

Development Assessment Review Team
 Wollongong City Council
 41 Burrelli St,
 Wollongong NSW 2500

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



2 March 2026

F/1319/0700 Design Verification Statement
 Your Ref:

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

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

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

DESIGN STATEMENT BY QUALIFIED DESIGNER

Dear Sir or Madam,

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 and SSDA-67895459-Mod-1. Team2 did not direct the design of the original development being SSD-67895459.
- This modification does not diminish or detract from the design quality, or compromise the design intent, of the development for which the consent was granted.
- The Nine design quality principles (as described in *Housing State Environmental Planning Policy*) have been addressed, as per following pages (to be read in conjunction with Team2 drawing package).
- The objectives in the Apartment Design Guideline have been addressed, as outlined in the following pages (to be read in conjunction with Team2 drawing package).
- A Basix certificate will accompany this application. A letter from E-LAB (P00978) will be submitted.
- The proposed location and configuration of the affordable housing units have been carefully selected to optimise amenity for residents within this component of the development.

Description of Proposed Modifications	
General Updates	<ul style="list-style-type: none"> • Proposed uplift adding three additional levels above building A3. • Internal unit layout updates converting six double-storey duplex units into single-storey typical units.
Ground	<ul style="list-style-type: none"> • Waste area revisions (bin room, commercial bin room, and bulky waste) to suit the proposed uplift
Level 1-7	<ul style="list-style-type: none"> • No Changes to these levels
Level 8	<ul style="list-style-type: none"> • Internal unit layout updates
Level 9	<ul style="list-style-type: none"> • Internal unit layout updates
Level 10-12	<ul style="list-style-type: none"> • New storey with typical unit layouts from below
Roof	<ul style="list-style-type: none"> • Amended skylight locations to suit revised internal unit layout • Additional lift and service risers

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 proposed uplift retains the original architectural language, materials and detailing established in the approved development. The additional levels have been carefully integrated into the existing tower form, maintaining façade rhythm, proportions and materiality. As a result, the design quality is not diminished; instead, it reinforces a cohesive and high-quality architectural outcome appropriate to the building type and prominent city-centre location.	Yes
4b	whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain.	By extending the existing architectural expression rather than introducing new forms, the uplift results in a visually unified building that reads as a consistent and intentional composition from the public domain. There are no changes to podium interfaces, ground level activation or street frontage conditions. The strengthened tower form improves legibility and contributes positively to the evolving urban character envisaged by the UDF.	Yes
4c	whether the proposed development detrimentally impacts on view corridors.	The increased height is confined to the north-western tower and sits outside the view corridor identified in the UDF. Photomontage and visual analysis confirm that the uplift does not encroach upon views to Mt Keira or broader escarpment vistas. The slender tower form and rearward siting ensure no detrimental impact on public or private view corridors.	Yes
4d	whether the proposed development detrimentally overshadows the following- (i) an area shown distinctively coloured and numbered on the Sun Plane Protection Map, (ii) a site identified on the Overshadowing Map	Shadow testing demonstrates that the uplift does not cast additional shadow on areas identified within the Sun Plane Protection Map or the Overshadowing Map. The location of the increased height on the north-western portion ensures that mid-winter shadowing to Smith Street (south) and internal communal open spaces remains consistent with the approved condition. The modification generates no material additional overshadowing.	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 neighbouring sites in terms of separation, setbacks, amenity and urban form, (v) bulk, massing and modulation of buildings,	(i) The proposed uplift maintains the approved shop-top housing typology, which is inherently suitable for the site's city-centre context. No new constraints or risks are introduced. (ii) The modification does not alter approved uses, ground-floor activation, or overall residential mix. The design continues to support a balanced mixed-use outcome. (iii) No heritage items are affected, and the unchanged podium/street frontage ensures no impact on the approved streetscape relationship. (iv) The uplift maintains approved tower setbacks, retaining a minimum 12m separation to the western boundary. There is no change to spatial relationships with future towers in the precinct. (v) The additional levels adopt the same façade modulation, vertical articulation and proportions as the approved tower, ensuring controlled bulk and a visually coherent form.	Yes

<ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> (vi) Street frontage heights remain unchanged, with all additions occurring above the existing tower massing. (vii) All environmental performance outcomes remain within acceptable limits. The uplift does not introduce wind or reflectivity impacts beyond those assessed in the approved development. (viii) No changes are proposed to approved sustainability initiatives; the modification continues to meet targeted ESD performance. (ix) All access arrangements remain unchanged and continue to function safely and efficiently. (x) There are no changes at ground level, and all approved public domain works are retained. (xi) No modifications affect ground-level interfaces or the through-site link. (xii) The approved integrated landscape strategy is maintained without alteration. 	
--	---	--

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.	The modification does not alter ground works; all approved contamination strategies remain valid and unaffected.
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.	No changes occur to flood-affected areas, and all previously endorsed flood mitigation measures remain unchanged.
The provision of a detail design for the full extent of the easement to provide a positive contribution to the public domain.	The modification does not impact the easement; the approved public domain and landscape treatment remains intact.
The provision of a public domain design for the extension of Charlotte Street.	Ground-level interfaces are unchanged, and the approved public domain design continues to apply.
Detail resolution of the proposal's interface with all public domain interfaces.	The uplift does not affect any interfaces; all DRP-endorsed public domain outcomes are retained.
Further development of the eastern boundary interface.	No built-form adjustments occur along the eastern boundary; the approved resolution remains appropriate.
The applicant is encouraged to liaise with the neighbour (Collegians Rugby League Club) to assist in developing a cohesive and coordinated design response.	Interface conditions remain unchanged, ensuring continued compatibility with the neighbouring site.
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	Updated shadow diagrams confirm no additional overshadowing beyond the approved scheme.
Provision of a solar analysis to clearly quantify the extent of solar access to COS.	COS solar access remains compliant, with no reduction resulting from the proposed uplift.
Sustainability commitments should be captured and clearly documented within the development application documents.	All previously endorsed sustainability commitments remain unchanged and continue to be met.

Further refinements to improve residential amenity and the utility and amenity of the COS.	COS design and amenity remain as approved, with no negative impacts introduced by the modification.
The provision of a detailed sections to clearly document the design intent demonstrated in perspective studies.	Updated sections demonstrate seamless integration of the uplift with the approved design intent.

I can confirm that the proposed modifications have been designed to seamlessly extend the architectural intent of the approved development. The additional height reinforces the tower's established proportions and façade expression while maintaining all key public domain interfaces, environmental performance, and the approved podium and street frontage character. No additional impacts are introduced in relation to overshadowing, view corridors, wind or amenity.

In my professional view, the modification strengthens the clarity and coherence of the built form and remains fully aligned with the design principles, strategic framework and Design Excellence objectives that guided the original approval. The proposal maintains a high standard of architectural quality and continues to contribute positively to the Wollongong city centre.

The present certificate relates to the following drawings:

- *DA-0001-Cover Sheet*
- *DA-0200-Site Plan*
- *DA-0300-Ground Floor Plan*
- *DA-0308-Level 8 Floor Plan*
- *DA-0309-Level 9 Floor Plan*
- *DA-0310-Roof Plan*
- *DA-2001-Elevations - Sheet 1*
- *DA-2002-Elevations - Sheet 2*
- *DA-2003-Elevations - Sheet 3*
- *DA-4001-Sections - Sheet 1*
- *DA-4002-Sections - Sheet 2*
- *DA-4003-Sections - Sheet 3*
- *DA-8101-Artist Impression*
- *DA-8300-GFA Calculations - Sheet 1*
- *DA-8301-GFA Calculations - Sheet 2*
- *DA-8302-ADG Compliance - Solar & Cross Ventilation - Sheet 1*
- *DA-8303-ADG Compliance - Solar & Cross Ventilation - Sheet 2*
- *DA-8501-Shadow Diagrams*
- *DA-8601-View From The Sun - Sheet 1*
- *DA-8602-View From The Sun - Sheet 2*
- *DA-8603-View From The Sun - Sheet 3*
- *DA-8604-View From The Sun - Sheet 4*

Yours faithfully,

For and on behalf of Team2 Architects Pty Ltd



Richard Webster

Director