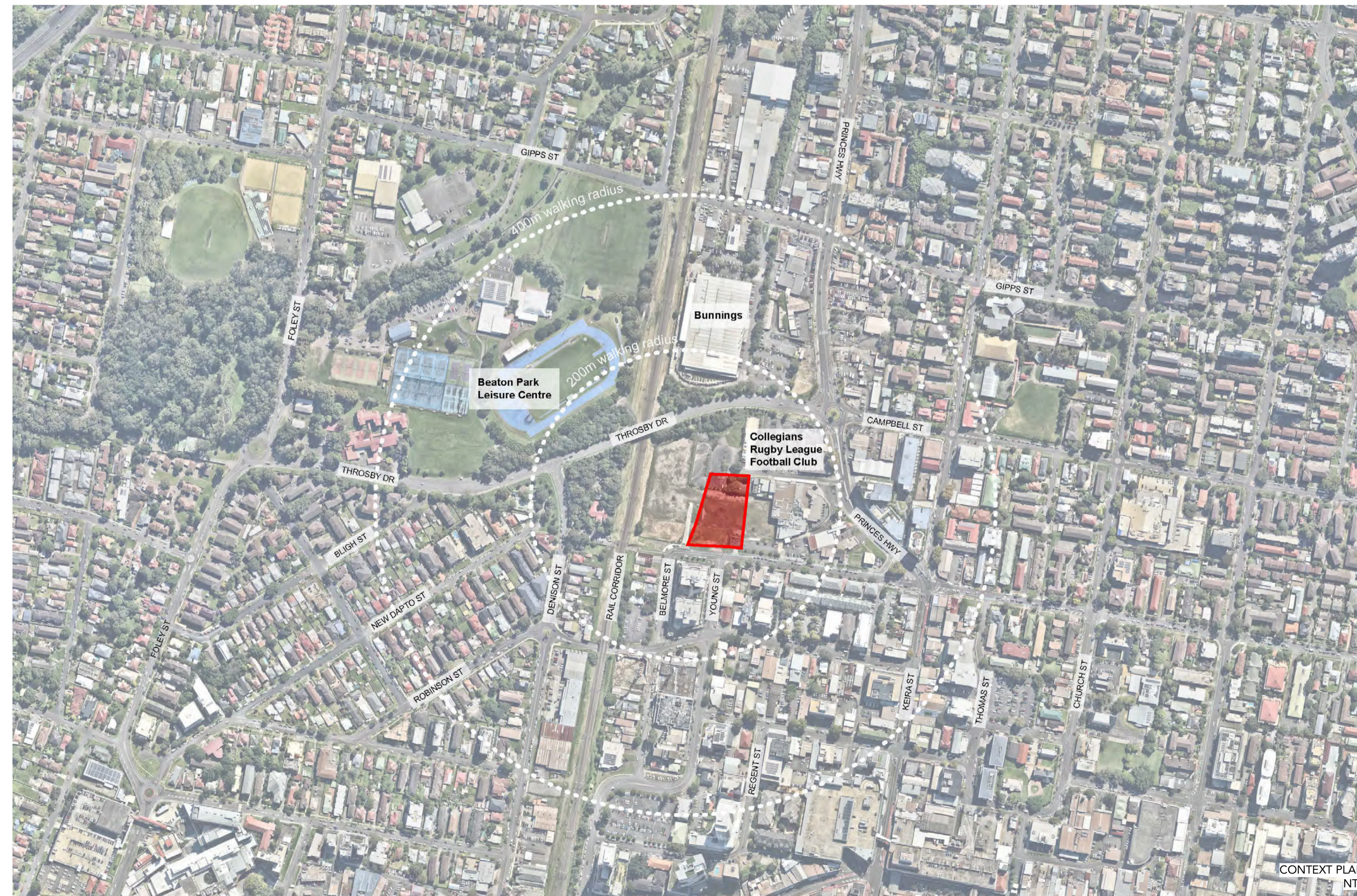


SMITH STREET APARTMENTS

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	3
DA-0300	GROUND FLOOR PLAN	8
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	1
DA-8303	ADG COMPLIANCE - SOLAR & CROSS VENTILATION - SHEET 2	1
DA-8400	AFFORDABLE HOUSING CALC. - SHEET 1	6
DA-8501	SHADOW DIAGRAMS	3
DA-8601	VIEW FROM THE SUN - SHEET 1	3
DA-8602	VIEW FROM THE SUN - SHEET 2	3
DA-8603	VIEW FROM THE SUN - SHEET 3	3
DA-8604	VIEW FROM THE SUN - SHEET 4	3



CONTEXT PLAN
NTS

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

Title:
COVER PAGE

Project #:	Scale:	Disc:	Clud:
1319		DZ	AM
Drawings #:		Rev:	
DA-0001			12

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

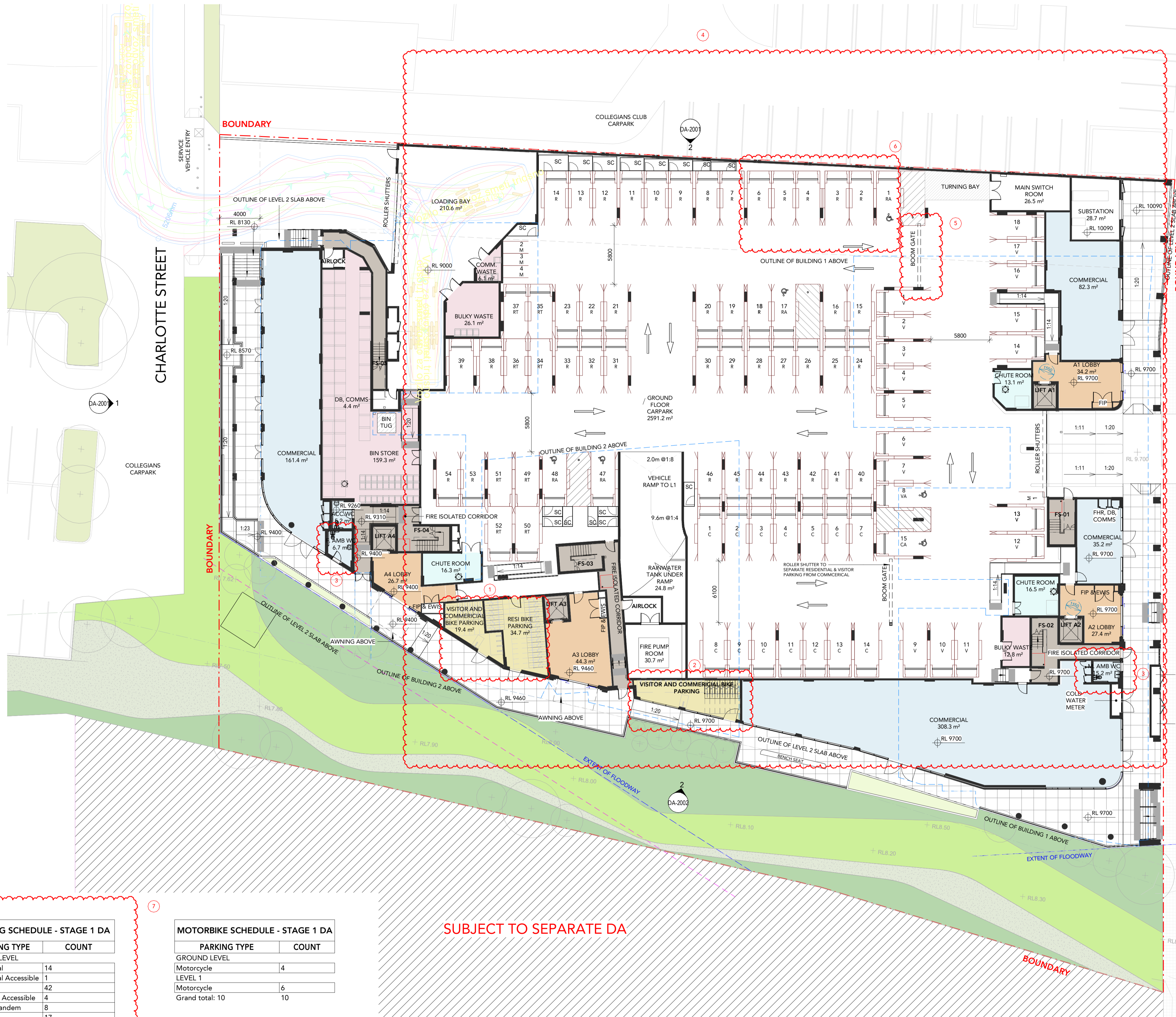
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CHANGES

1. Amended bike rack types
2. Building Manager Office amended to Visitor and Commercial Bicycle Parking
3. Amended WC type
4. Amended carpark numbering
5. Boomgate location amended
6. Revised carpark types
7. Addition residential carpark spaces



SUBJECT TO SEPARATE DA

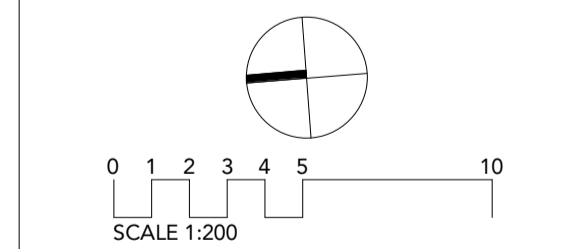
PARKING SCHEDULE - STAGE 1 DA

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

MOTORBIKE SCHEDULE - STAGE 1 DA

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

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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	Clk
1319	1:200	DA1	DZ AM
Drawn by		Rev:	

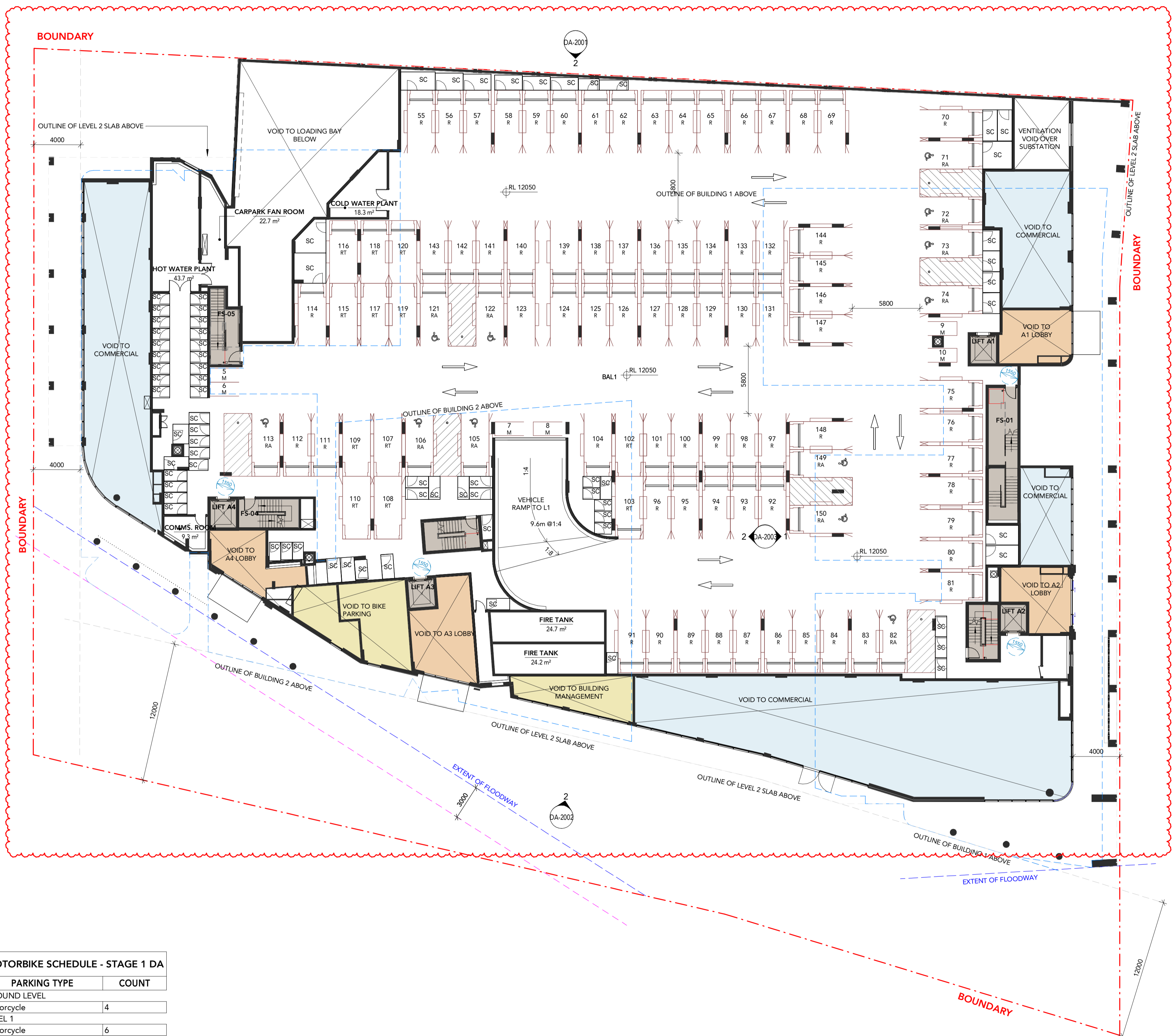
DA-0300 8

DRAWING STATUS:		
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	20/01/2026

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- CHANGES**
1. Amended carpark numbers
 2. Addition residential carpark spaces



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

MOTORBIKE SCHEDULE - STAGE 1 DA	
PARKING TYPE	COUNT
GROUND LEVEL	
Motorcycle	4
LEVEL 1	
Motorcycle	6
Grand total:	10

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 Reg NSW: 9940 Reg Vic: 19340

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

LEVEL 1 FLOOR PLAN

Project #: 1319 Scale: 1:200 Doc: @A1 Cld: DZ AM
 Drawing #: DA-0301 Rev: 7



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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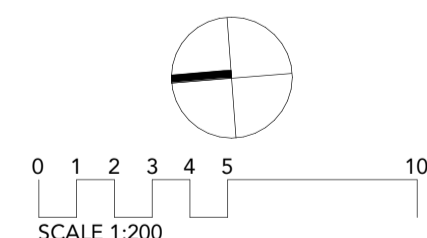
CHANGES

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 UPLIFT
6. REMOVED GLAZING
7. FAÇADE AMENDMENTS TO SUIT THE REVISED INTERNAL LAYOUTS

