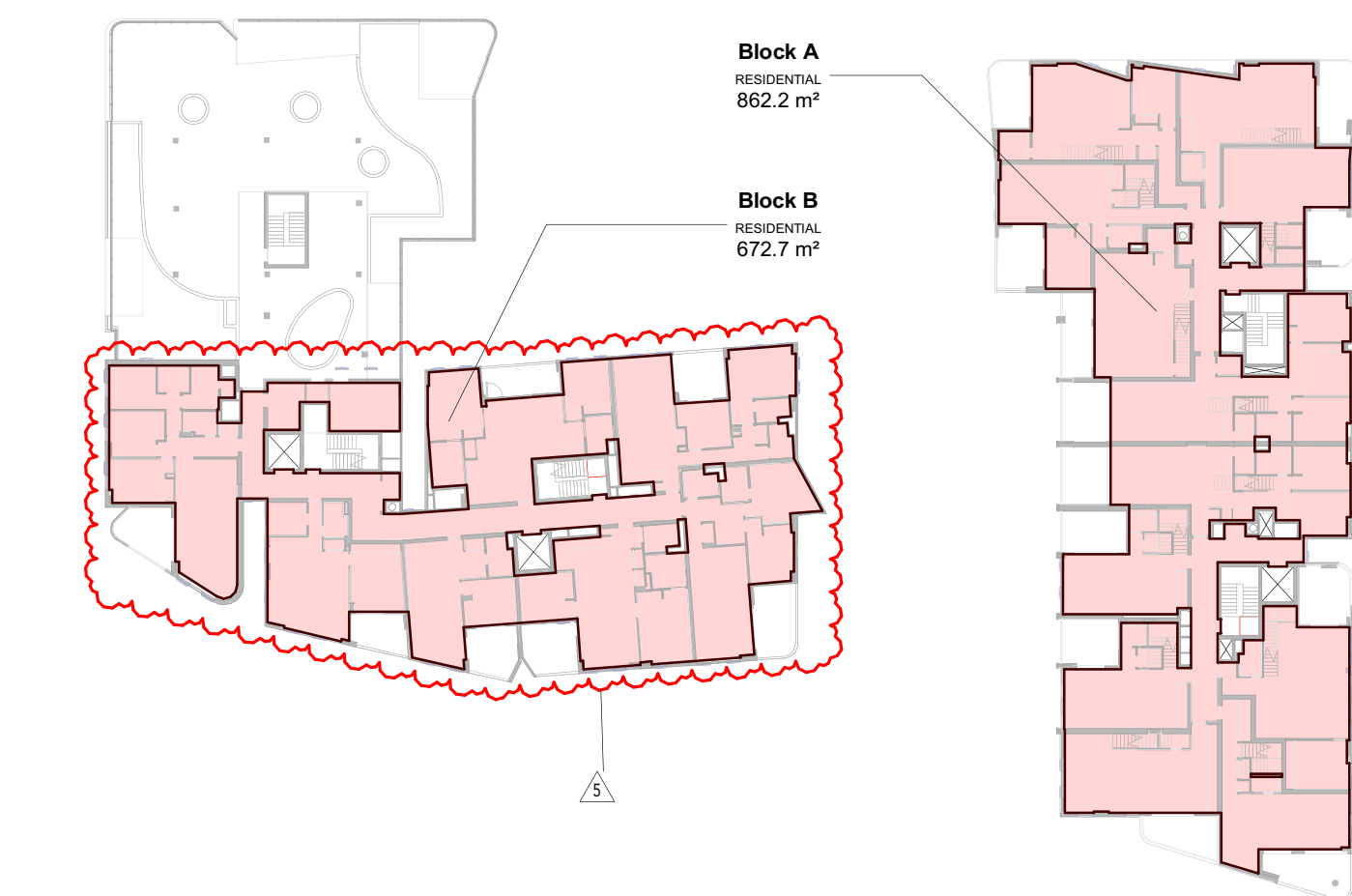
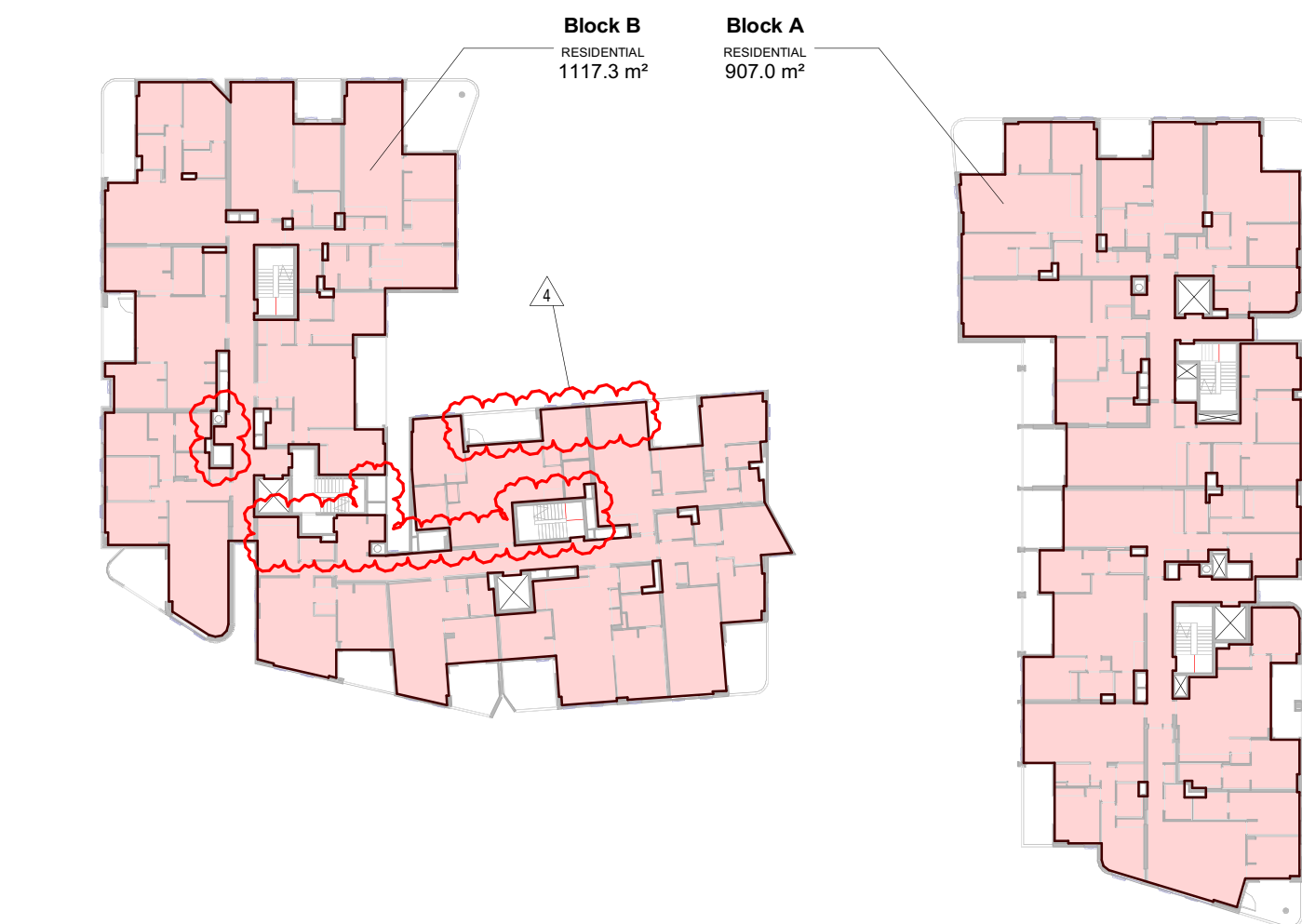
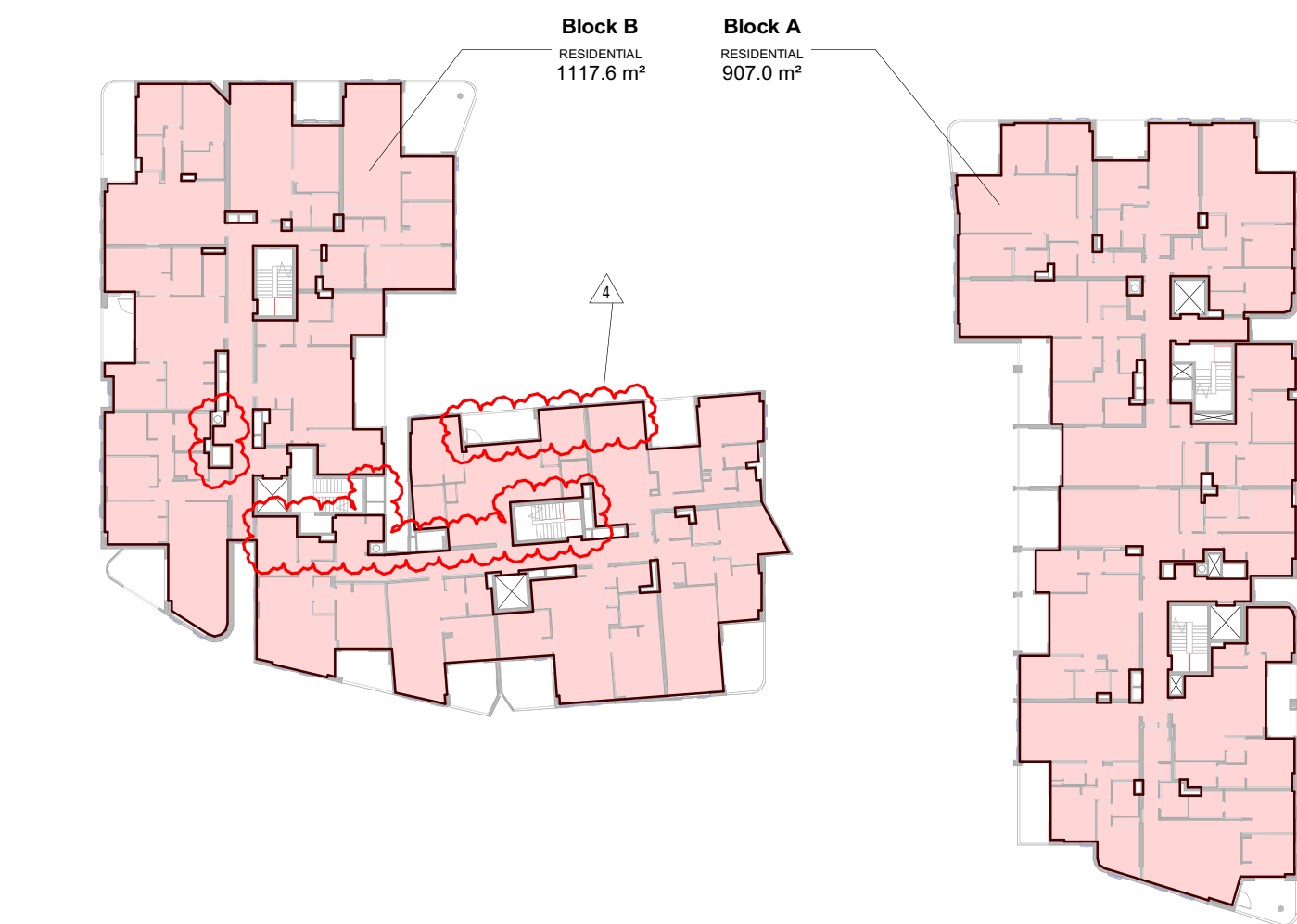
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
GFA CALCULATIONS - SHEET 1

