

The General Manager

Wollongong City Council
41 Burrelli St,
Wollongong NSW 2500

30 September, 2025

Project No: 1319

Project Address: 120-122 Smith Street, Wollongong NSW 2500

Legal Description: Lot 201 DP 1313965



Team2 Architects Pty Ltd

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Dear Sir

Re: DESIGN STATEMENT: S4.55 PROPOSED DESIGN MODIFICATIONS TO SSD-67895459

The below statement is to address clause 102 of the Environmental Planning and Assessment Regulation 2021.

- I hereby confirm that, I, Richard Webster (NSW Reg 9947) designed the modification of the development, approved under *SSD-67895459 & SSD-67895459- MOD 1*.
- The nine design quality principles (as described in *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*) have been considered and complied with, as illustrated on the Team2 drawing package.
- The objectives in the Apartment Design Guideline have been considered and complied with, as illustrated on the Team2 drawing package.
- A Basix certificate accompanies this application: *BASIX Certificate no: 174243M05_4*

Description of Proposed Modifications	
General Updates	• Amended Façade finishes and Balustrade • Balustrades amended from BAL1 to CONC1 • Balustrades amended from finish FC1 to CONC1 • Addition of Metal capping to the façade • Introduced balustrade materials. • Extent of finishes on the façade • Amended Room Layouts • Amende Riser Layouts • Apartment numbering amended • Entry Doors on Ground floor amended from bi-fold to sliding and fixed glazed • Lift Core names changed
Ground	• Removal of entry doors • Bi-Fold entries amended for fixed glazing and sliding doors.

Directors:

Zack Ashby BA(Hons) Dip Arch ARB
Richard Webster BA(Hons) Dip Arch RIBA RAIA

	• Planter box materiality amended to precast concrete from brick • Visitor parking relocated due to structural changes • Layout adjusted to accommodate change in commercial parking • Carpark numbers amended
Level 1	• Removal of inverted concrete steps on the brick façade and amended to a smooth brick finish • Louvre extent above entry doors extended to visual alignment • Removal of louvre over the door as it is not required • Addition room added • Carpark locations amended due to structural requirements • Relocation of motorbike parking
Level 2	• Balustrade amended from a metal rail to a concrete upturn • Amended Layout of all apartments • Amended risers and bin rooms • Amended apartment numbers between A3 201 – 206 for clearer way finding.
Level 3	• Balustrade amended from a metal rail to a concrete upturn • Introduced aluminium façade capping to the bottom of full-length glazing (ALU01) • "Stepping" brickwork (BKB3) substituted for brick finish BK3 • Amended Layout of all apartments • Amended risers and bin rooms • Amended apartment numbers between A3 301 – 306 for clearer way finding.
Level 4	• Balustrade amended from a metal rail to a concrete upturn • Introduced aluminium façade capping to the bottom of full-length glazing (ALU01) • "Stepping" brickwork (BKB3) substituted for brick finish BK3 • Amended Layout of all apartments • Amended risers and bin rooms • Amended apartment numbers between A3 401 – 406 for clearer way finding.
Level 5	• Balustrade amended from a metal rail to a concrete upturn • Extent of exposed slab extended to be cohesive with the amended balustrade • Introduced aluminium façade capping to the bottom of full-length glazing (ALU01) • "Stepping" brickwork (BKB3) substituted for brick finish BK3 • Amended Layout of all apartments • Amended risers and bin rooms • Amended apartment numbers between A3 501 – 506 for clearer way finding.
Level 6	• Balustrade amended from a metal rail to a concrete upturn • Introduced aluminium façade capping to the bottom of full-length glazing (ALU01) • "Stepping" brickwork (BKB3) substituted for brick finish BK3 • Amended Layout of all apartments • Amended risers and bin rooms • Amended apartment numbers between A3 601 – 606 for clearer way finding.
Level 7	• Balustrade amended from a metal rail to a concrete upturn • Introduced aluminium façade capping to the bottom of full-length glazing (ALU01) • "Stepping" brickwork (BKB3) substituted for brick finish BK3 • Amended Layout of all apartments • Amended risers and bin rooms • Amended apartment numbers between A3 701 – 706 for clearer way finding.