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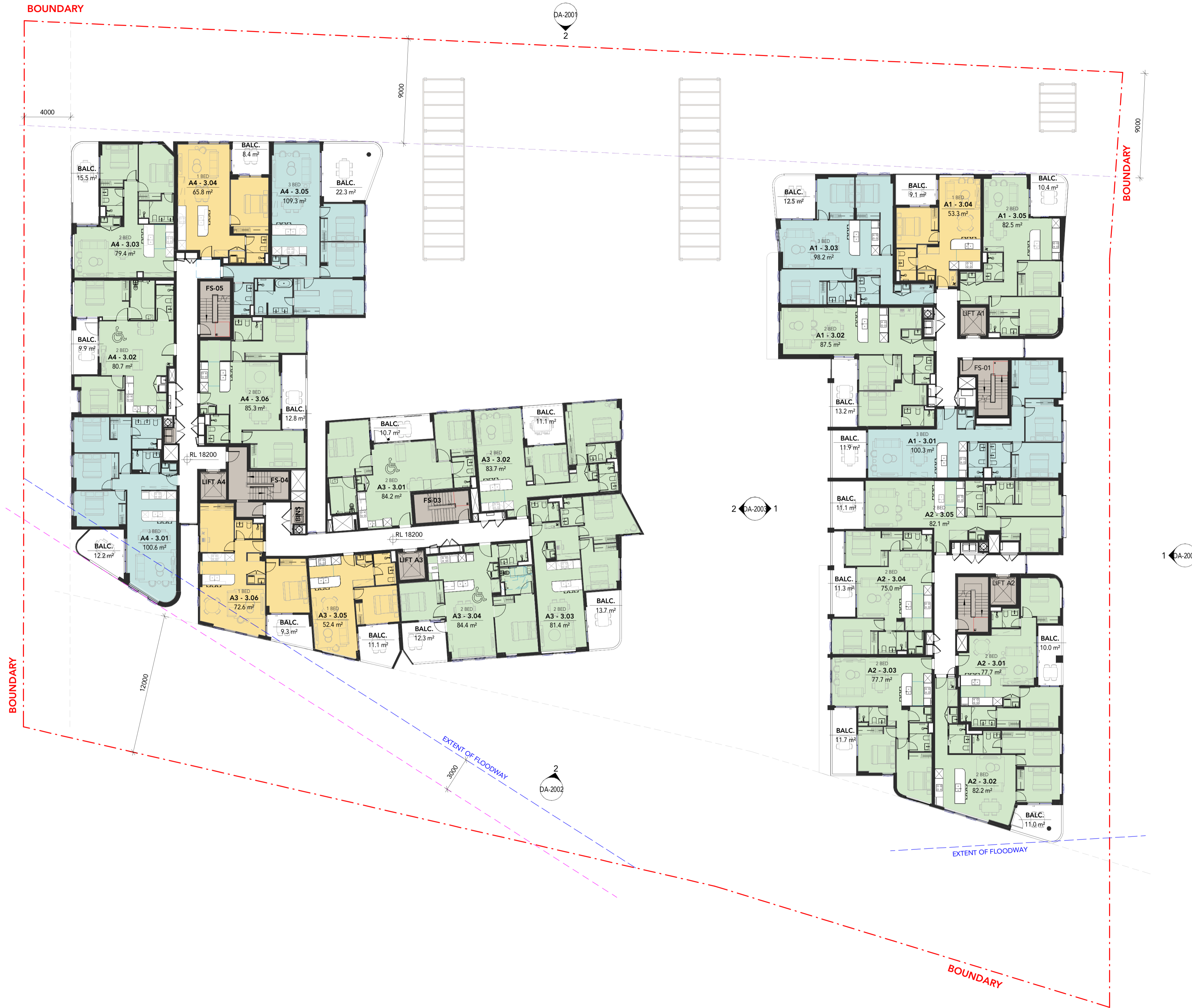
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Project:
 Smith St Apartments
 106 & 120-122 Smith St And 3a
 Charlotte St, Wollongong

Title:
 LEVEL 2 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	@A1	VZ RW

DA-0302 4



DRAWING STATUS:
S4.55 - MOD 4

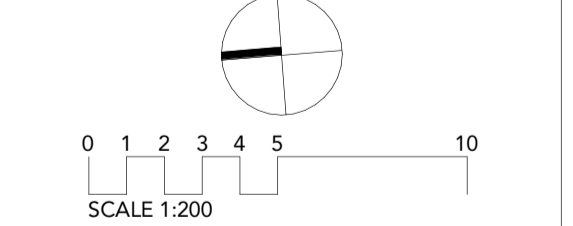
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
3	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
4	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025

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

Title: LEVEL 3 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	@A1	VZ RW
DA-0303			4

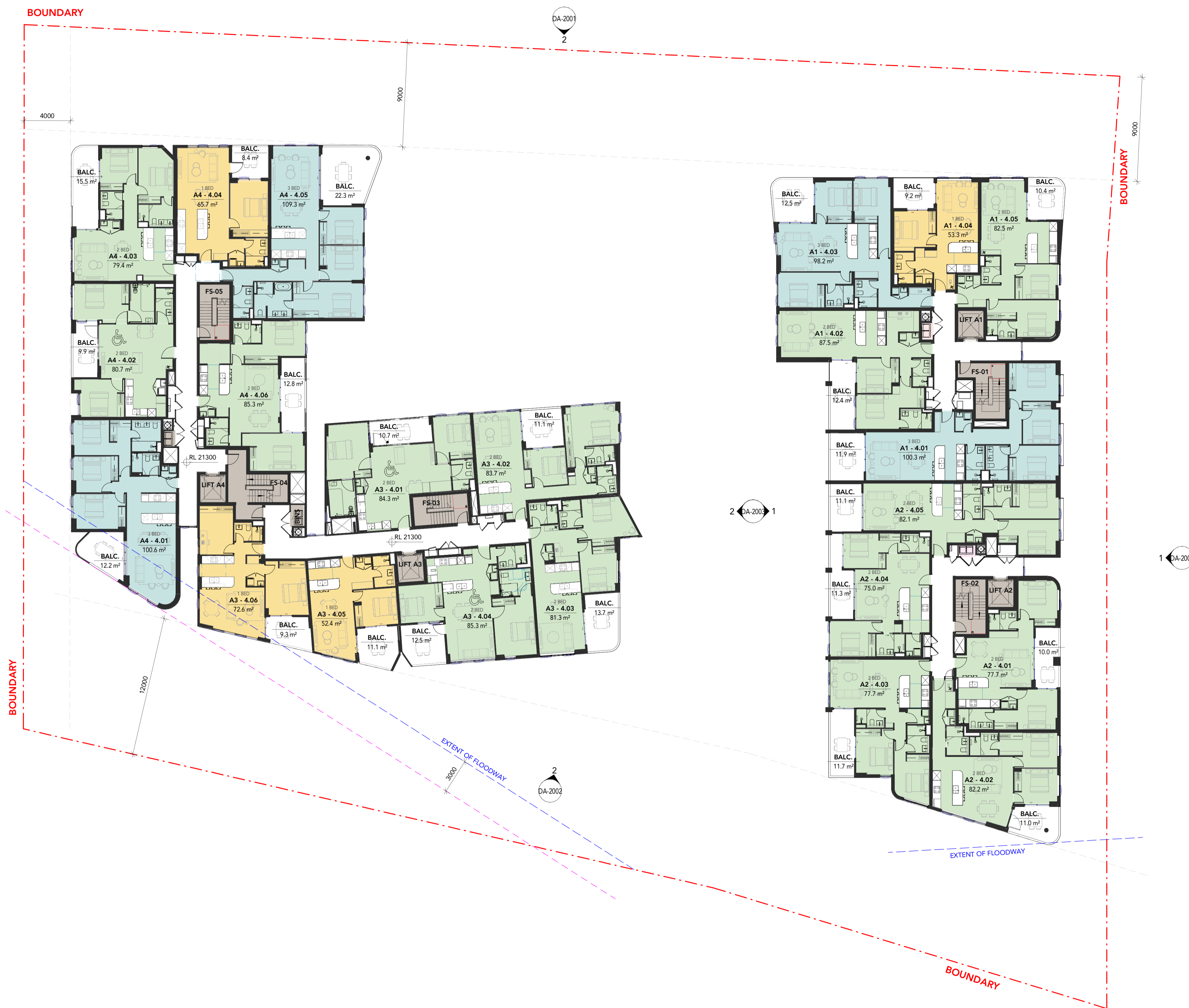
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
3	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
4	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025

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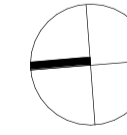
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SCALE 1:200

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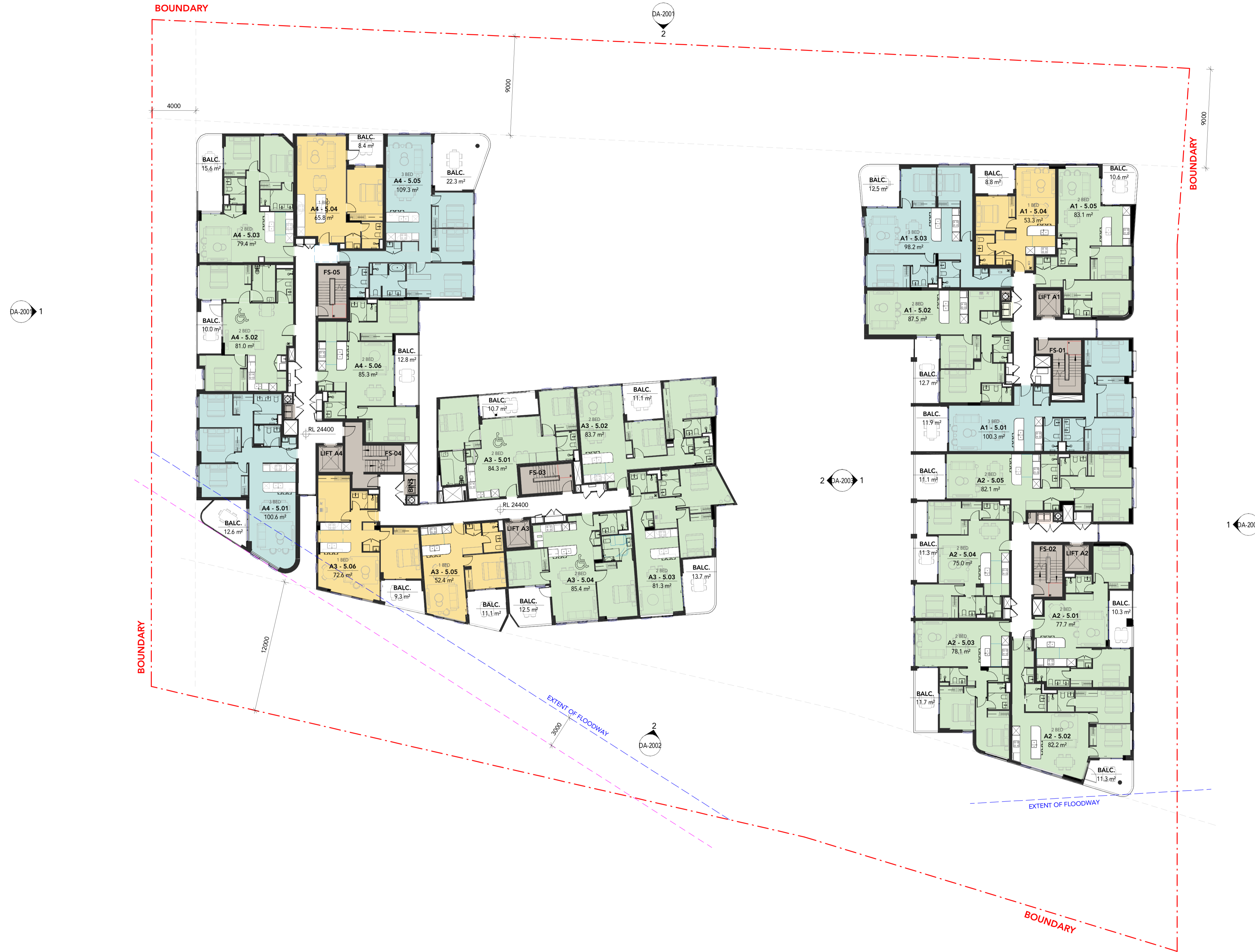
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Project: Smith St Apartments
 106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title: LEVEL 4 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
1319	1 : 200	@A1	VZ RW
Drawn by:	Rev:		

DA-0304 4



DRAWING STATUS:
S4.55 - MOD 4

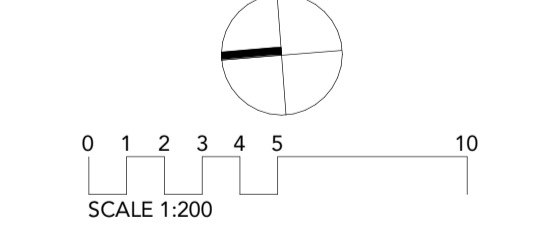
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
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4	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025

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 Charlotte St, Wollongong

LEVEL 5 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
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Drawing #:		Rev:	
DA-0305			4



DRAWING STATUS:
S4.55 - MOD 4

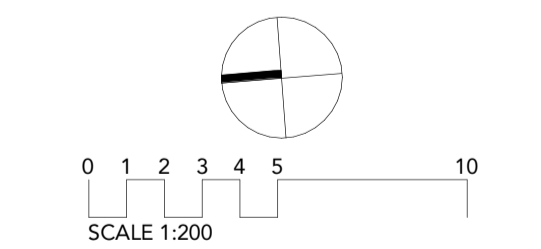
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
3	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
4	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025

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

LEVEL 6 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
1319	1 : 200	@A1	VZ RW
Drawn by:		Rev:	
DA-0306			4



DA-200 1

DA-200 2

DA-200 1

DA-200 1

DA-200 2

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

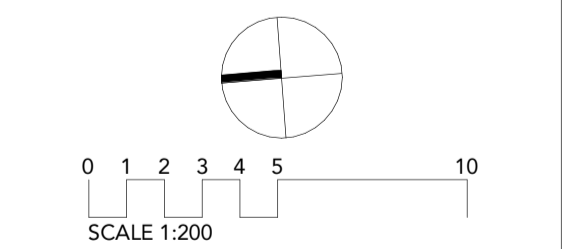
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Suite 110, Level 1, 180-186 Burwood Road, Burwood NSW, 2134.