Project #:	Scale:	Doc:	Clk:
1319	1 : 500	KA	AM
Drawing #:			

DA-8300

5



LEGEND

NON - RESIDENTIAL GFA

RESIDENTIAL GFA

AREA SCHEDULE (GFA) - NON RESIDENTIAL

LEVEL	AREA
NON RESIDENTIAL - COMMERCIAL	
GROUND LEVEL	623.4 m ²
	623.4 m ²
	623.4 m ²
	623.4 m ²

AREA SCHEDULE (GFA) - RESIDENTIAL

LEVEL	AREA
RESIDENTIAL	
GROUND LEVEL	197.0 m ²
	197.0 m ²

Block A	
LEVEL 2	836.6 m ²
LEVEL 3	907.0 m ²
LEVEL 4	907.0 m ²
LEVEL 5	907.0 m ²
LEVEL 6	907.0 m ²
LEVEL 7	907.0 m ²
LEVEL 8 - A1	862.2 m ²
LEVEL 9 - A1	888.2 m ²
	7122.1 m ²

Block B	
LEVEL 2	1098.7 m ²
LEVEL 3	1117.6 m ²
LEVEL 4	1117.6 m ²
LEVEL 5	1117.6 m ²
LEVEL 6	1117.6 m ²
LEVEL 7	1117.3 m ²
LEVEL 8 - A1	672.7 m ²
LEVEL 9 - A1	682.5 m ²
LEVEL 10 - A2	682.5 m ²
LEVEL 11 - A2	682.5 m ²
LEVEL 12 - A2	682.5 m ²
	10089.3 m ²
	17408.4 m ²

RESIDENTIAL - WASTE	
GROUND LEVEL	243.7 m²
	243.7 m²
	243.7 m²
	17652.1 m²

AREA SCHEDULE (GFA) - TOTAL

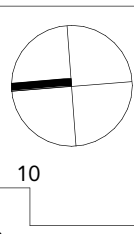
AREA TYPE	AREA
NON RESIDENTIAL - COMMERCIAL	623.4 m ²
RESIDENTIAL	17408.4 m ²
RESIDENTIAL - WASTE	243.7 m ²
	18275.5 m ²

SITE AREA	6532m ²
RESIDENTIAL FSR	2.70:1
NON-RESIDENTIAL FSR	0.10:1
TOTAL FSR	2.80:1
FSR ALLOCATED TO AFFORDABLE HOUSING (15%)	0.42:1

[illegible]

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URBAN PROPERTY			
<u>Client or Builder</u> URBAN PROPERTY GROUP Suite 110, Level 1, 180-186 Burwood Road, Burwood NSW, 2134			
 0 5 10 20 30 SCALE 1:500			
TEAM ARCHITECTS info@team2.com.au ABN: 72 104 833 507			
SYDNEY Lot 1, 43 Chandos Street, St Leonards NSW 2065 T: +61 2 9437 3166 Reg NSW: 19940		MELBOURNE 204/9-11 Glenmore St, South Yarra VIC 3141 T: +61 3 8649 9137 Reg Vic: 193440	
<u>Project</u> Smith St Apartments 106 & 120-122 Smith St And 3a Charlotte St, Wollongong			
<u>Title</u> GFA CALCULATIONS - SHEET 2			
<u>Project #</u> 1319	<u>Scale</u> 1: 500	<u>Doc</u> KA	<u>Cd</u> AM
<u>Drawing #</u> DA-8301		<u>Rev</u> 5	

A detailed floor plan of a building, likely a school or office, with rooms colored red, blue, and yellow. Blue dashed lines indicate movement paths between rooms, showing a network of connections. A red dashed line outlines the building's perimeter. The plan includes various rooms, corridors, and a central courtyard area.[illegible]

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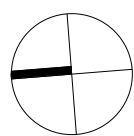
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CHANGES

Proposed uplift of four additional levels
Internal unit layout updates

Client or Builder
URBAN PROPERTY GROUP
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NSW, 2134



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--	--

Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
ADG COMPLIANCE - SOLAR &
CROSS VENTILATION - SHEET 1

Project #:	Scale:	Draw:	Ckd:
1319	1 : 500	KA	AM

DA-8302

2

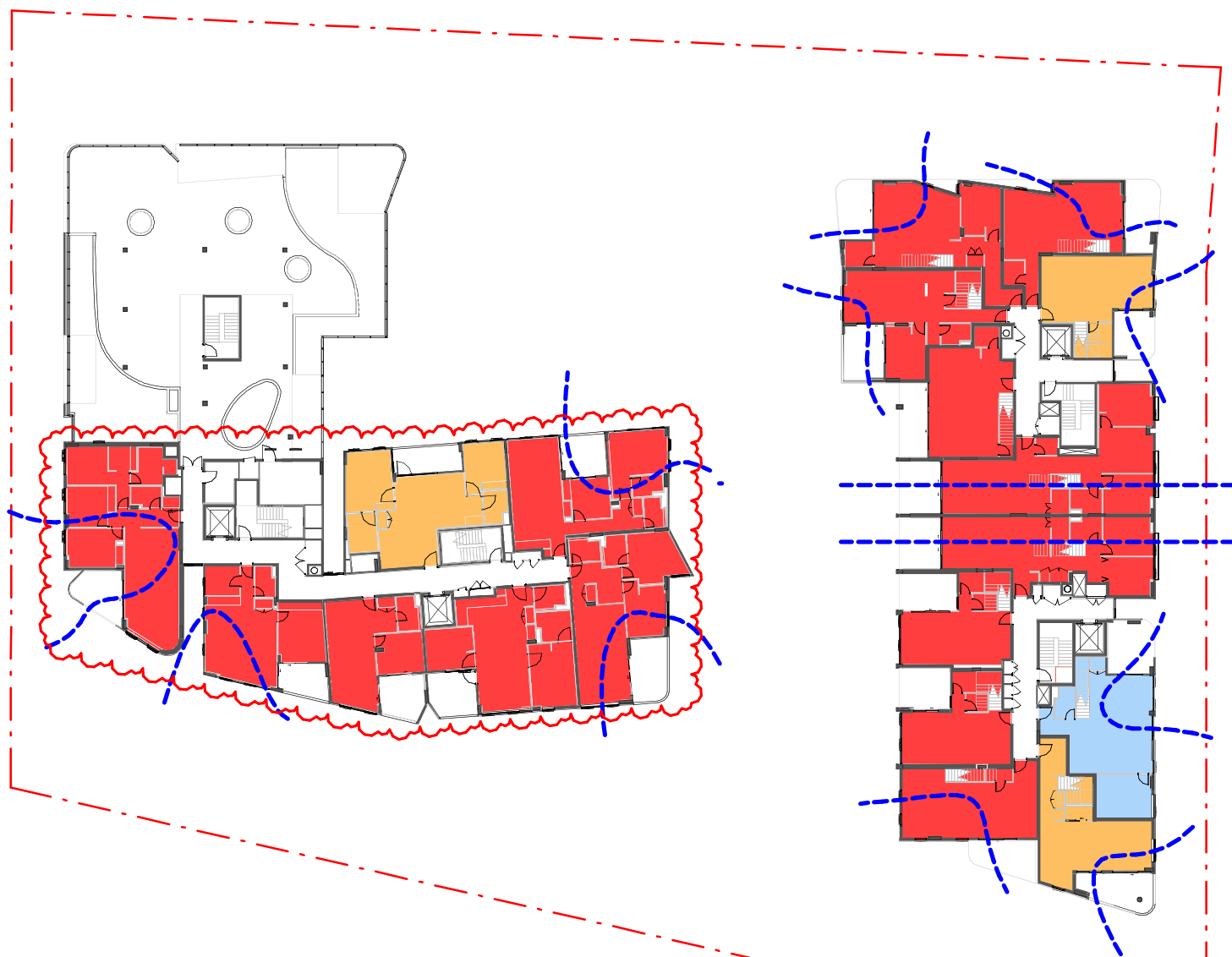
CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	15	9	6
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	3	2	1
● NO DIRECT LIGHT	1	1	0
TOTAL NO. UNITS	19	12	7

