

8 January 2026  
Mardi Christian  
TSA Riley  
L5, 207 Kent Street  
Sydney NSW 2000

Dear Mardi,

**Re: SSD Mod 2 - Structural Engineering Design Statement  
NL200227 - Uniting Charlestown Development**

The Uniting Church in Australia Property Trust (NSW) propose to modify the State Significant Development approval for the Uniting Charlestown Development (SSD-35370706) under the provisions of Section 4.55(1A) of the Environmental Planning and Assessment Act 1979. Approval for the Uniting Charlestown SSD was granted by the former NSW Department of Planning and Environment on 1 December 2023 under SSD-35370706. The Development Application was assessed and determined under the former Priority Assessment Program.

Northrop, engaged as the structural engineering design consultant by Uniting for the project, has been progressing with the detailed design of the approved development, with the intent of commencing construction works on-site as a priority. A modification (DA MOD 1) is presently being assessed by NSW Department of Planning, Housing and Infrastructure (**DPHI**) and includes minor amendments to the configuration and finished level of floors containing car parking, amendments to the arrangement of the sunken plaza adjacent Building A and there is an amendment to the approved remediation strategy. Subsequently, further detailed design work has been completed and additional minor design amendments have been identified. The design amendments include minor changes to the internal layout configuration of rooms and balconies, reconfiguration of plant room layouts, changes to the façade and material choices of the buildings and finished level of floors within Buildings A, B and C. There is also a change in the swimming pool enclosure and Level 1 layout in Building B.

The present application is being lodged as the proposed design amendments will result in improvements to the cost, efficiency in constructability and operation of the approved development and will increase amenity for residents, whilst ensuring no further impacts on surrounding neighbours.

Northrop Consulting Engineers has prepared the structural drawings accompanying the present application in coordination with the architectural amendments, and in accordance with the National Construction Code, relevant Australian standards and the current consent approval conditions.

The design drawings are under further development towards an approved for construction set and design certification to the National Construction Code and relevant Australian standards will be provided at that time.

Yours sincerely,



**Matthew Allen**

Principal | Structural Engineering Manager

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