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---	--

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

Title:
LEVEL 7 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	@A1	VZ RW
DA-0307			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
4	S4.55 AMENDMENT - MODIFICATION 4	13/02/2026

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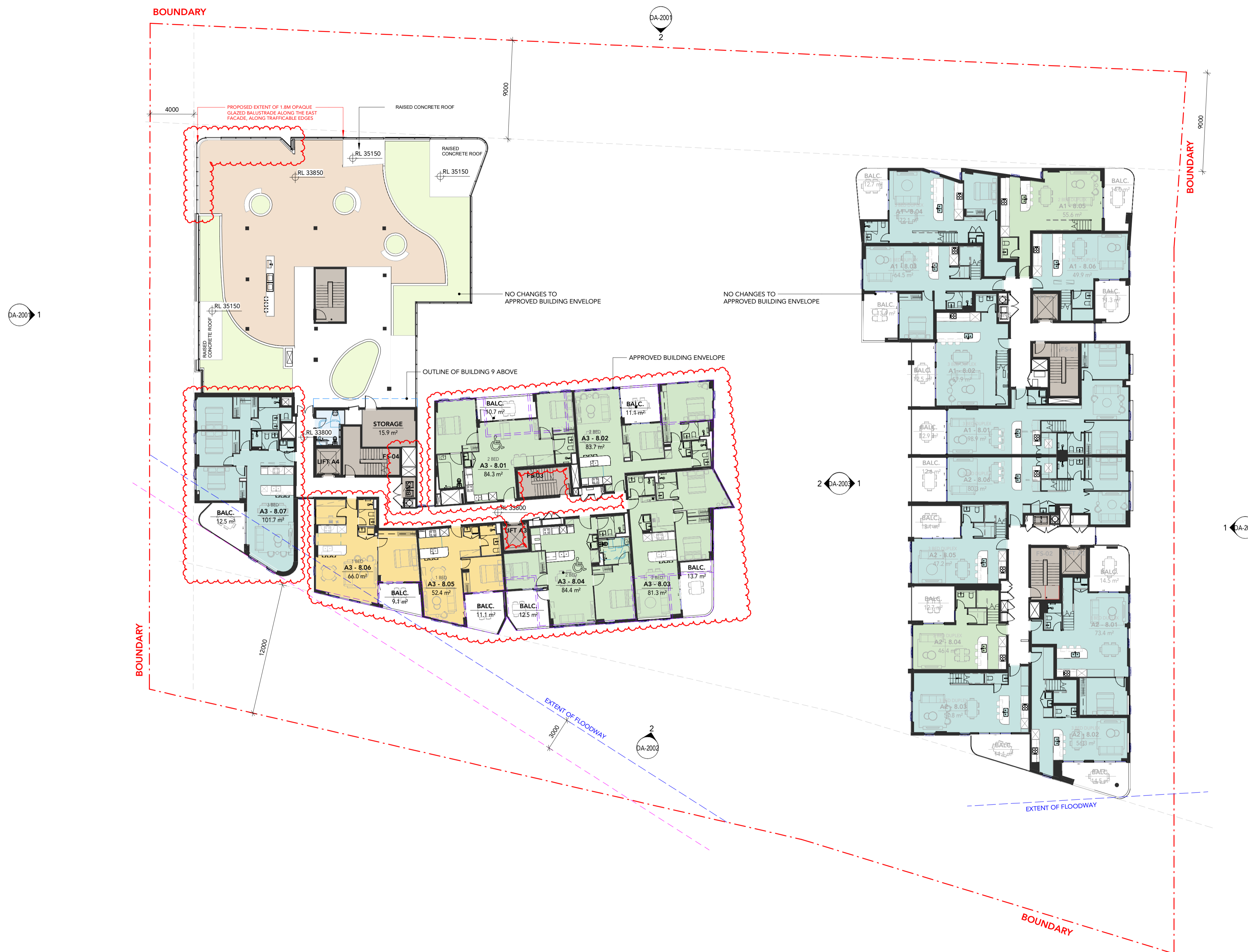
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CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

INTERNAL UNIT LAYOUT UPDATES

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



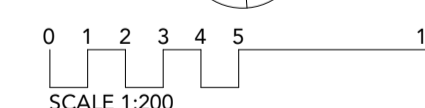
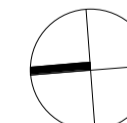
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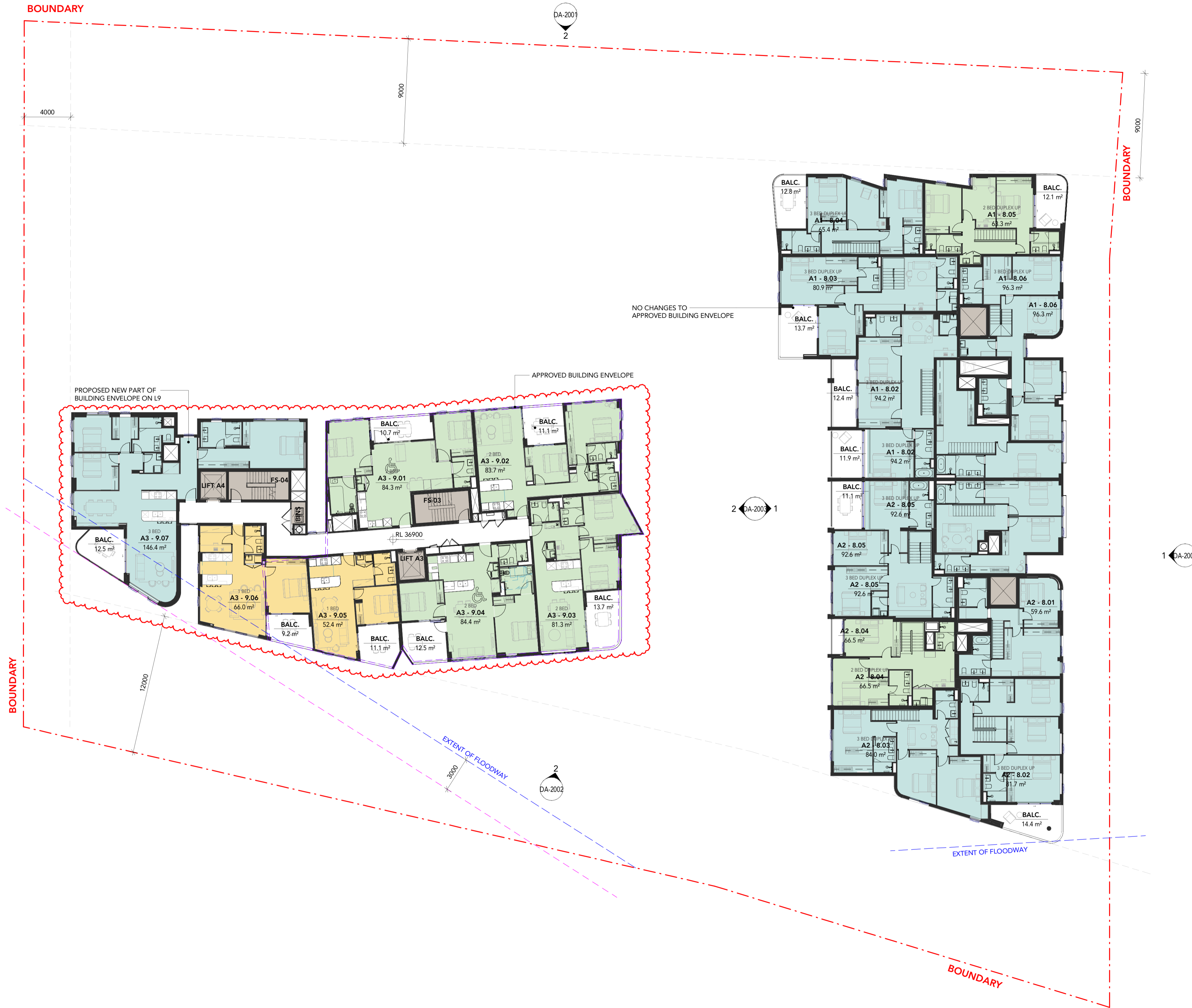
MELBOURNE 204/9-11 Claremont St, South Yarra VIC 3141
 T: +61 3 8849 9137 Reg Vic: 19340

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

Title:
 LEVEL 8 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
1319	1 : 200	@A1	VZ RW

DA-0308 **4**



DA-200 1

DA-2001 2

DA-200 1

DA-2002 1

DA-2002 2

DRAWING STATUS:
S4.55 - MOD 4

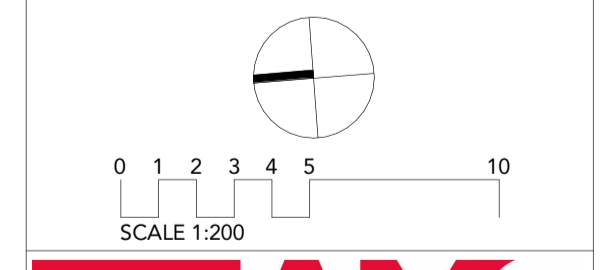
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	17/09/2025
2	S4.55 SUBMISSION - MODIFICATION 3	30/09/2025
3	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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CHANGES
 PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS
 INTERNAL UNIT LAYOUT UPDATES

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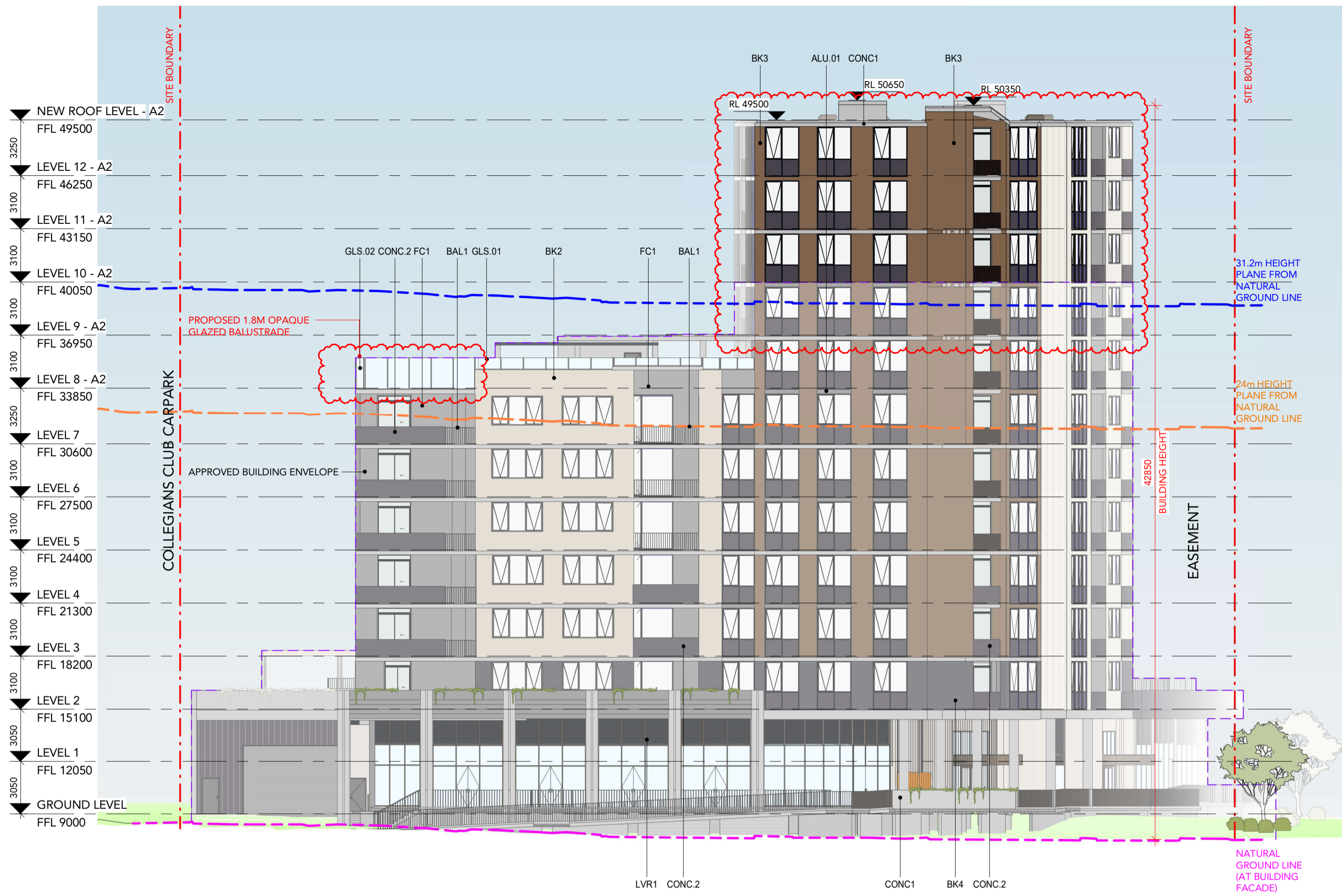
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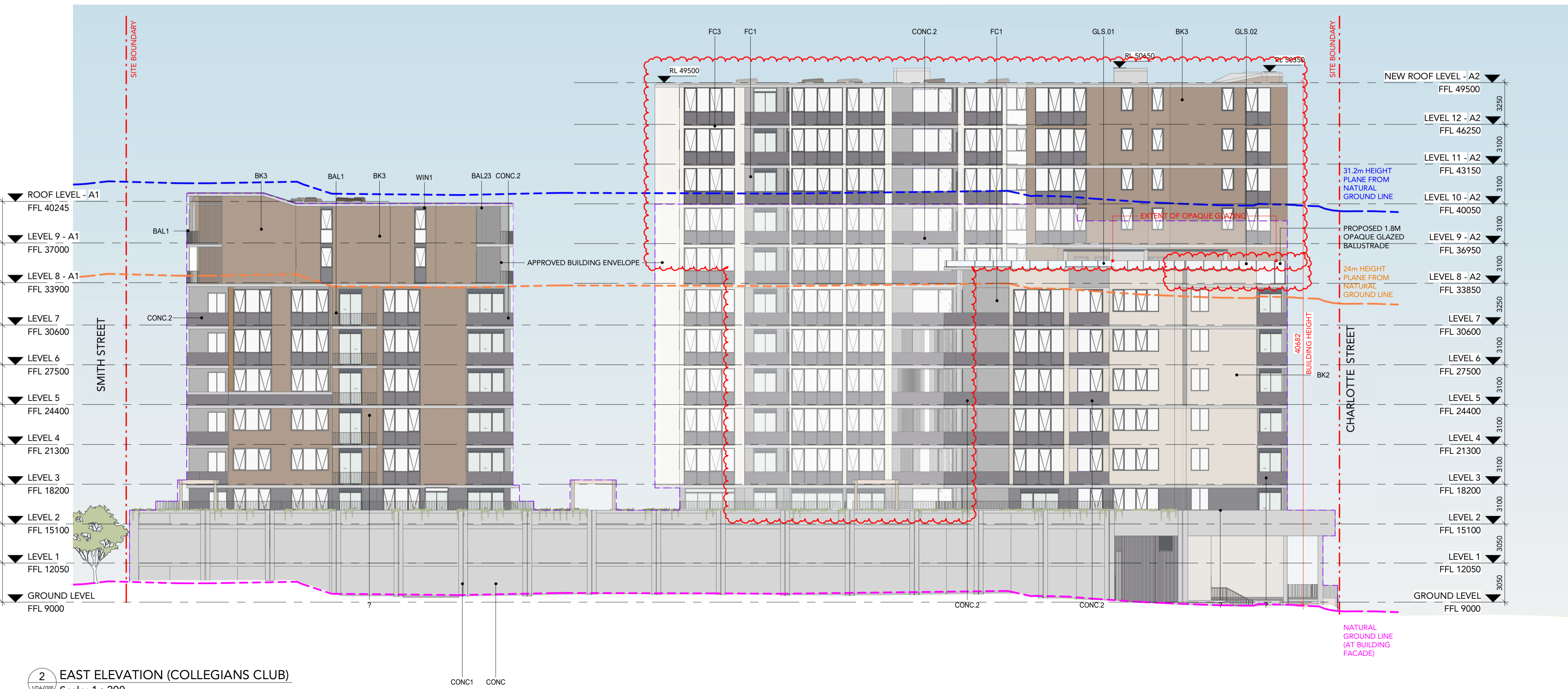
Project: Smith St Apartments
 106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title: LEVEL 9 FLOOR PLAN