NATURAL VENTILATION

— NATURAL CROSS VENTILATION	13	9	4
TOTAL NO. UNITS	19	12	7

TOTAL	A1+A2	A3+A4
15	9	6
3	2	1
1	1	0
19	12	7



1 LEVEL 8 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

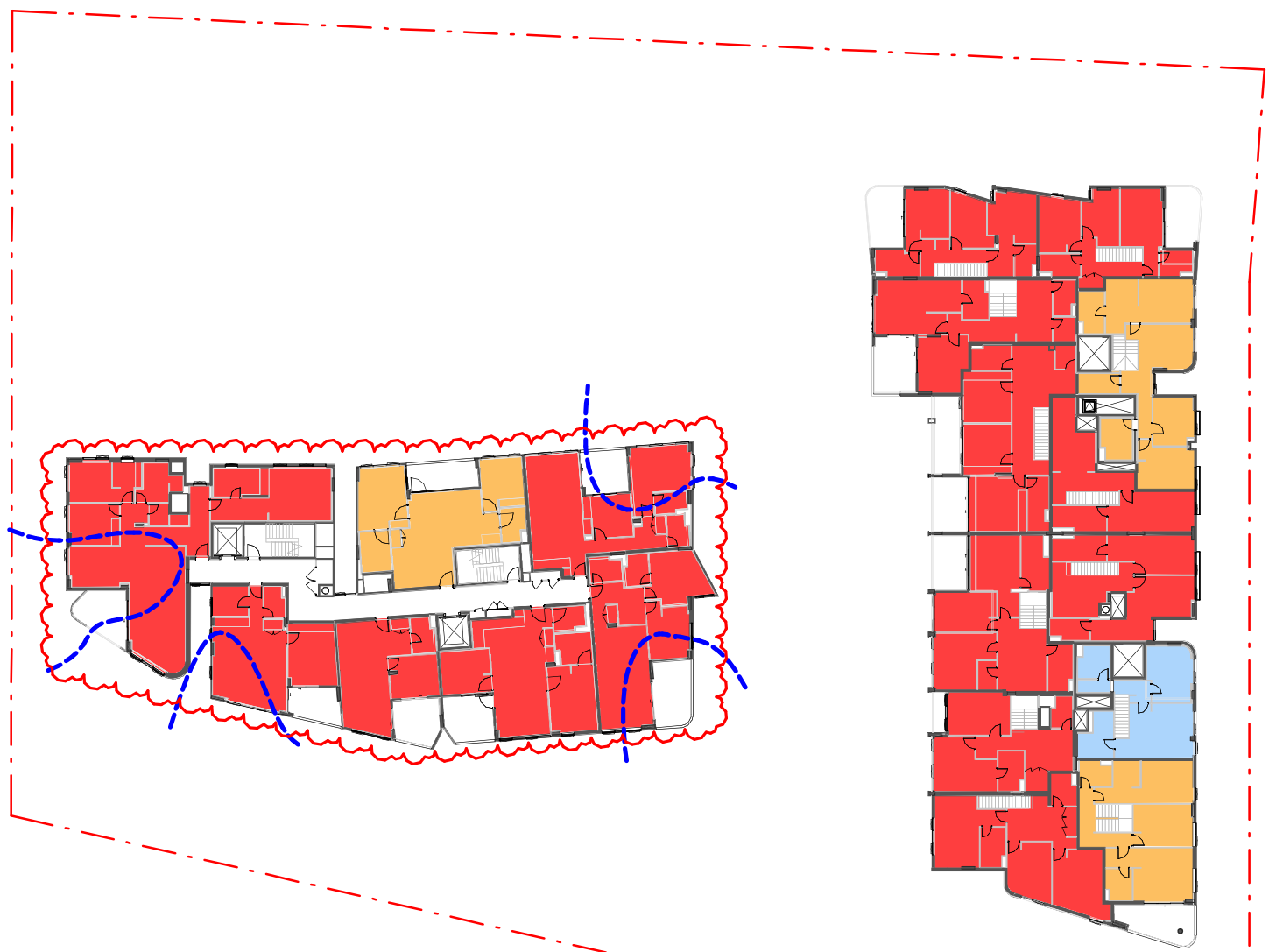
CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	6	6
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	1	1
● NO DIRECT LIGHT	0	0
TOTAL NO. UNITS	7	7

NATURAL VENTILATION

— NATURAL CROSS VENTILATION	4	4
TOTAL NO. UNITS	7	7

TOTAL	A1+A2
6	6
1	1
0	0
7	7



2 LEVEL 9 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	6	6
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	1	1
● NO DIRECT LIGHT	0	0
TOTAL NO. UNITS	7	7

NATURAL VENTILATION

— NATURAL CROSS VENTILATION	4	4
TOTAL NO. UNITS	7	7

TOTAL	A1+A2
6	6
1	1
0	0
7	7



3 LEVEL 10 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

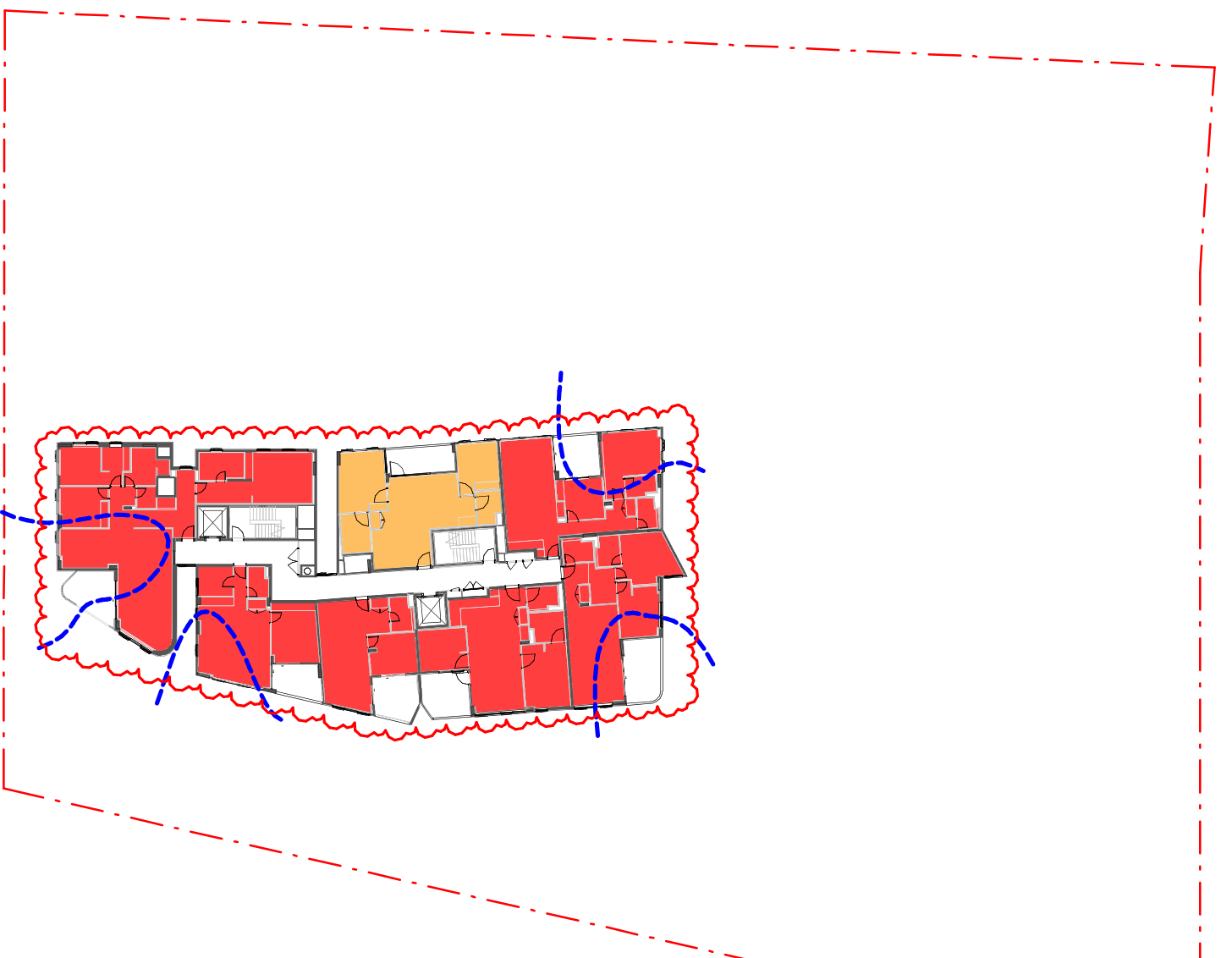
CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	6	6
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	1	1
● NO DIRECT LIGHT	0	0
TOTAL NO. UNITS	7	7

NATURAL VENTILATION

— NATURAL CROSS VENTILATION	4	4
TOTAL NO. UNITS	7	7

TOTAL	A1+A2
6	6
1	1
0	0
7	7



4 LEVEL 11 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

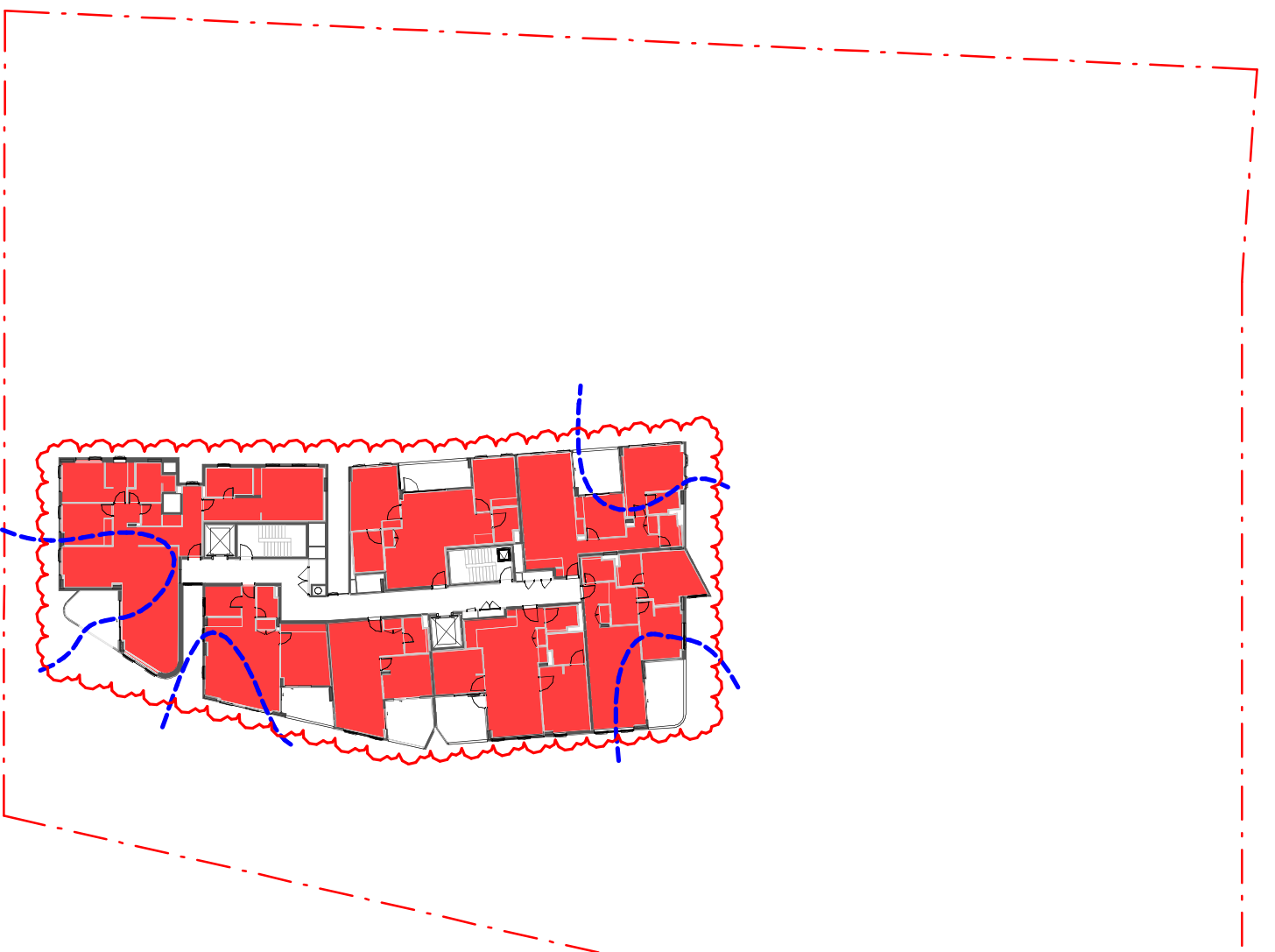
CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	7	7
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	0	0
● NO DIRECT LIGHT	0	0
TOTAL NO. UNITS	7	7

NATURAL VENTILATION

— NATURAL CROSS VENTILATION	4	4
TOTAL NO. UNITS	7	7

TOTAL	A1+A2
7	7
0	0
0	0
7	7



5 LEVEL 12 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

SUMMARY

SOLAR ACCESS [min. 70% 2+ hrs] FOR JUNE 21, 9am - 3pm	UNITS	%
● MIN 2 HOURS OF DIRECT SOLAR ACCESS	148/176	84
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	11/176	6
● NO DIRECT LIGHT	17/176	10

NATURAL VENTILATION [min. 60%]

— NATURAL CROSS VENTILATION	106/176	60
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DRAWING STATUS:

S4.55 - MOD 4

Rev	Revision Description	Date
1	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

- Proposed uplift of four additional levels
- Internal unit layout updates

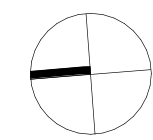
URBAN

PROPERTY

Client or Builder:

URBAN PROPERTY GROUP

Suite 110, Level 1, 180-186 Burwood Road, Burwood
NSW, 2134.