Levels 8	- Balustrade amended from a metal rail to a concrete upturn - Introduced aluminium façade capping to the bottom of full-length glazing (ALU01) "Stepping" brickwork (BKB3) substituted for brick finish BK3 - Amended Layout of all apartments - Amended risers and bin rooms - Amended apartment numbers between for clearer way finding.
Level 9	- Introduced aluminium façade capping to the bottom of full-length glazing (ALU01) "Stepping" brickwork (BKB3) substituted for brick finish BK3
Roof	- Amended skylight locations "Stepping" brickwork (BKB3) substituted for brick finish BK3 - Additional Skylight

Compliance with Design Excellence Objectives of Wollongong LEP 2009 Clause 7.18

Objective	Description	Notes	Compliance
4a	whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	The amendments are based on the previously approved architectural design of the development. The detailing and material selection is consistent with the approved development and maintain a high standard appropriate to the building type & location	Yes
4b	whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain.	The material changes on the façade and amended layouts will enhance the visual aspect from public domain as it will present a cohesive nature.	Yes
4c	whether the proposed development detrimentally impacts on view corridors	No	Yes
4d	whether the proposed development detrimentally overshadows the following- (i) an area shown distinctively coloured and numbered on the <u>Sun Plane Protection Map</u> , (ii) a site identified on the <u>Overshadowing Map</u>	No overshadowing on areas identified on- (i) the Sun Plane Protection Map, or (ii) Overshadowing Map	Yes
4e	how the proposed development addresses the following matters— (i) the suitability of the land for development, (ii) existing and proposed uses and use mix, (iii) heritage issues and streetscape constraints, (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on	(i) Modifications still maintain shop-top housing development suitable for the land (ii) Modifications do not propose to alter the building uses and general use mix (iii) Modifications do not result in heritage impacts (iv) The modifications do not have an impact on either proposed or existing towers on either the same site or any neighbouring.	Yes

	neighbouring sites in terms of separation, setbacks, amenity and urban form, (v) bulk, massing and modulation of buildings, (vi) street frontage heights, (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity, (viii) the achievement of the principles of ecologically sustainable development, (ix) pedestrian, cycle, vehicular and service access, circulation and requirements, (x) impact on, and any proposed improvements to, the public domain, (xi) achieving appropriate interfaces at ground level between buildings and the public domain, (xii) excellence and integration of landscape design.	(v) Modifications do not propose to alter the buildings bulk, massing and modulation (vi) The Modification does not impact the street frontage heights (vii) No additional environmental impact due to the modification such as sustainable design, overshadowing, wind and reflectivity (viii) No change to the previously achieved & targeted ESD parameters (ix) Modifications do not affect these elements (x) Modifications do not affect these elements (xi) Modifications do not affect interfaces at ground level between buildings the public domain. (xii) Excellence and integration of landscape design is maintained as per approved design, thus maintaining the Design Excellence Strategy of the approved development	
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Design Review Panel Comments (10 September 2024)

Key issues, further Comments & Recommendations	Response and Satisfaction
Resolution of strategy to address site contamination issues. The applicant is encouraged to further investigate the potential to increase the extent of excavation, to allow the inclusion of basement level parking and naturalisation of the drainage easement.	Changes made in this modification do not impact this issue.

Detail resolution of the impact of flooding constraints upon the design of the cross-site link and elevated walkway, including further investigation into the feasibility of decontamination.	Changes made in this modification do not impact this issue.
The provision of a detail design for the full extent of the easement to provide a positive contribution to the public domain.	Changes made in this modification do not impact this issue.
The provision of a public domain design for the extension of Charlotte Street.	Changes made in this modification do not impact this issue.
Detail resolution of the proposal's interface with all public domain interfaces.	Changes made in this modification do not impact this issue.
Further development of the eastern boundary interface.	Changes made in this modification do not impact this issue.
The applicant is encouraged to liaise with the neighbour (Collegians Rugby League Club) to assist in developing a cohesive and coordinated design response.	Changes made in this modification do not impact this issue.
The provision of a solar analysis to document the combined impact of development on the northern side of Smith Street upon solar access to the southern side of Smith Street	Changes made in this modification do not impact this issue.
Provision of a solar analysis to clearly quantify the extent of solar access to COS.	Changes made in this modification do not impact this issue.
Sustainability commitments should be captured and clearly documented within the development application documents.	Changes made in this modification do not impact this issue.
Further refinements to improve residential amenity and the utility and amenity of the COS.	Changes made in this modification do not impact this issue.
The provision of a detailed sections to clearly document the design intent demonstrated in perspective studies.	Changes made in this modification do not impact this issue.

I can confirm that the proposed modifications enrich the approved building design, delivering a more unified and elegantly resolved façade composition. The changes heighten the architectural quality of the development, offering residents, visitors, and neighbours an enhanced experience that aligns seamlessly with the project's Design Excellence strategy. Importantly, the development remains substantially consistent with the intent of the original approval.

Yours sincerely



Richard Webster – Director

For Team 2 Architects Pty. Ltd.