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



1 NORTH ELEVATION (CHARLOTTE STREET)
Scale: 1 : 200



2 EAST ELEVATION (COLLEGIANS CLUB)
Scale: 1 : 200

BK1 FACE BRICK - WHITE	BK2 FACE BRICK - BEIGE	BK3 FACE BRICK - BROWN	BK4 FACE BRICK - DARK GREY	BK5 HIT AND MISS BRICK PATTERN - BRONZE
BAL1 METAL BALUSTRADE	BAL23 FULL HEIGHT PRIVACY SCREEN	CONC1 CONCRETE - OFF-FORM	CONC2 CONCRETE - DARK GREY	FC1 CEMENTITIOUS PANEL - LIGHT GREY
FC2 CEMENTITIOUS PANEL - DARK GREY	FC3 CEMENTITIOUS PANEL - WHITE TEXTURED PROFILE	FC4 CEMENTITIOUS PANEL - WARM GREY BROWN TEXTURED PROFILE	FC5 CEMENTITIOUS PANEL - DARK GREY TEXTURED PROFILE	GLS.01 GLASS BALUSTRADE
GLS.02 GLASS BALUSTRADE WITH OPAQUE INTERLAYER	WIN1 WINDOW-ALUMINIUM FRAMED GLAZING - CHARCOAL	WIN2 WINDOW-ALUMINIUM FRAMED GLAZING - BRONZE	LVR1 LOUVRE SCREEN - CHARCOAL	LVR2 LOUVRE SCREEN - BRONZE
RSD1 ROLLER DOORS	MF1 WIRE METAL SCREEN	WWST1 STEEL SHROUD	ALU.01 ALUMINIUM PLATE	

DRAWING STATUS:

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

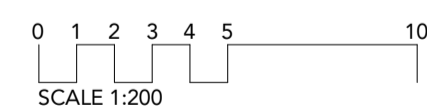
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CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS
PRIVACY SCREEN TO L8 ROOFTOP OPEN SPACE AS PER CONDITION B1. (C)

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

Title:
ELEVATIONS - SHEET 1

Project #:	Scale:	Doc:	Clid:
1319	As indicated @A1	DZ	AM
Drawn by:	Rev:		

DA-2001 6

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
6	S4.55 AMENDMENT - MODIFICATION 4	13/02/2026

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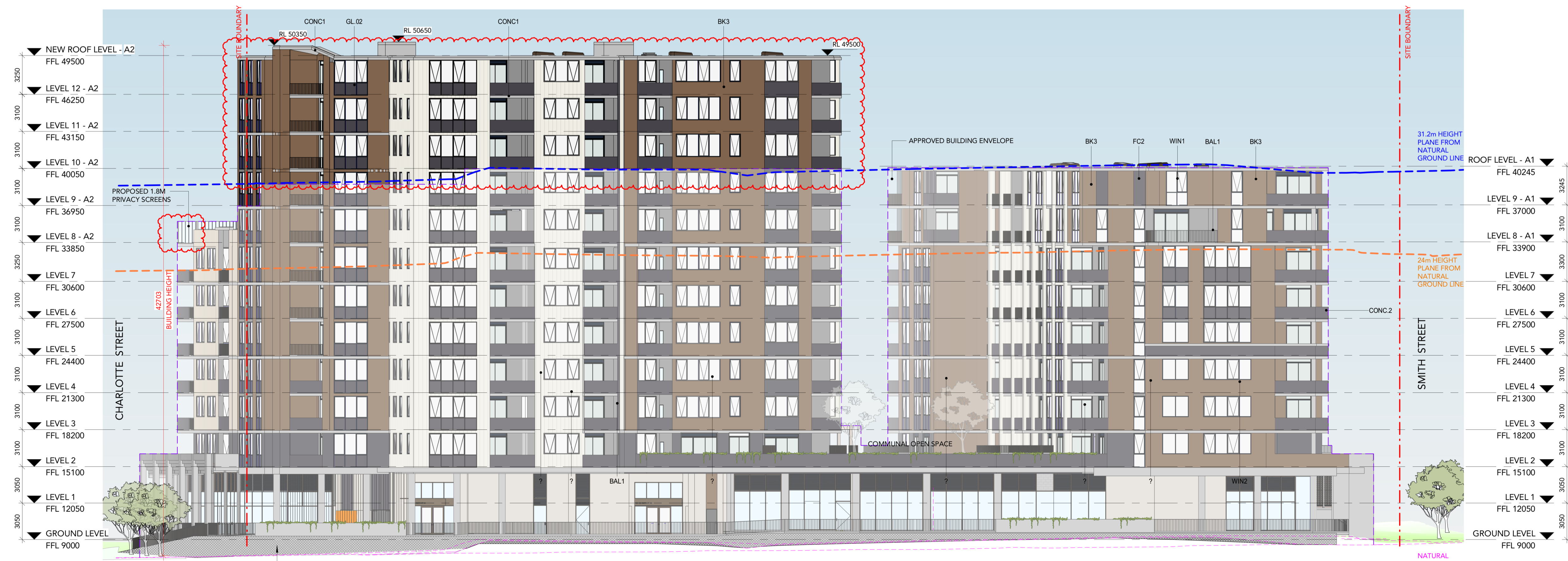
CHANGES

PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS
PRIVACY SCREEN TO L8 ROOFTOP OPEN SPACE
AS PER CONDITION B1. (C)

- BK1 FACE BRICK - WHITE
- BK2 FACE BRICK - BEIGE
- BK3 FACE BRICK - BROWN
- BK4 FACE BRICK - DARK GREY
- BK5 HIT AND MISS BRICK PATTERN - BRONZE
- BAL1 METAL BALUSTRADE
- BAL23 FULL HEIGHT PRIVACY SCREEN
- CONC1 CONCRETE - OFF-FORM
- CONC2 CONCRETE - DARK GREY
- FC1 CEMENTITIOUS PANEL - LIGHT GREY
- FC2 CEMENTITIOUS PANEL - DARK GREY
- FC3 CEMENTITIOUS PANEL - WHITE TEXTURED PROFILE
- FC4 CEMENTITIOUS PANEL - WARM GREY BROWN TEXTURED PROFILE
- FC5 CEMENTITIOUS PANEL - DARK GREY TEXTURED PROFILE
- GLS.01 GLASS BALUSTRADE
- GLS.02 GLASS BALUSTRADE WITH OPAQUE INTERLAYER
- WIN1 WINDOW-ALUMINIUM FRAMED GLAZING - CHARCOAL
- WIN2 WINDOW-ALUMINIUM FRAMED GLAZING - BRONZE
- LVR1 LOUVRED SCREEN - CHARCOAL
- LVR2 LOUVRED SCREEN - BRONZE
- RSD1 ROLLER DOORS
- MF1 WIRE METAL SCREEN
- WWST1 STEEL SHROUD
- ALU 01 ALUMINIUM PLATE



1 SOUTH ELEVATION (SMITH STREET)
Scale: 1 : 200



2 WEST ELEVATION -STAGE 1 (FROM BLUE GREEN LINK)
Scale: 1 : 200

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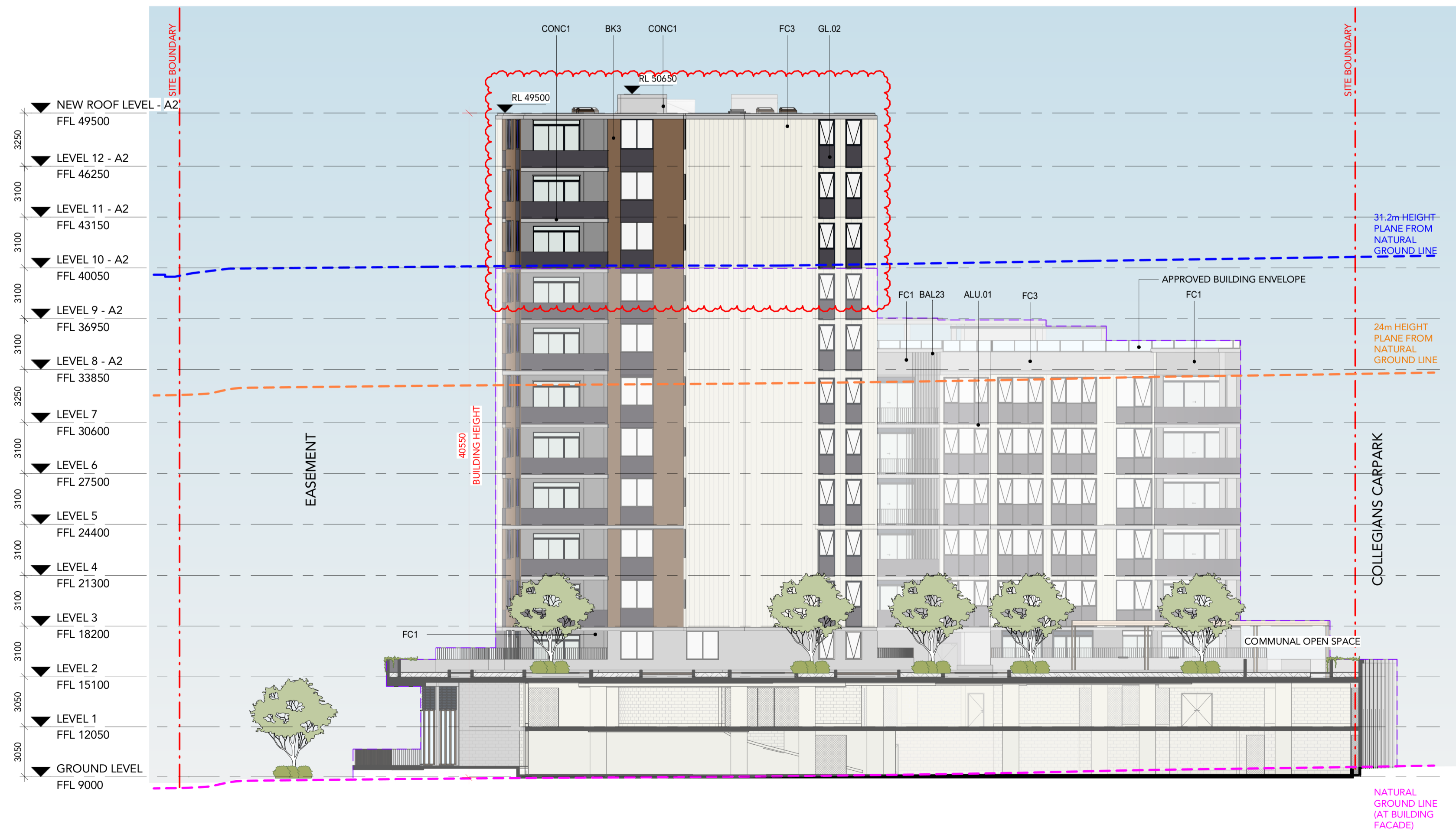
Smith St Apartments
106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title: **ELEVATIONS - SHEET 2**

Project #:	Scale:	Doc:	Clid:
1319	As indicated @A1	DZ	AM
Drawn by:	Rev:		
DA-2002	6		



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



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

BK1 FACE BRICK - WHITE	BK2 FACE BRICK - BEIGE	BK3 FACE BRICK - BROWN	BK4 FACE BRICK - DARK GREY	BK5 HIT AND MISS BRICK PATTERN - BRONZE
BAL1 METAL BALUSTRADE	BAL23 FULL HEIGHT PRIVACY SCREEN	CONC1 CONCRETE - OFF-FORM	CONC2 CONCRETE - DARK GREY	FC1 CEMENTITIOUS PANEL - LIGHT GREY
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GLS.02 GLASS BALUSTRADE WITH OPAQUE INTERLAYER	WIN1 WINDOW-ALUMINIUM FRAMED GLAZING - CHARCOAL	WIN2 WINDOW-ALUMINIUM FRAMED GLAZING - BRONZE	LVR1 LOUVRED SCREEN - CHARCOAL	LVR2 LOUVRED SCREEN - BRONZE
RSD1 ROLLER DOORS	MF1 WIRE METAL SCREEN	WWST1 STEEL SHROUD	ALU 01 ALUMINIUM PLATE	

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

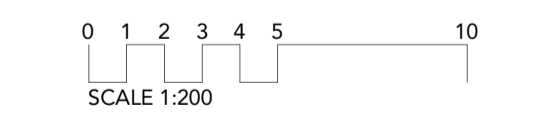
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CHANGES
PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS

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

Title:
ELEVATIONS - SHEET 3

Project #:	Scale:	Doc:	Clid:
1319	As indicated @A1	AM	AM
Drawn by:	Rev:		
DA-2003			5