0 5 10 20 30
SCALE 1:500

TEAM 2

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Charlotte St, Wollongong

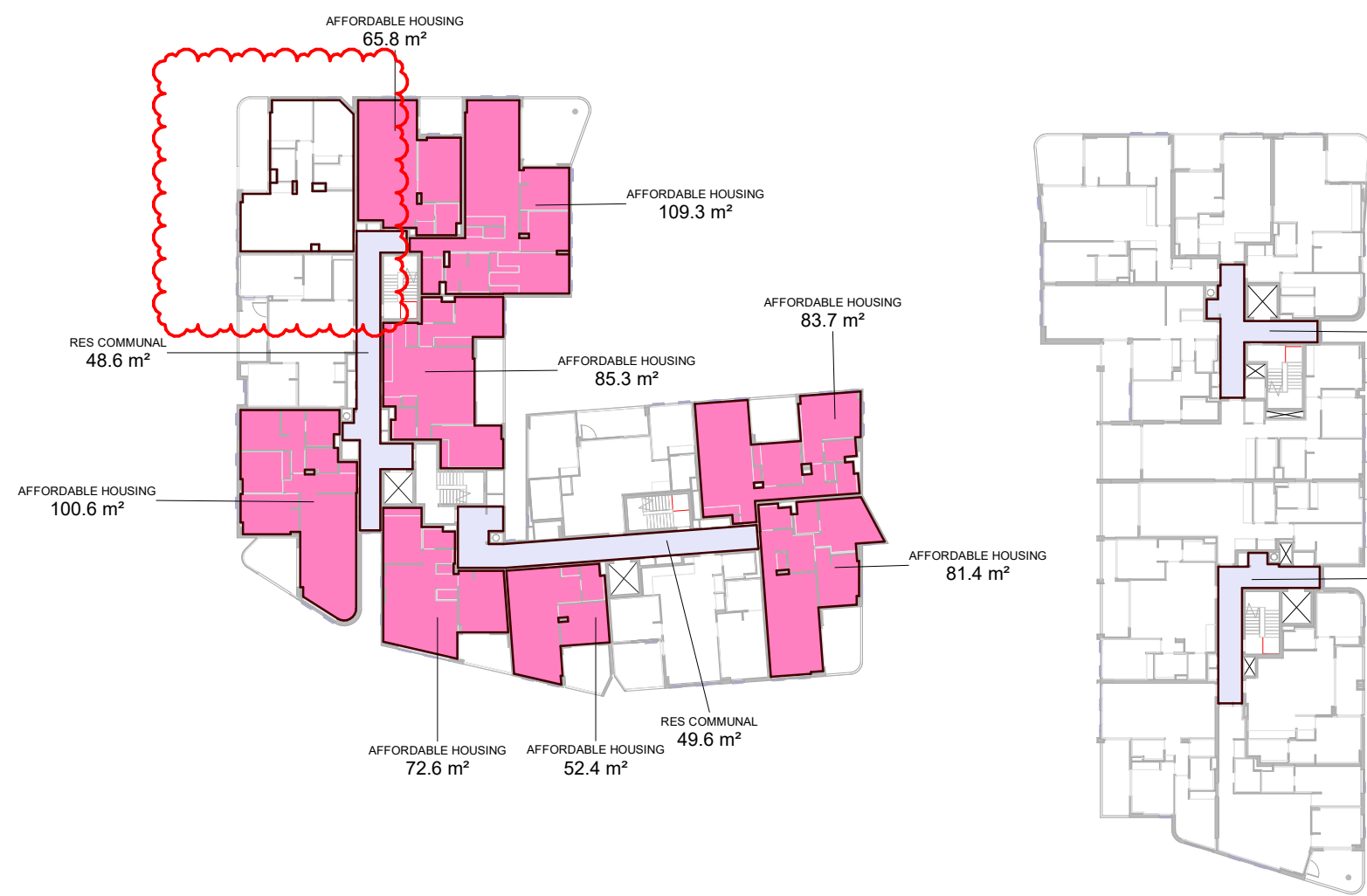
Title:
ADG COMPLIANCE - SOLAR &
CROSS VENTILATION - SHEET 2

Project #:	Scale:	Doc:	Clid:
1319	1 : 500	KA	AM

Drawing #:	Rev:
DA-8303	1



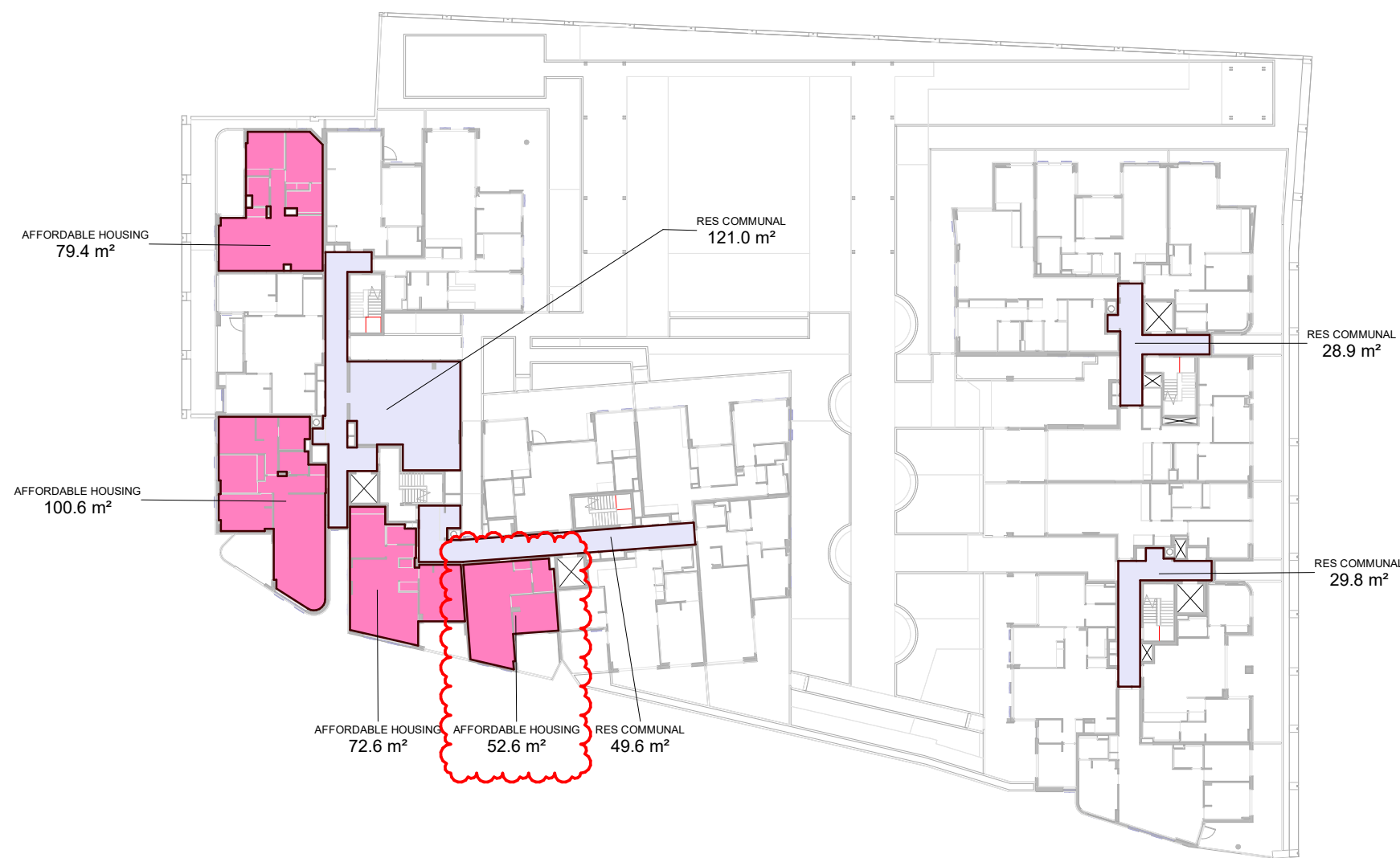
8 GROUND LEVEL - RESIDENTIAL COMMUNAL AREA
Scale: 1 : 500



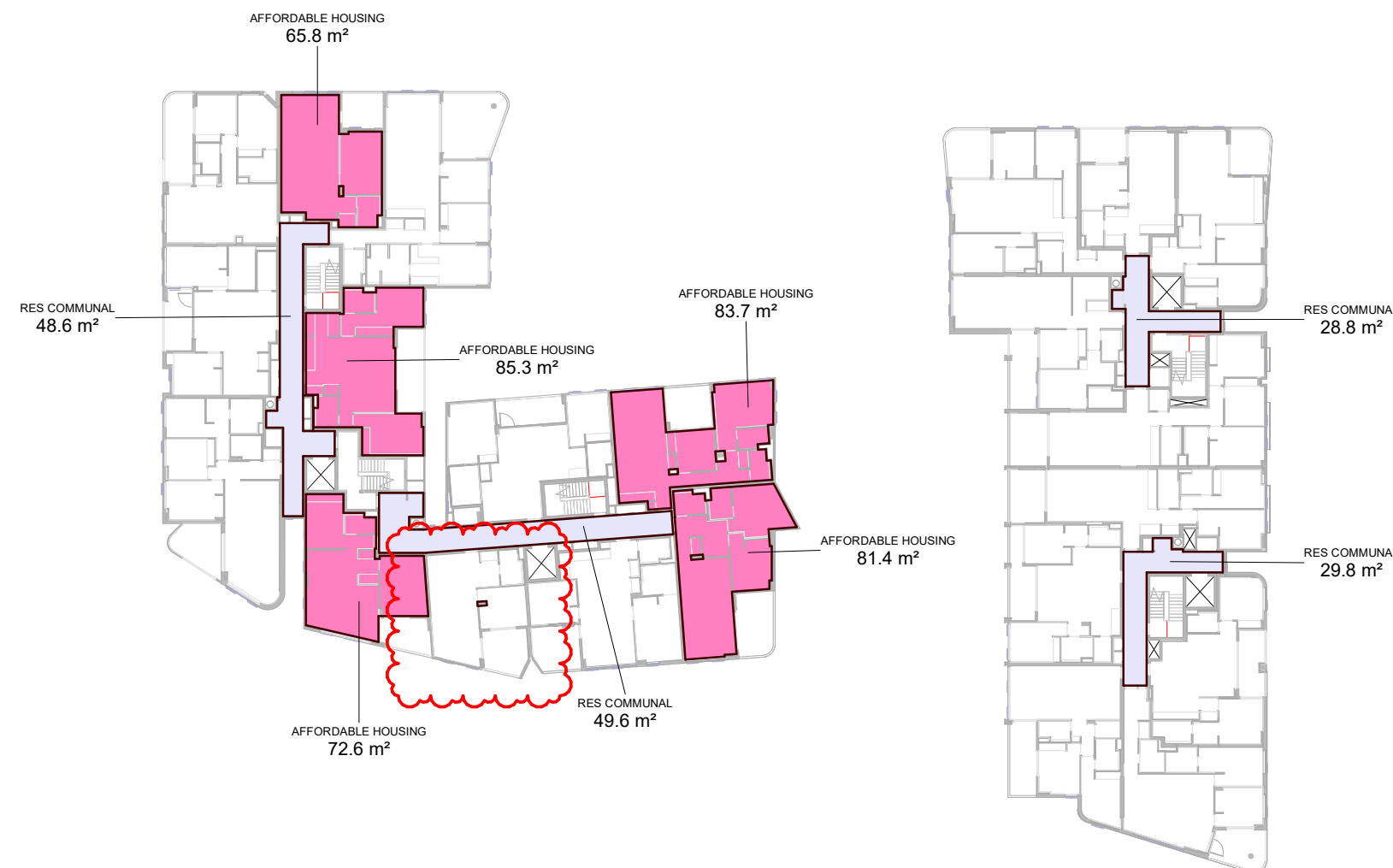
3 LEVEL 4 - AFFORDABLE HOUSING
Scale: 1 : 500



6 LEVEL 7 - AFFORDABLE HOUSING
Scale: 1 : 500



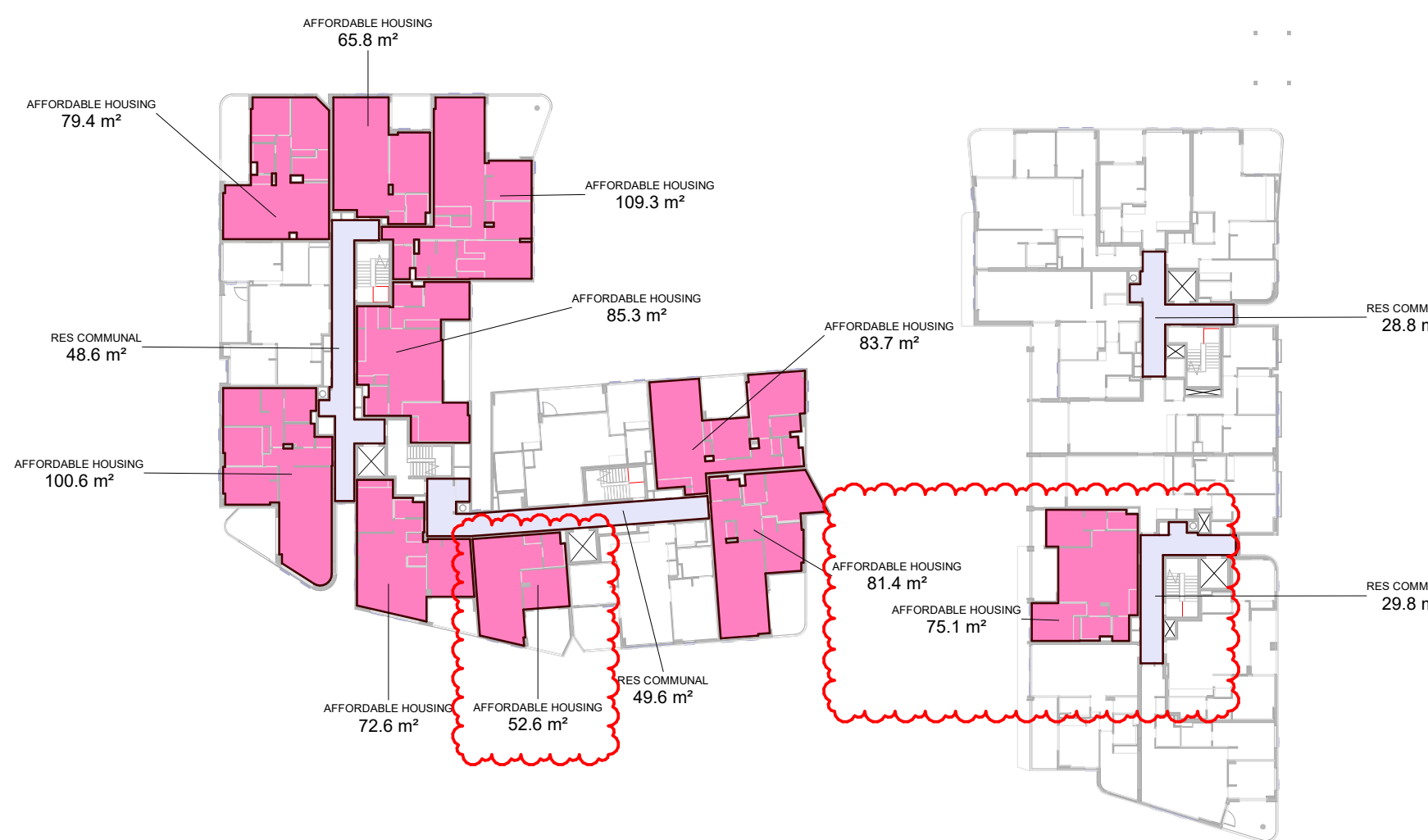
1 LEVEL 2 - AFFORDABLE HOUSING
Scale: 1 : 500



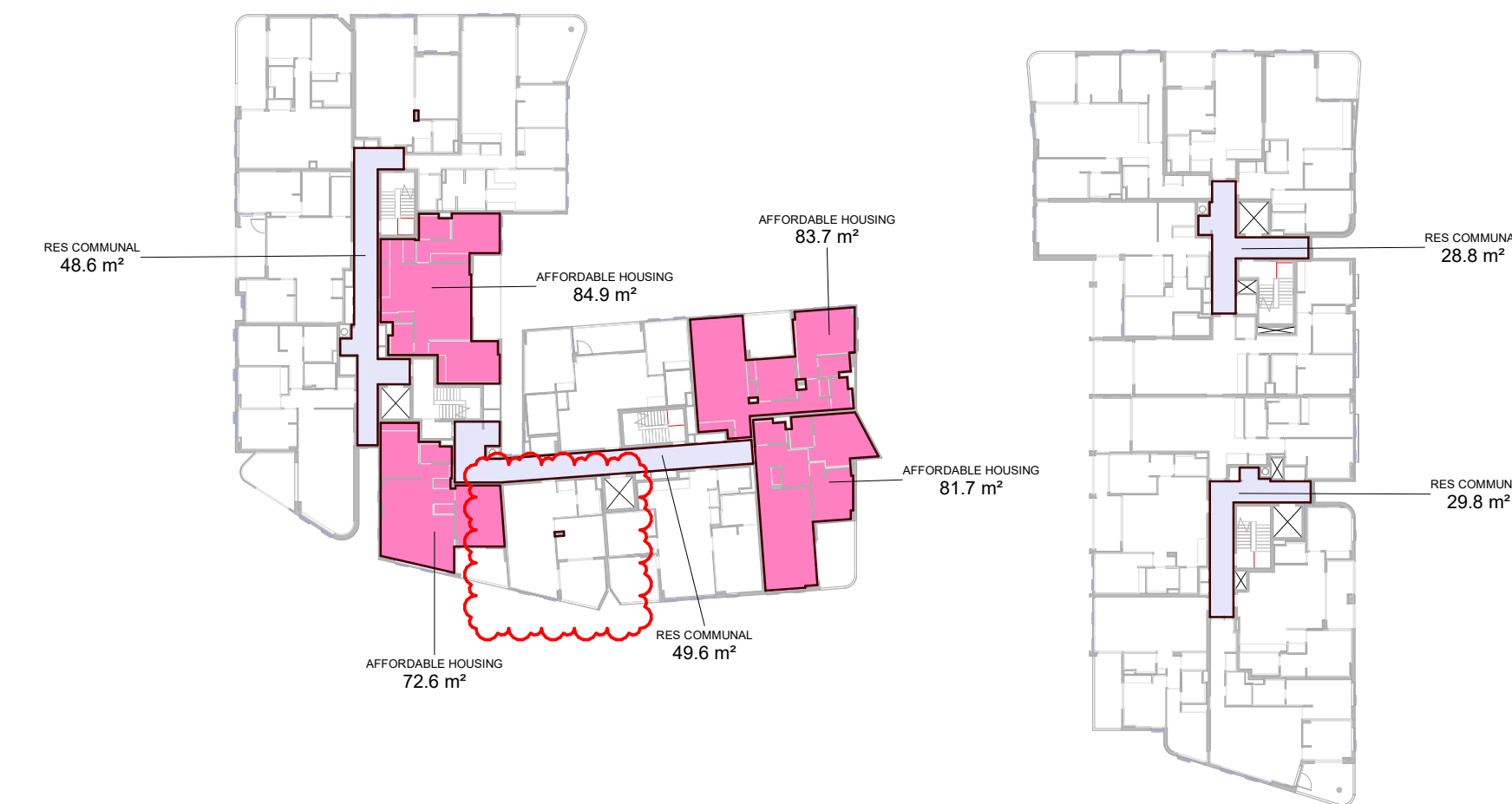
4 LEVEL 5 - AFFORDABLE HOUSING
Scale: 1 : 500



7 LEVEL 8 - RESIDENTIAL COMMUNAL AREA
Scale: 1 : 500



2 LEVEL 3 - AFFORDABLE HOUSING
Scale: 1 : 500



5 LEVEL 6 - AFFORDABLE HOUSING
Scale: 1 : 500

SITE AREA		6532m²
TOTAL BUILDING GFA		18275.5m²
RESIDENTIAL FSR		2.70:1
NON-RESIDENTIAL FSR		0.10:1
TOTAL FSR		2.80:1
FSR ALLOCATED TO AFFORDABLE HOUSING (15%)		0.42:1 (2747.8m²)
TOTAL RES COMMUNAL		1858.8m²
TOTAL RES COMMUNAL AS % (1858.8m²/18275.5m²)		10%
COMMUNAL AREA PROPORTION		10% of 2743.4m²
274m²		
PROPOSAL		
LEVEL 2 PROPOSED AFFORDABLE HOUSING AREA		305.2m²
LEVEL 3 PROPOSED AFFORDABLE HOUSING AREA		805.8m²
LEVEL 4 PROPOSED AFFORDABLE HOUSING AREA		651.1m²
LEVEL 5 PROPOSED AFFORDABLE HOUSING AREA		388.8m²
LEVEL 6 PROPOSED AFFORDABLE HOUSING AREA		322.9m²
TOTAL APARTMENT AREA		2473.8m²
COMMUNAL AREA		274m²
TOTAL AREA		2747.8m²
(15% of Total GFA)		
LEGEND		
RESIDENTIAL COMMUNAL GFA		
AFFORDABLE HOUSING AREA INCLUDED IN CALCULATION		