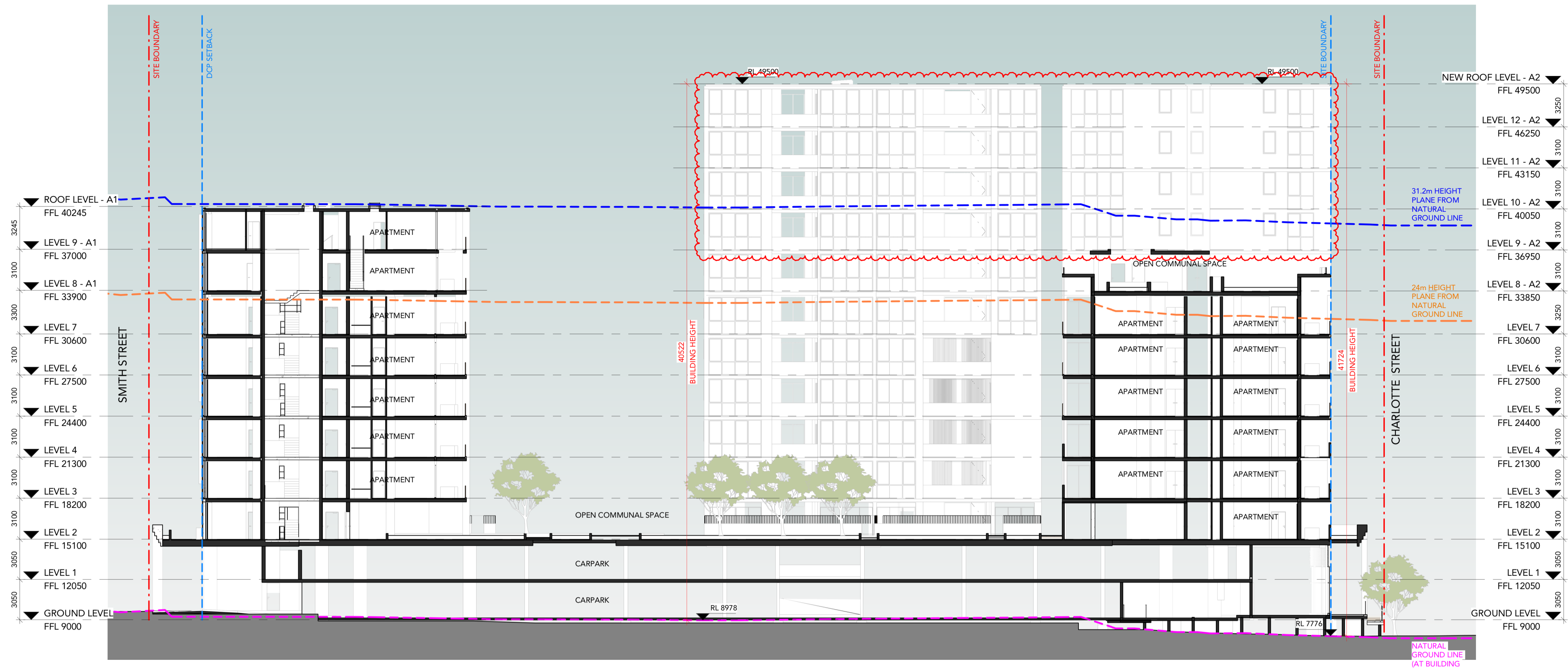
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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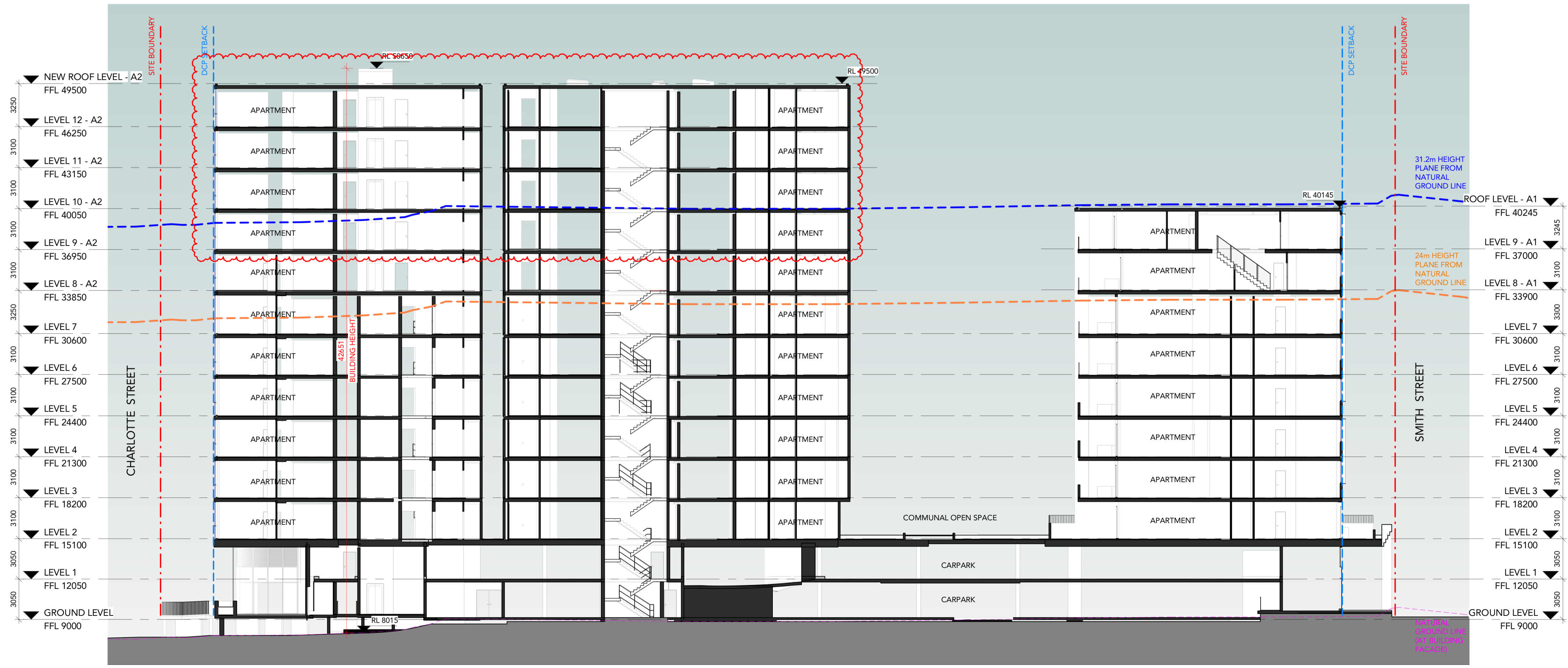
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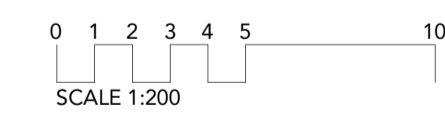


1 SECTION A
 Scale: 1 : 200



2 SECTION B
 Scale: 1 : 200

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

SECTIONS - SHEET 1

Project #	Scale	Doc	Clk
1319	1 : 200	0A1	DZ AM
Drawn by		Rev	
DA-4001			3

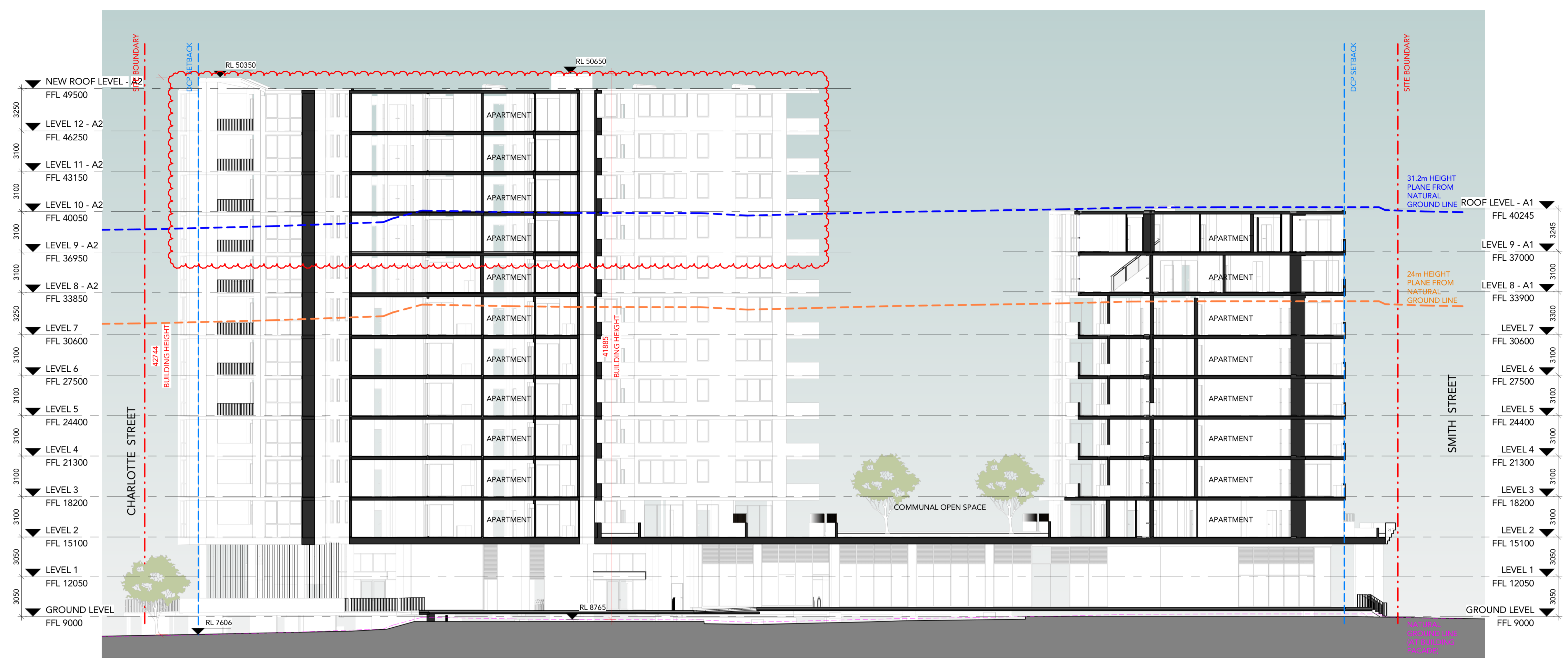
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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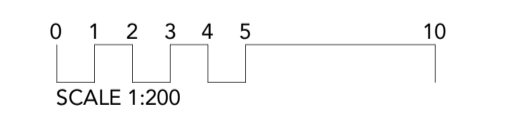
CHANGES
PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS



1 SECTION E
Scale: 1 : 200

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

Title:
SECTIONS - SHEET 3

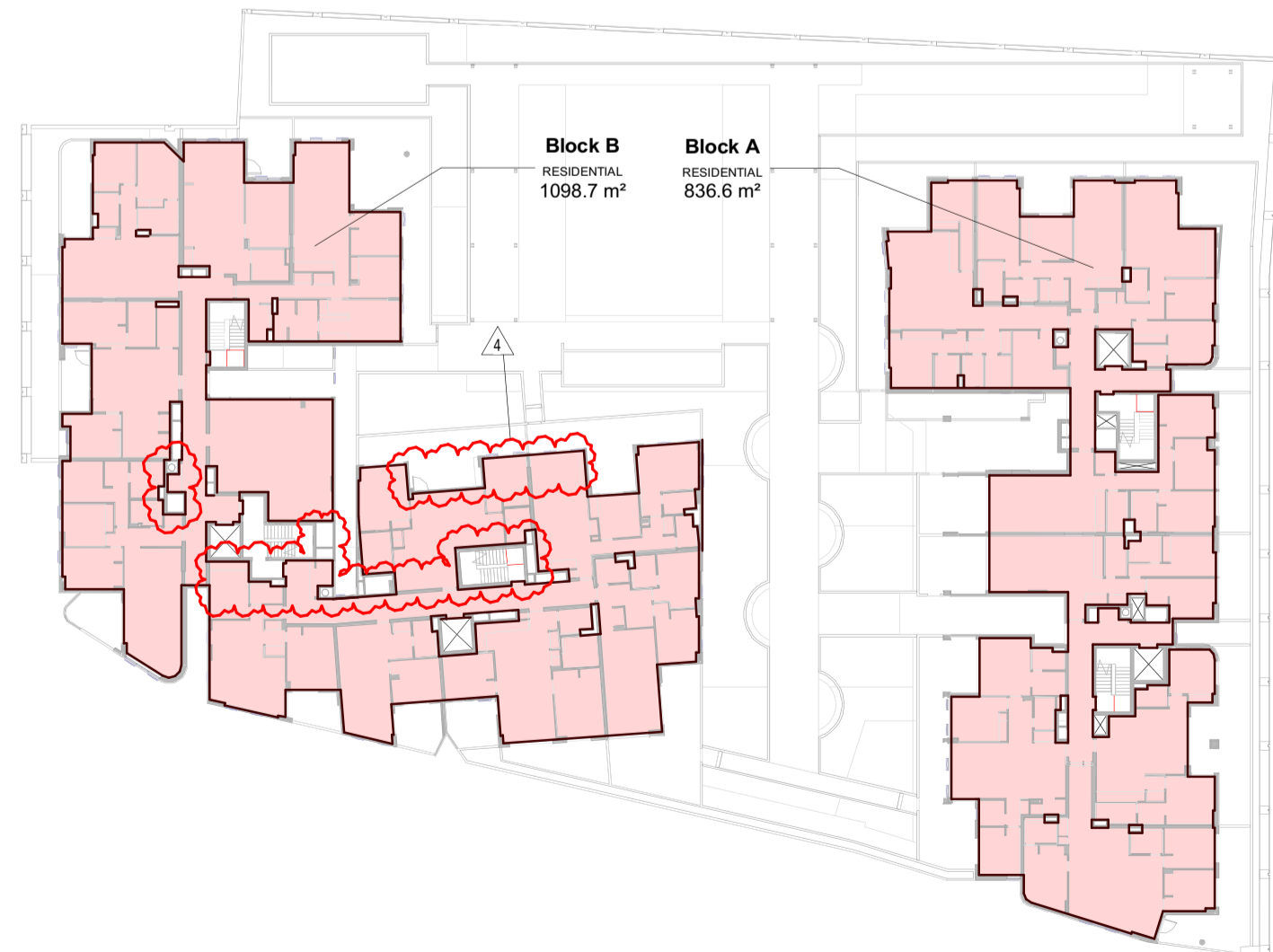
Project #:	Scale:	Doc:	Clid:
1319	1 : 200	@A1	DZ AM
Drawn by:	Rev:		
DA-4003	3		