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 SUBMISSION - MODIFICATION 3	20/10/2025
2	S4.55 SUBMISSION - MODIFICATION 3	28/10/2025
3	S4.55 SUBMISSION - MODIFICATION 3	31/10/2025
4	S4.55 SUBMISSION - MODIFICATION 3	04/11/2025
5	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025
6	S4.55 AMENDMENT - MODIFICATION 4	13/02/2026
7	S4.55 AMENDMENT - MODIFICATION 4	10/07/2026

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CHANGES

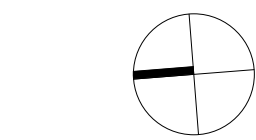
Amended affordable housing locations

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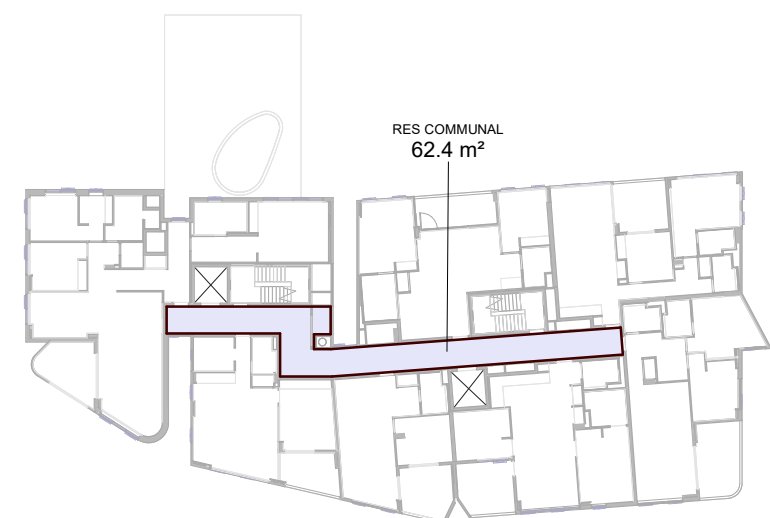
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Reg Vic: 19340

Project: Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

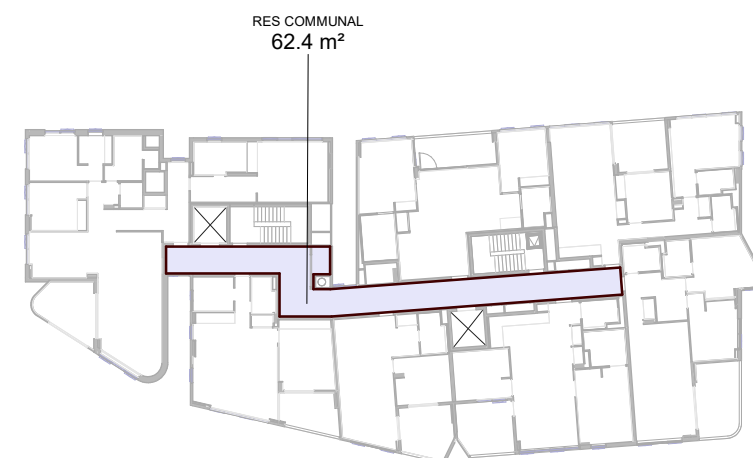
Title: AFFORDABLE HOUSING CALC. -
SHEET 1

Project #: 1319 **Scale:** 1 : 500 **Doc:** @A1 **KA:** **AM:**

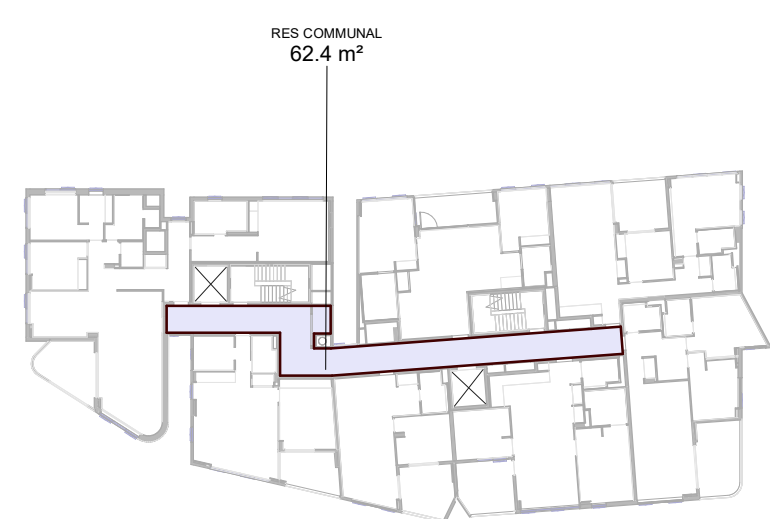
Drawing #: DA-8400 **Rev:** 7



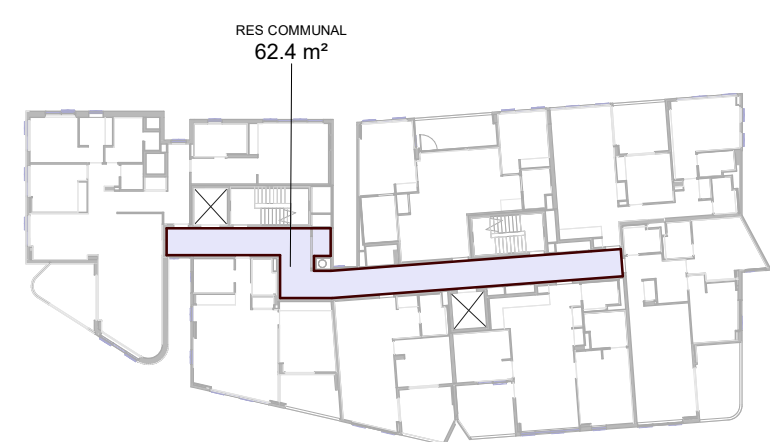
1 LEVEL 9 - RESIDENTIAL COMMUNAL AREA
Scale: 1 : 500



4 LEVEL 12 - RESIDENTIAL COMMUNAL AREA
Scale: 1 : 500



2 LEVEL 10 - RESIDENTIAL COMMUNAL AREA
Scale: 1 : 500



3 LEVEL 11 - RESIDENTIAL COMMUNAL AREA
Scale: 1 : 500

SITE AREA	6532m ²
TOTAL BUILDING GFA	18275.5m ²
RESIDENTIAL FSR	2.70:1
NON-RESIDENTIAL FSR	0.10:1
TOTAL FSR	2.80:1
FSR ALLOCATED TO AFFORDABLE HOUSING (15%)	0.42:1 (2747.8m ²)
TOTAL RES COMMUNAL	1858.8m ²
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COMMUNAL AREA PROPORTION	10% OF 2743.4m ² 274m ²
PROPOSAL	
LEVEL 2 PROPOSED AFFORDABLE HOUSING AREA	305.2m ²
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TOTAL APARTMENT AREA	2473.8m ²
COMMUNAL AREA	274m ²
TOTAL AREA	2747.8m ²
	(15% of Total GFA)