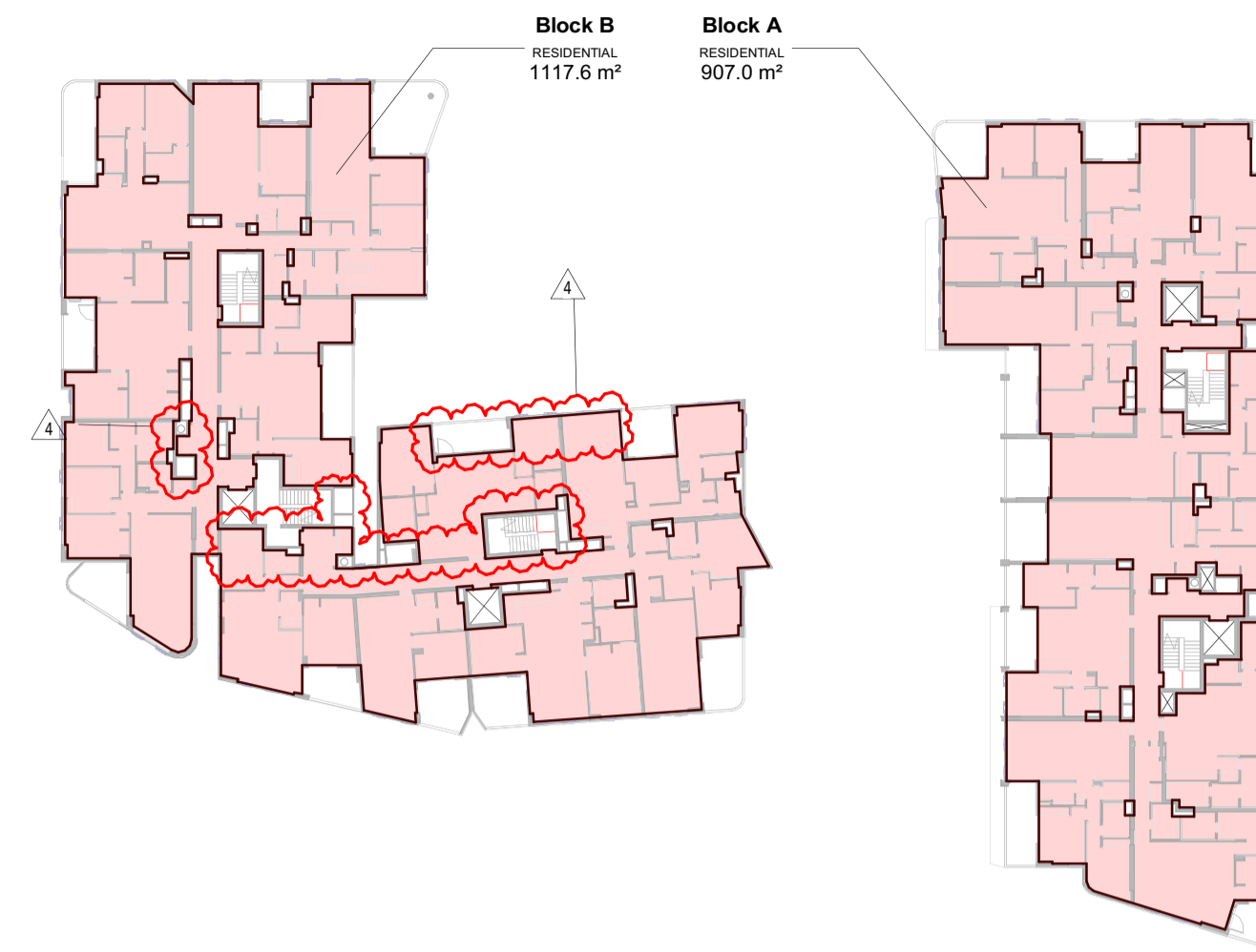
5 GROUND LEVEL
Scale: 1 : 500



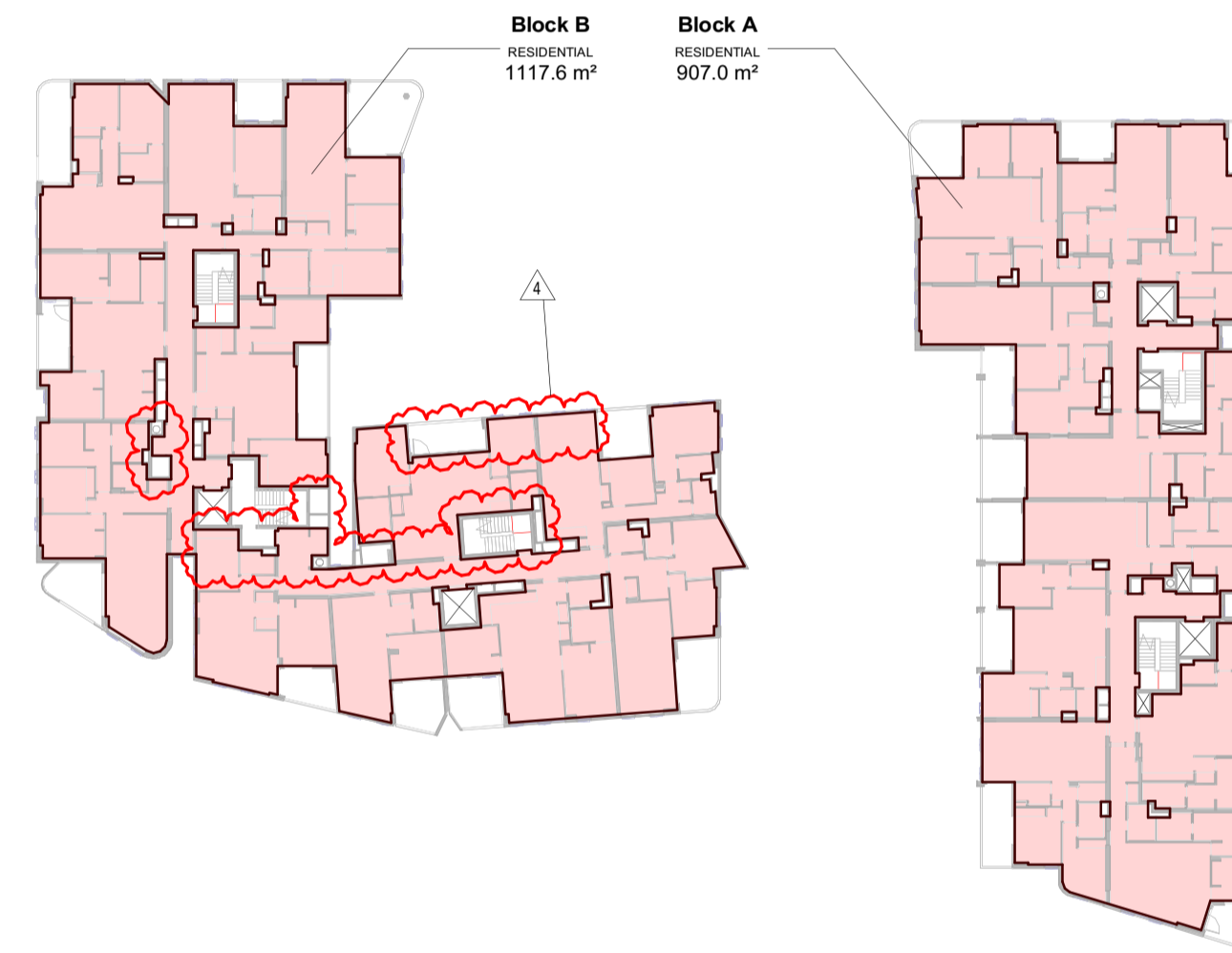
6 LEVEL 1
Scale: 1 : 500



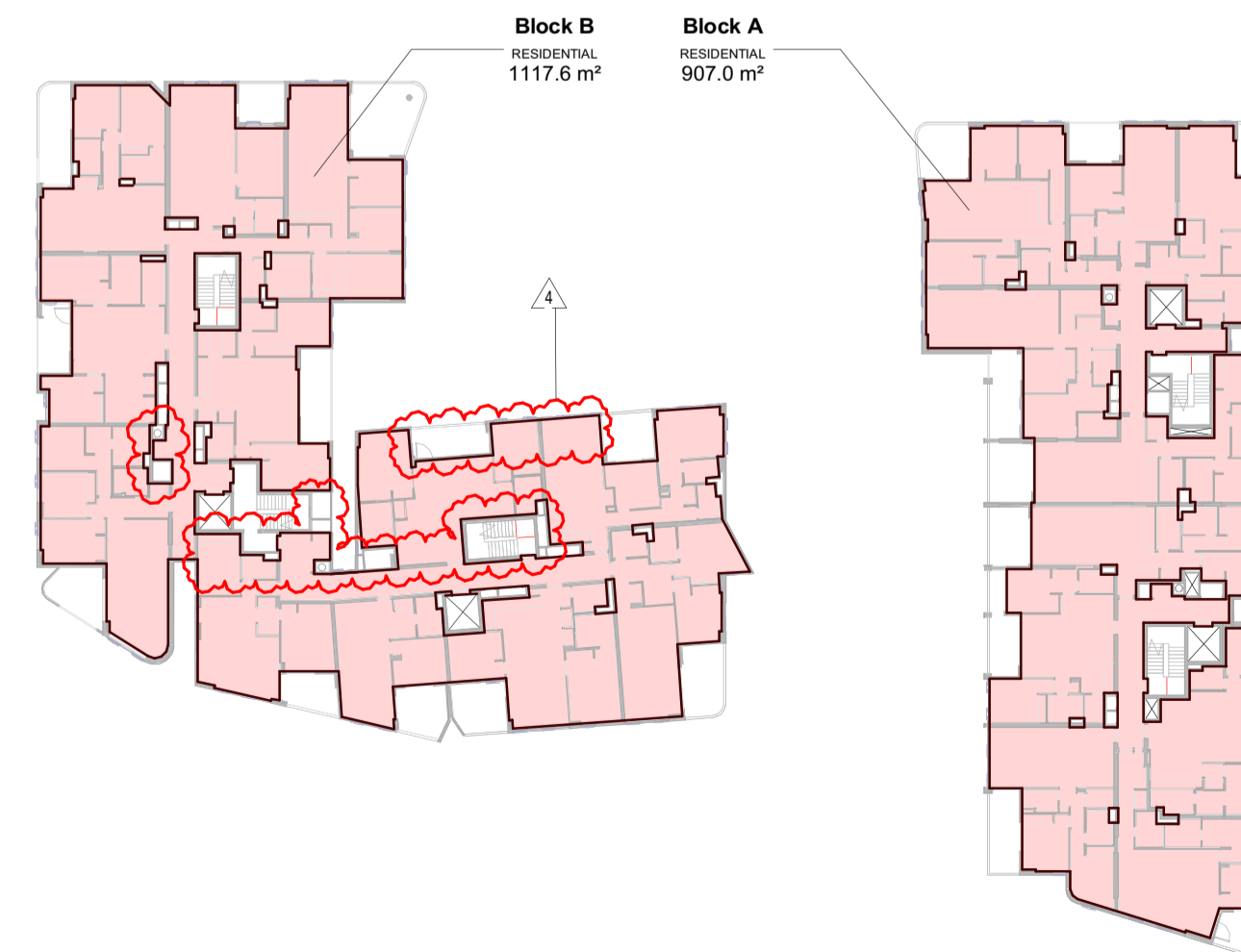
1 LEVEL 2 - GFA
Scale: 1 : 500



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 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

LEVEL	AREA
RESIDENTIAL - WASTE	
GROUND LEVEL	243.7 m ²
	243.7 m ²
	243.7 m ²
	17652.1 m ²

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

DRAWING STATUS:

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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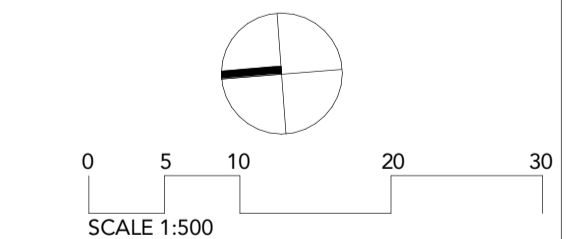
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CHANGES

4. Internal unit layout updates
Façade 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.



TEAM 2 ARCHITECTS

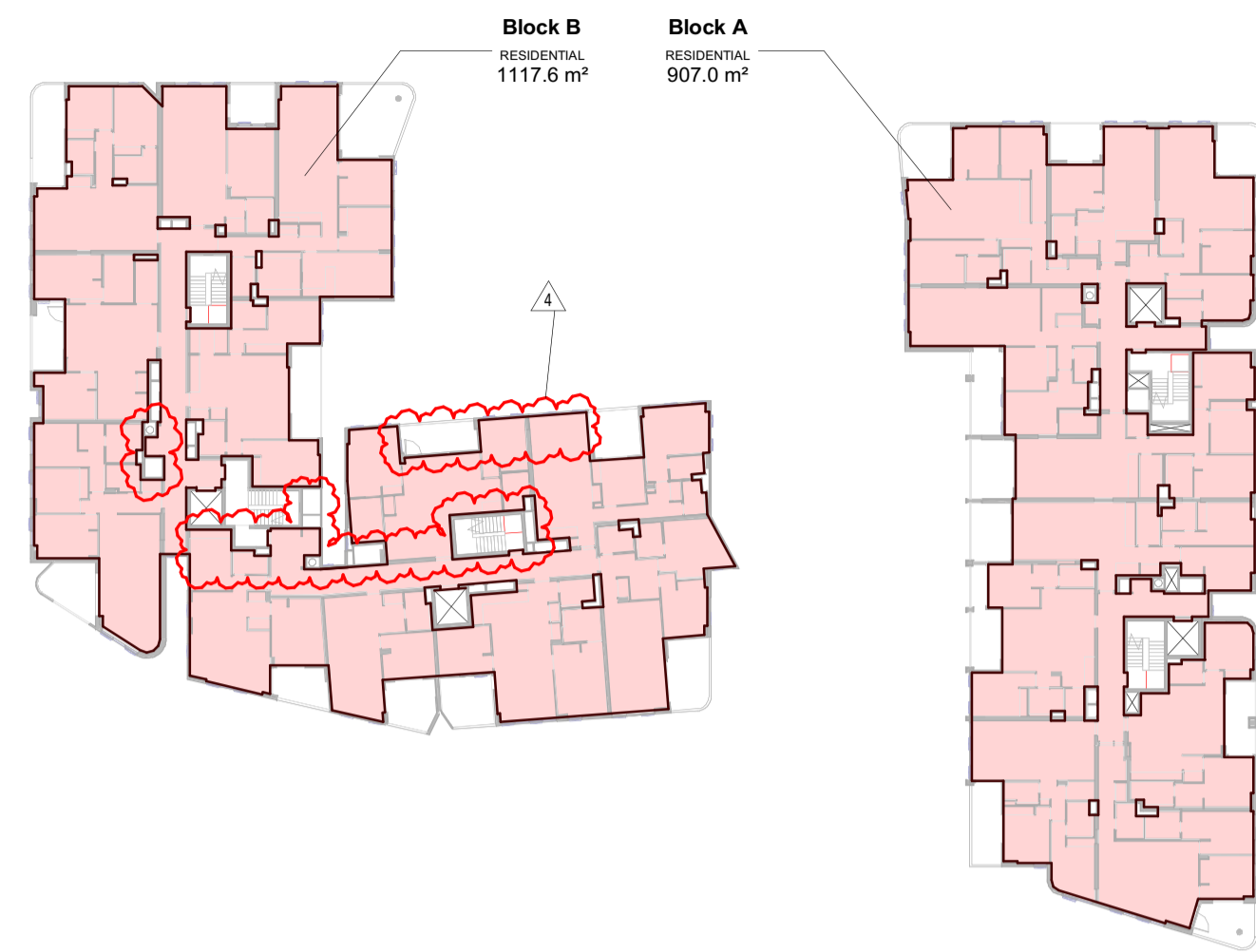
info@team2.com.au ABN: 72 104 833 507
SYDNEY Lvl 1, 45 Chandos Street, St Leonards NSW 2065 T: +61 2 9437 3166 Reg NSW: 9940
MELBOURNE 204/9-11 Claremont St, South Yarra VIC 3141 T: +61 3 8849 9137 Reg Vic: 19340

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

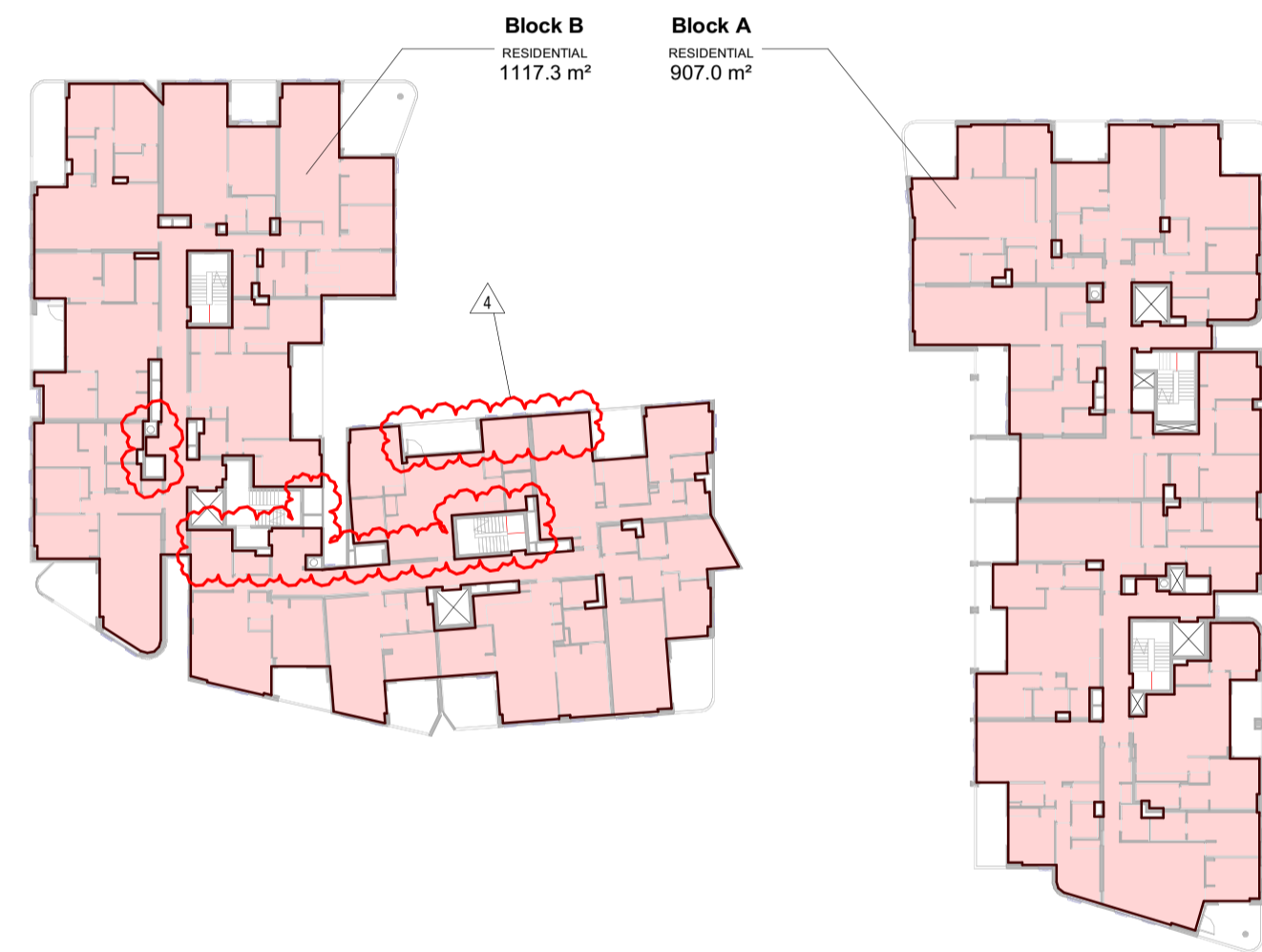
Title:
GFA CALCULATIONS - SHEET 1

Project #:	Scale:	Doc:	Clk:
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Drawn by:		Rev:	

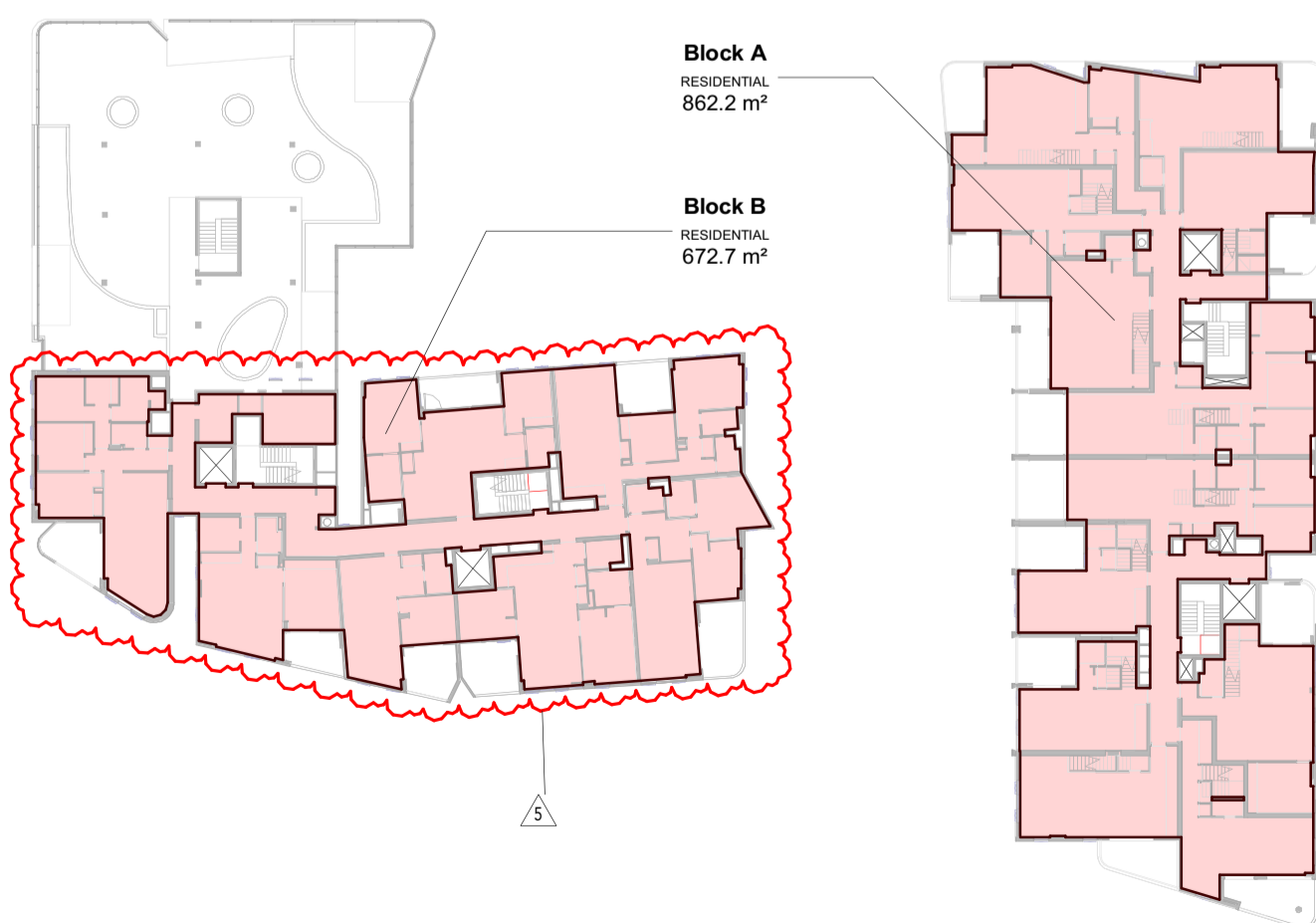
DA-8300 5



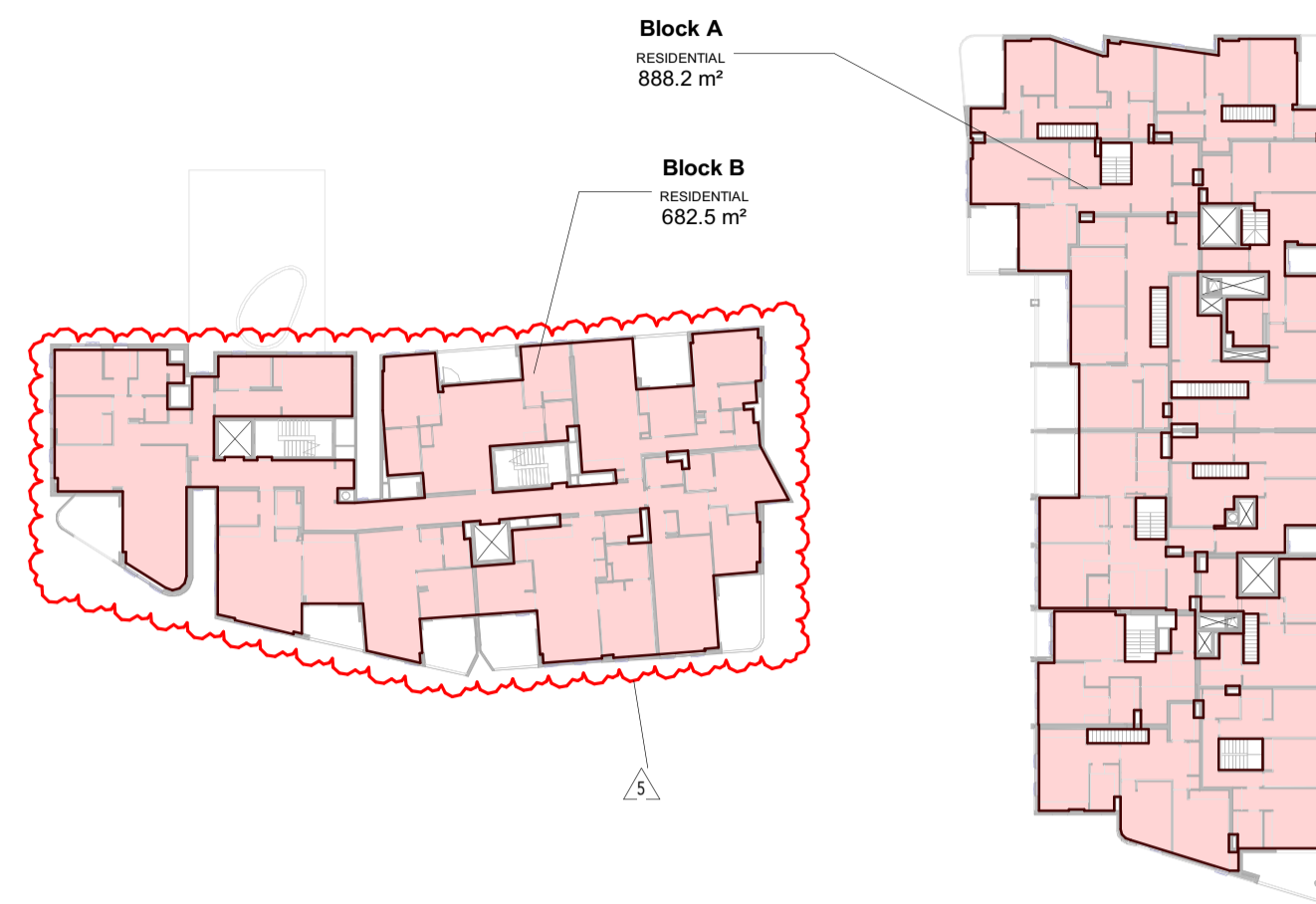
1 LEVEL 6 - GFA
Scale: 1 : 500



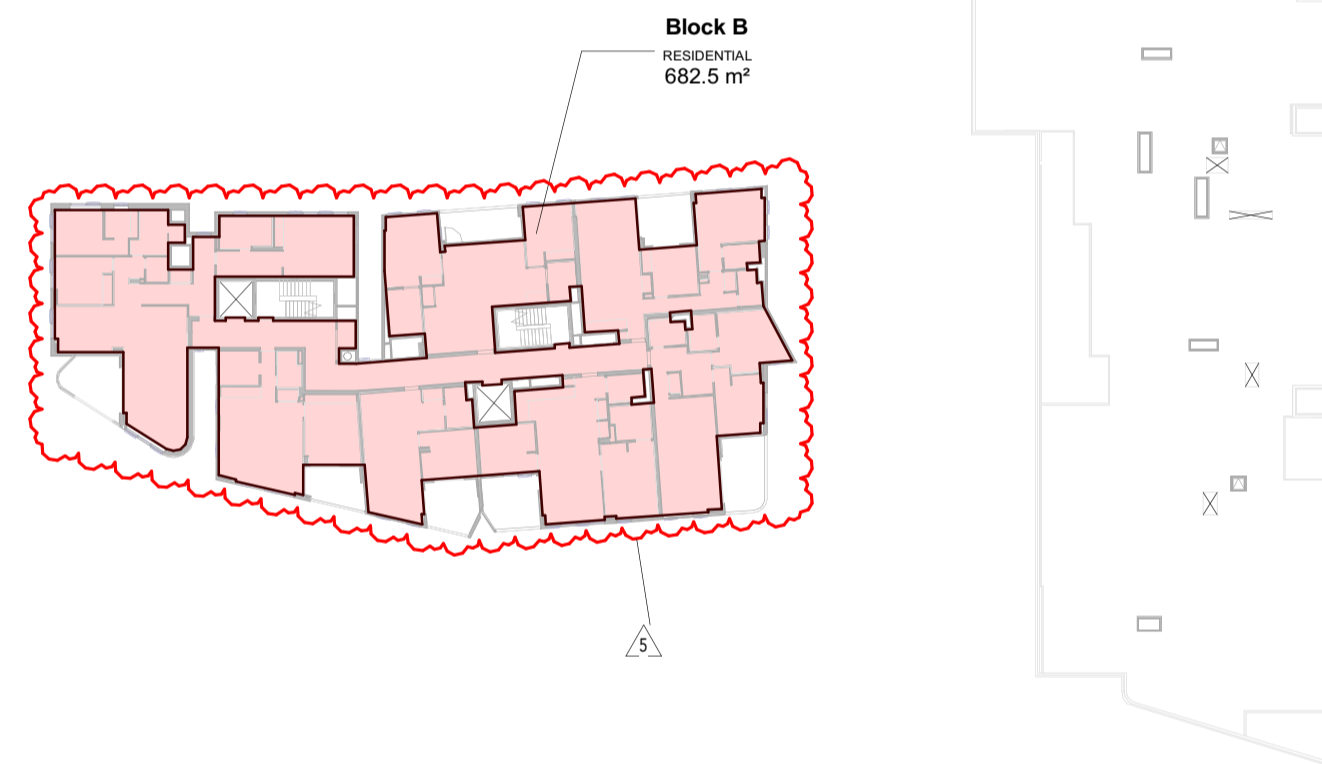
2 LEVEL 7 - GFA
Scale: 1 : 500



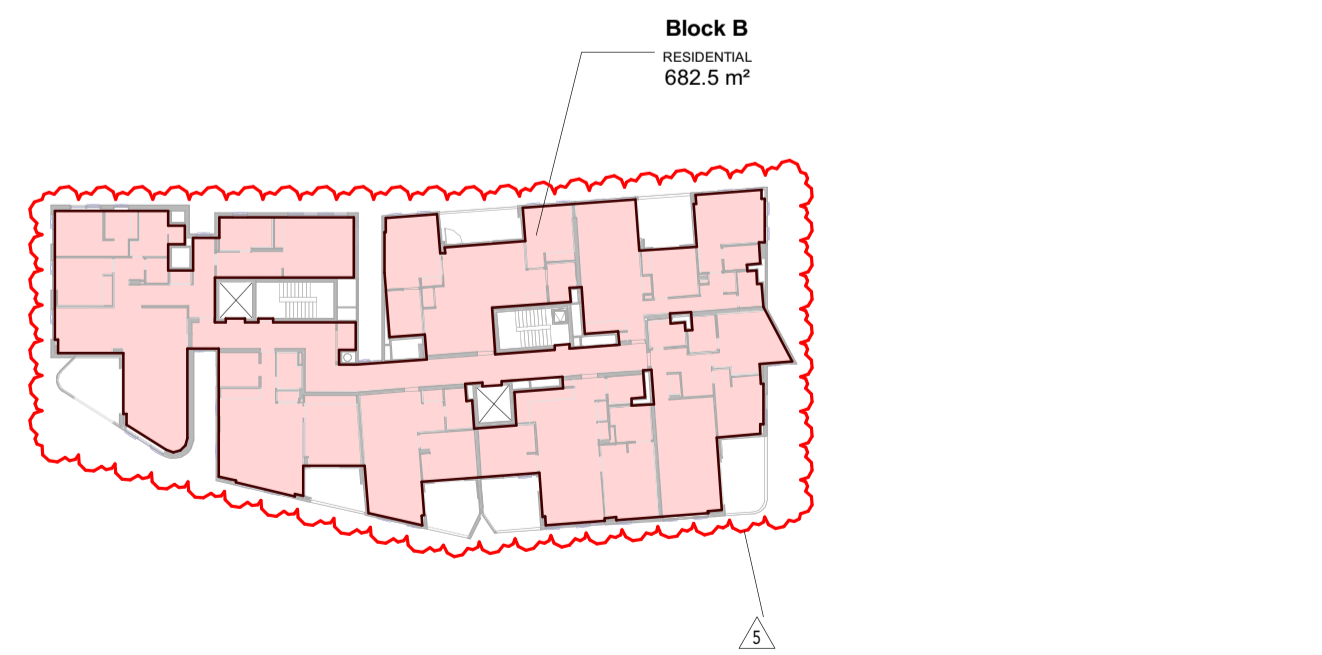
3 LEVEL 8 - GFA
Scale: 1 : 500



4 LEVEL 9 - GFA
Scale: 1 : 500



5 LEVEL 10-11 Typical - GFA
Scale: 1 : 500



6 LEVEL 12 - GFA
Scale: 1 : 500

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

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
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LEVEL 6	907.0 m ²
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LEVEL 9 - A1	888.2 m ²
	7122.1 m ²
Block B	
LEVEL 2	1098.7 m ²
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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 m ²
	243.7 m ²
	243.7 m ²
	17652.1 m ²