21 JUNE 9AM - WINTER SOLSTICE



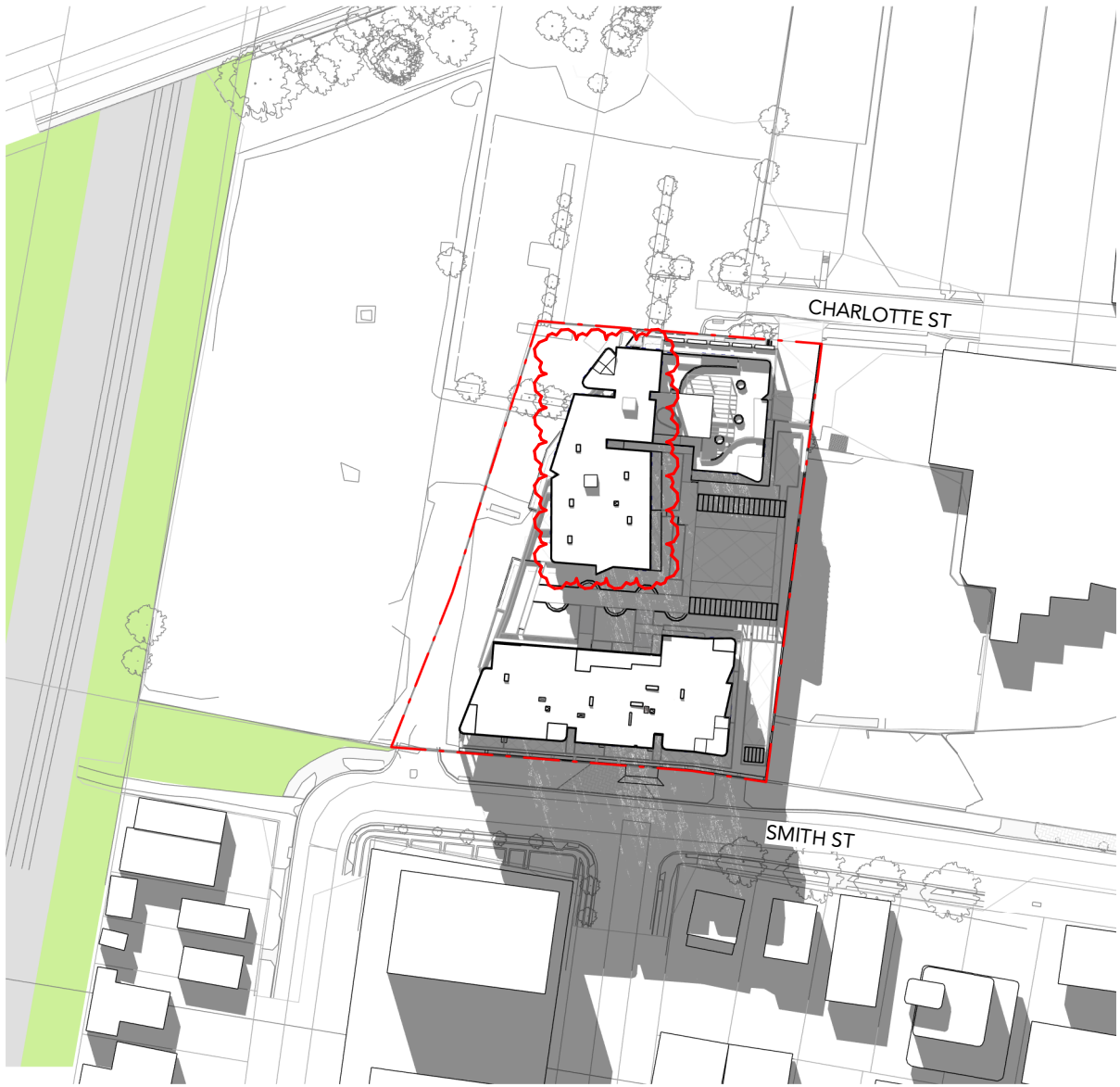
21 JUNE 10AM - WINTER SOLSTICE



21 JUNE 11AM - WINTER SOLSTICE



21 JUNE 12PM - WINTER SOLSTICE



21 JUNE 1PM - WINTER SOLSTICE



21 JUNE 2PM - WINTER SOLSTICE



21 JUNE 3PM - WINTER SOLSTICE

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

Proposed uplift of four additional levels

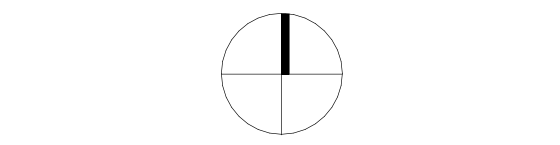
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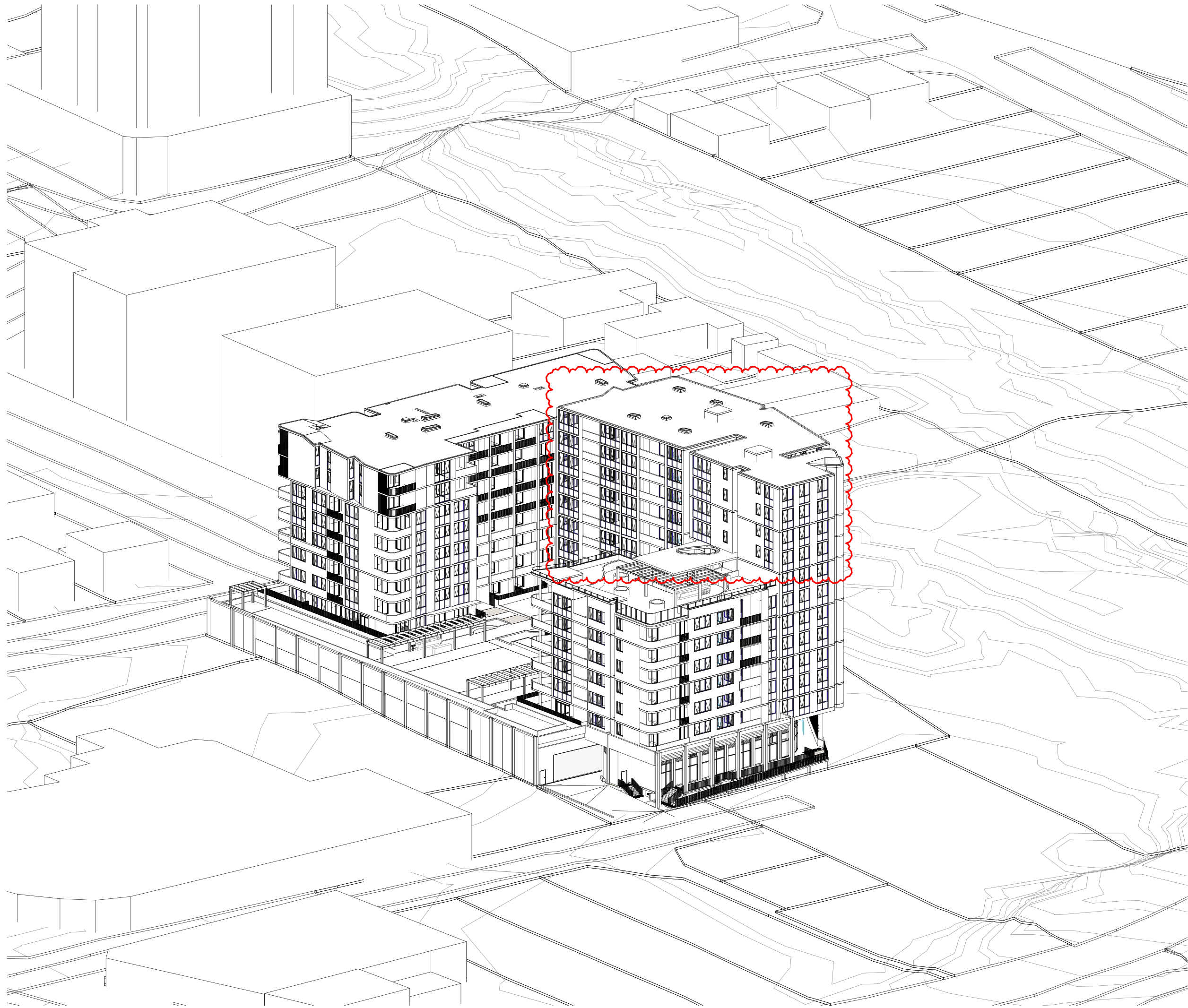
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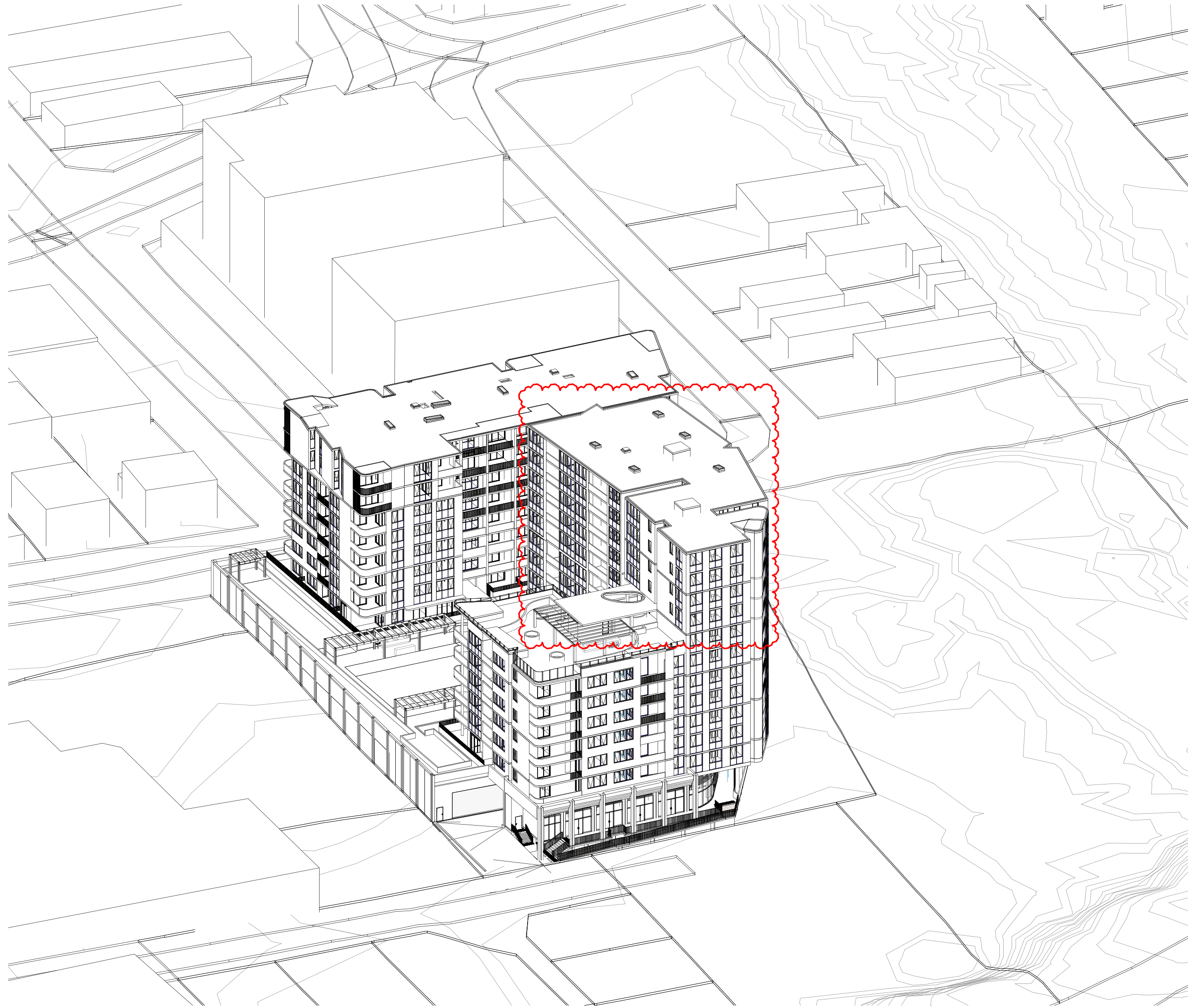
Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
Shadow Diagrams

Project #	Scale	Dwg	Clud
1319		KA	VG
Drawings #		Rev	
DA-8501		3	



21 JUNE 9AM - WINTER SOLSTICE



21 JUNE 10AM - WINTER SOLSTICE

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

Proposed uplift of four additional levels

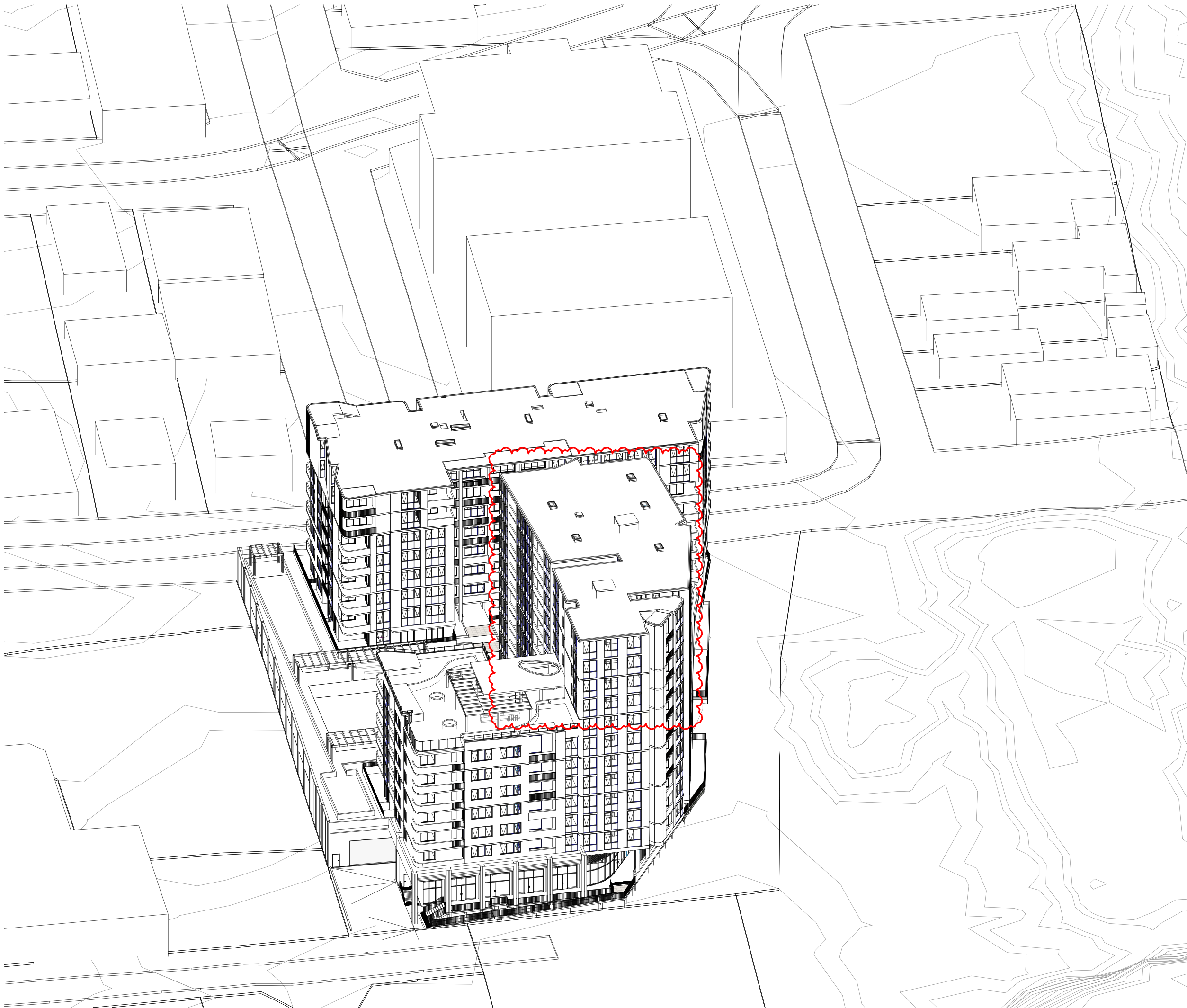
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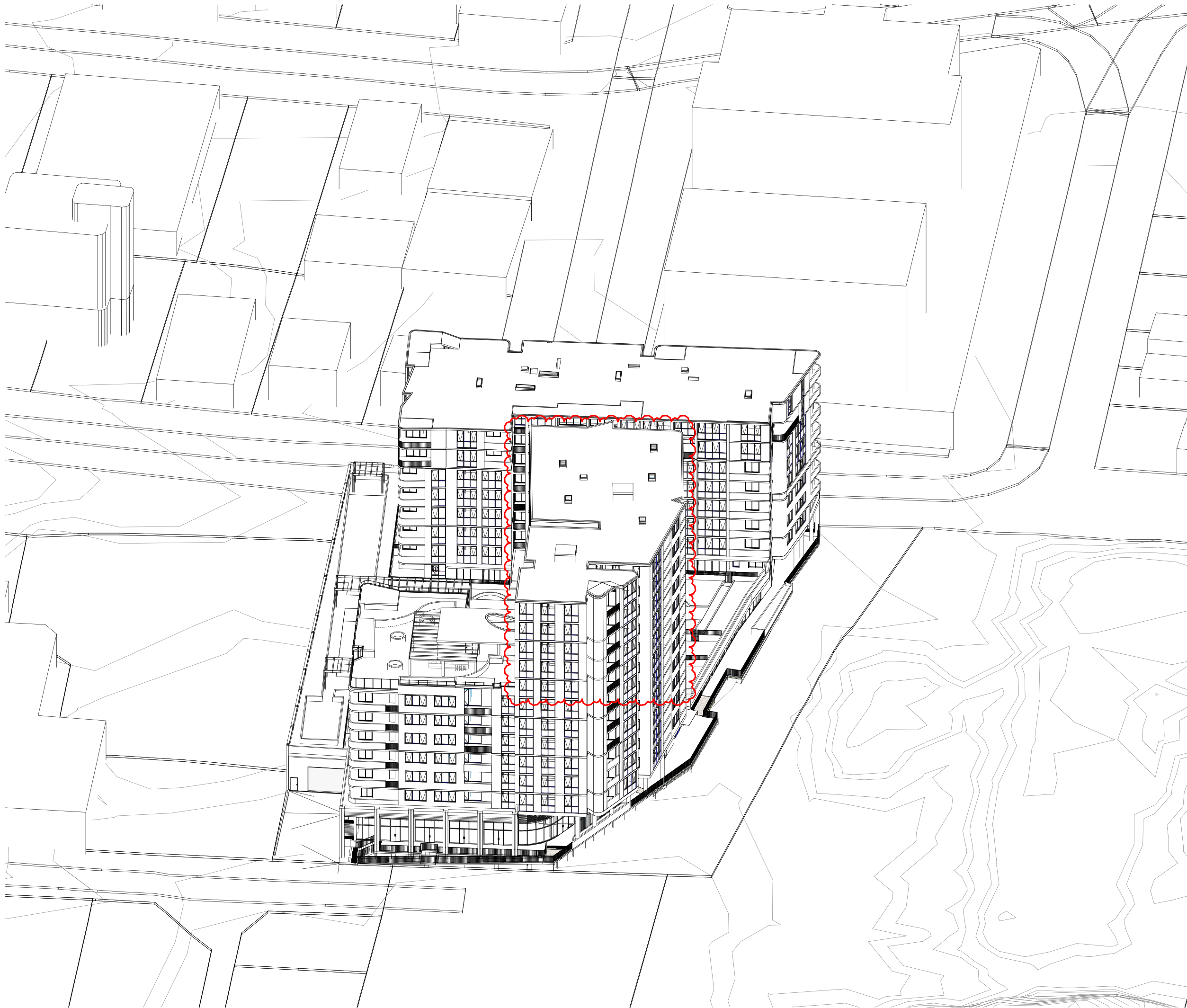
Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
View from the Sun - Sheet 1

Project #	Scale	Doc	Clid
1319		KA	VG
Drawings #:		Rev:	
DA-8601			3



21 JUNE 11AM - WINTER SOLSTICE



21 JUNE 12PM - WINTER SOLSTICE

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

Proposed uplift of four additional levels

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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
View from the Sun - Sheet 2

Project #	Scale	Dwg	Cd.
1319		KA	VG
Drawings #:		Rev:	
DA-8602			3

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CHANGES

Proposed uplift of four additional levels



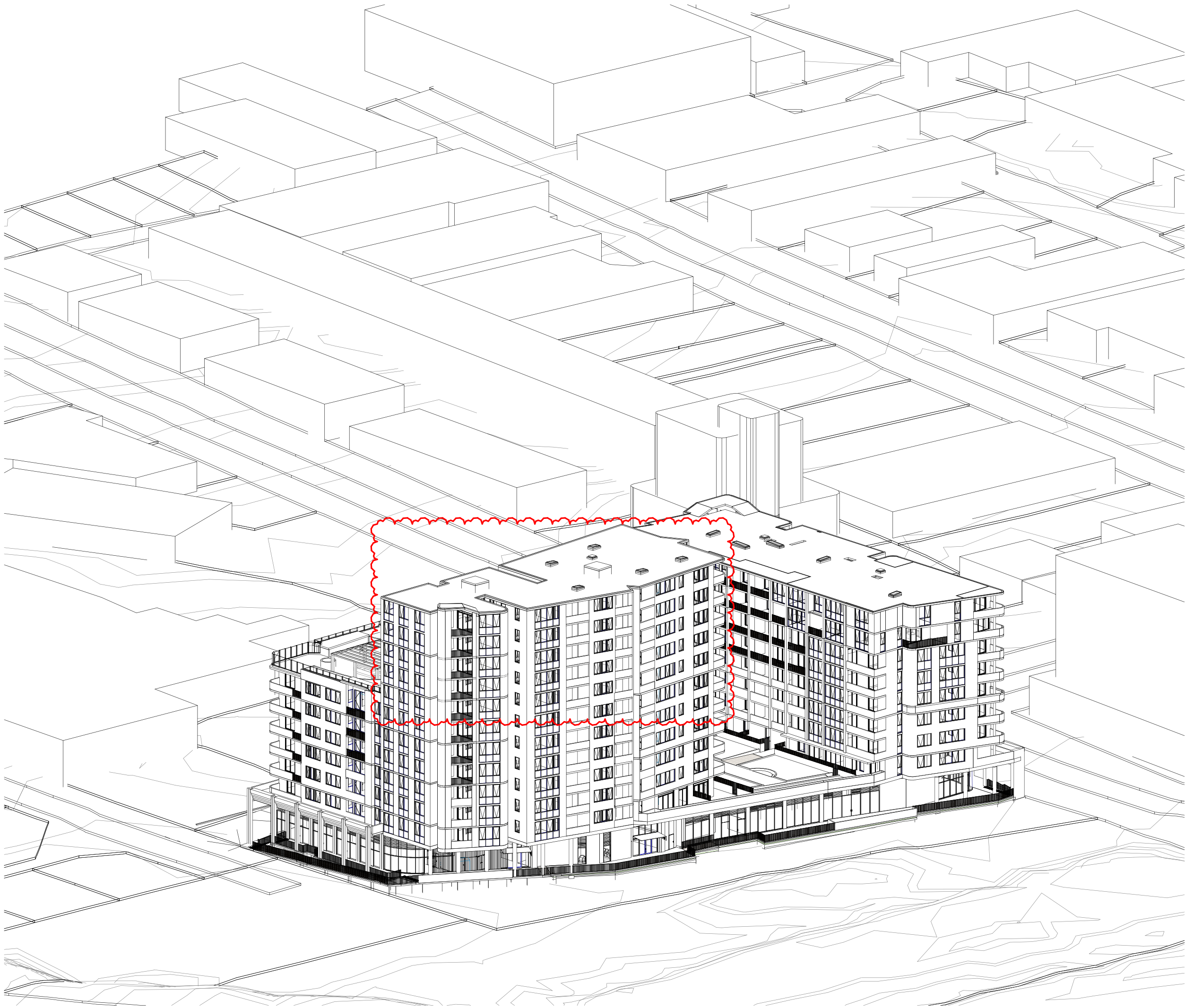
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Title:
View from the Sun - Sheet 3



21 JUNE 3PM - WINTER SOLSTICE

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

Proposed uplift of four additional levels

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Project:

Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
View from the Sun - Sheet 4

Project #	Scale	Dwg	Clud
1319		KA	VG
Drawings #:		Rev:	
DA-8604		3	