AREA SCHEDULE (GFA) - TOTAL

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TOTAL FSR	2.80:1
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DRAWING STATUS:

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

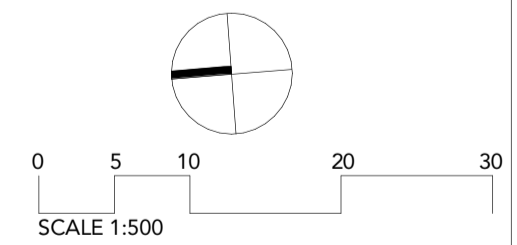
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URBAN
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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
GFA CALCULATIONS - SHEET 2

Project #	Scale	Doc	Clk
1319	1 : 500	@A1	KA AM
Drawn by:		Rev:	

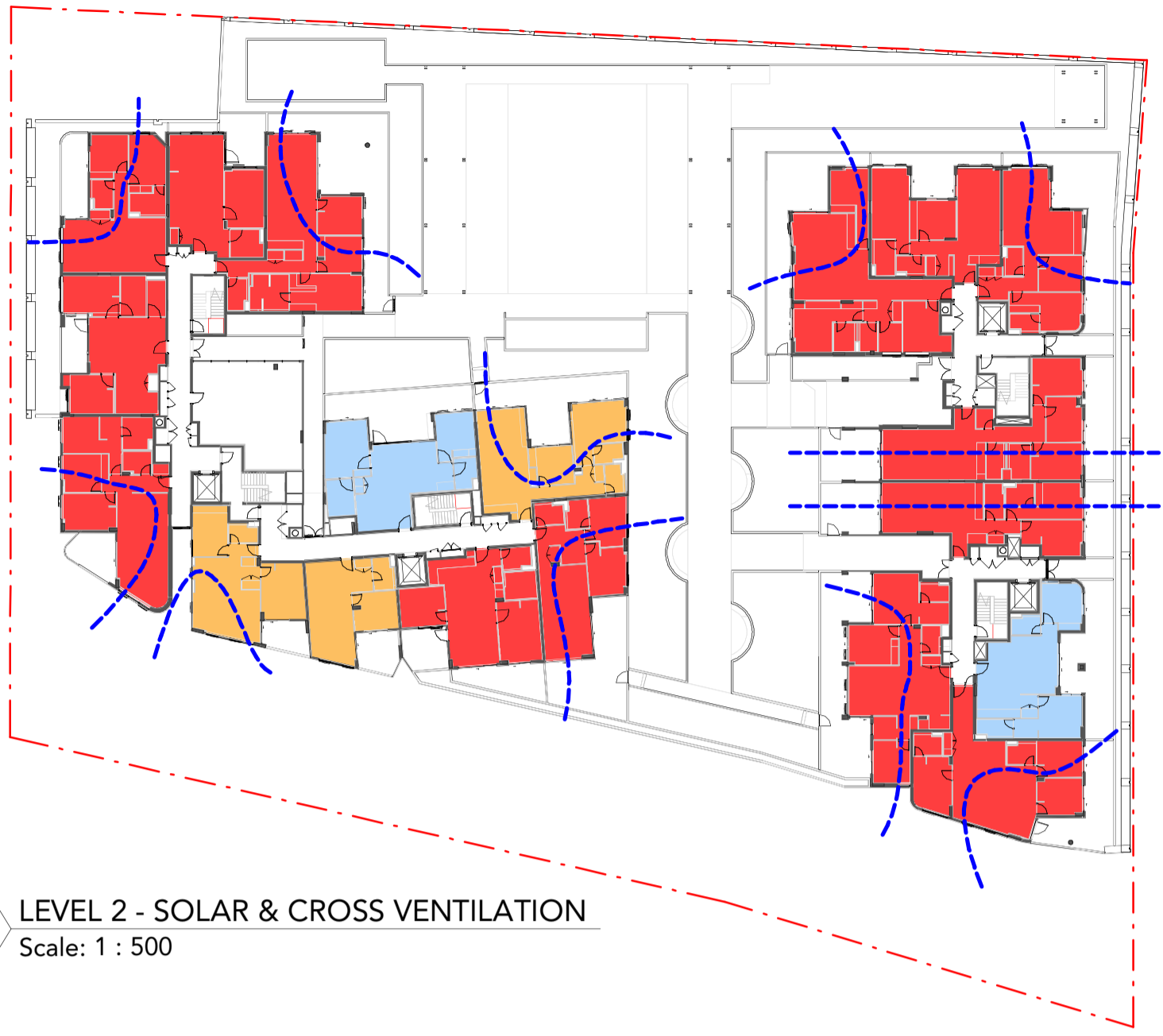
DA-8301 5

CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	14	7	7
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	3	0	3
● NO DIRECT LIGHT	2	1	1
TOTAL NO. UNITS	19	8	11

NATURAL VENTILATION

~ NATURAL CROSS VENTILATION	12	6	6
TOTAL NO. UNITS	19	8	11



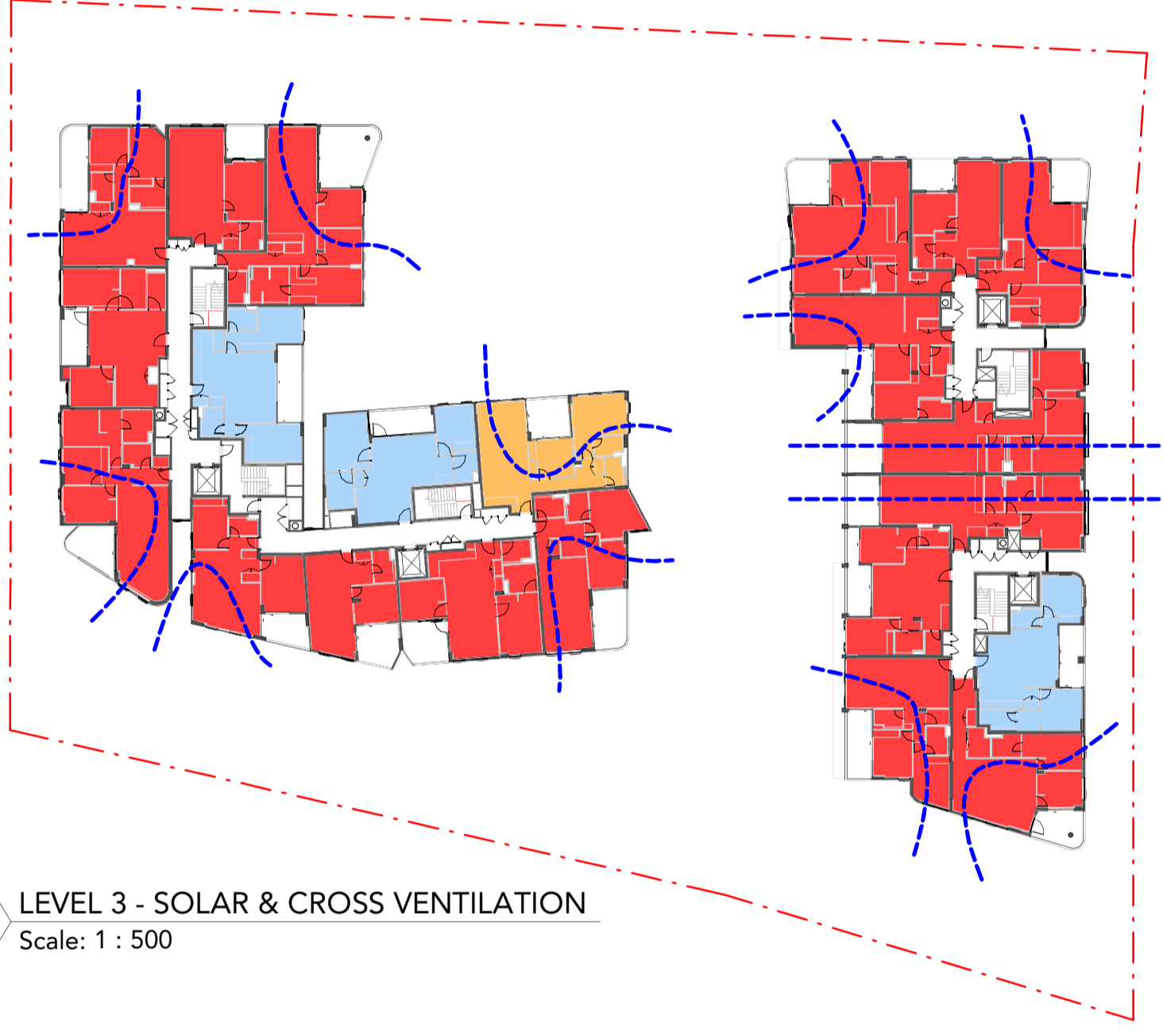
1 LEVEL 2 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	18	9	9
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	1	0	1
● NO DIRECT LIGHT	3	1	2
TOTAL NO. UNITS	22	8	12

NATURAL VENTILATION

~ NATURAL CROSS VENTILATION	13	7	6
TOTAL NO. UNITS	22	8	12



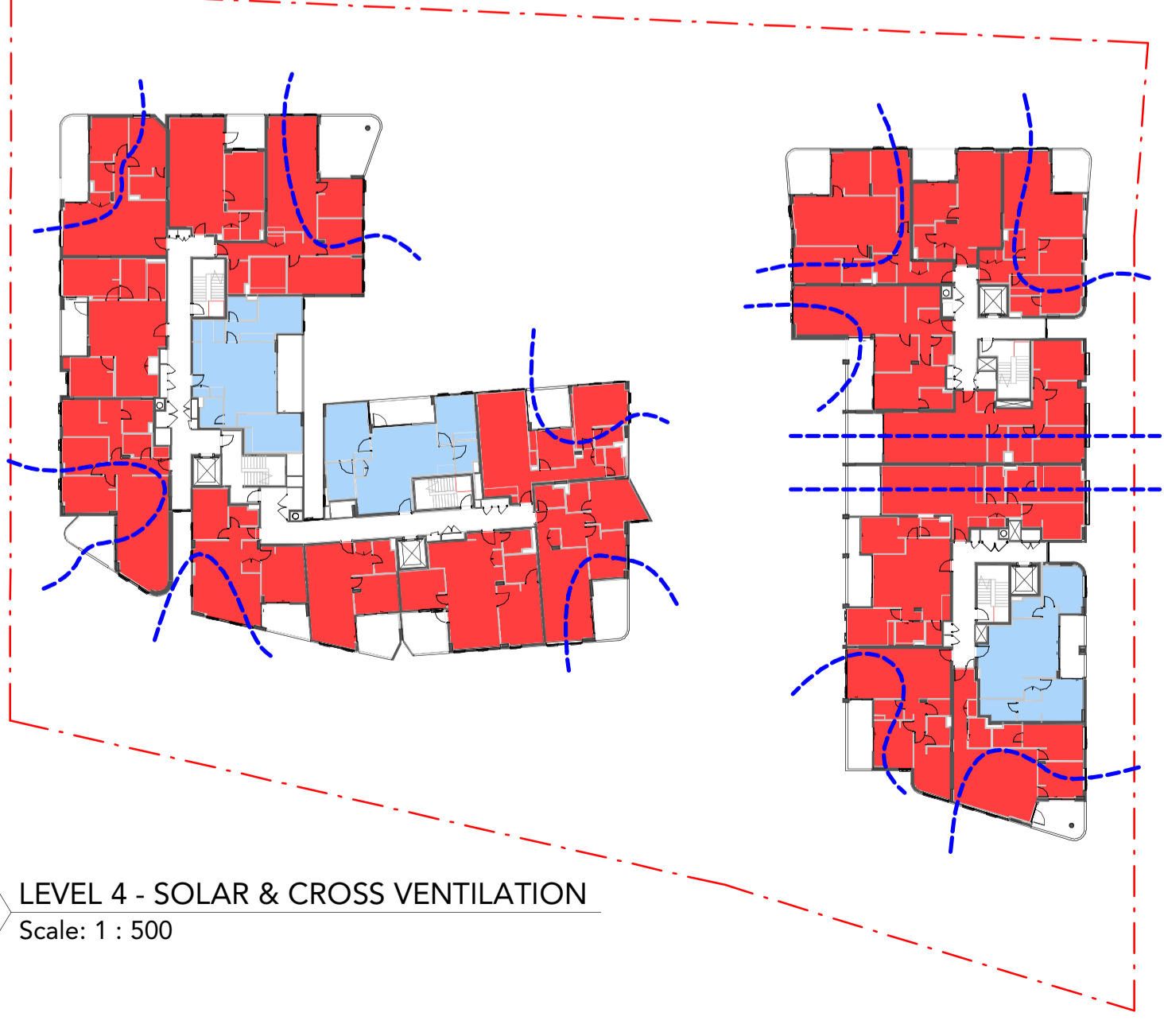
2 LEVEL 3 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	19	9	10
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	0	0	0
● NO DIRECT LIGHT	3	1	2
TOTAL NO. UNITS	22	8	12

NATURAL VENTILATION

~ NATURAL CROSS VENTILATION	13	7	6
TOTAL NO. UNITS	22	8	12



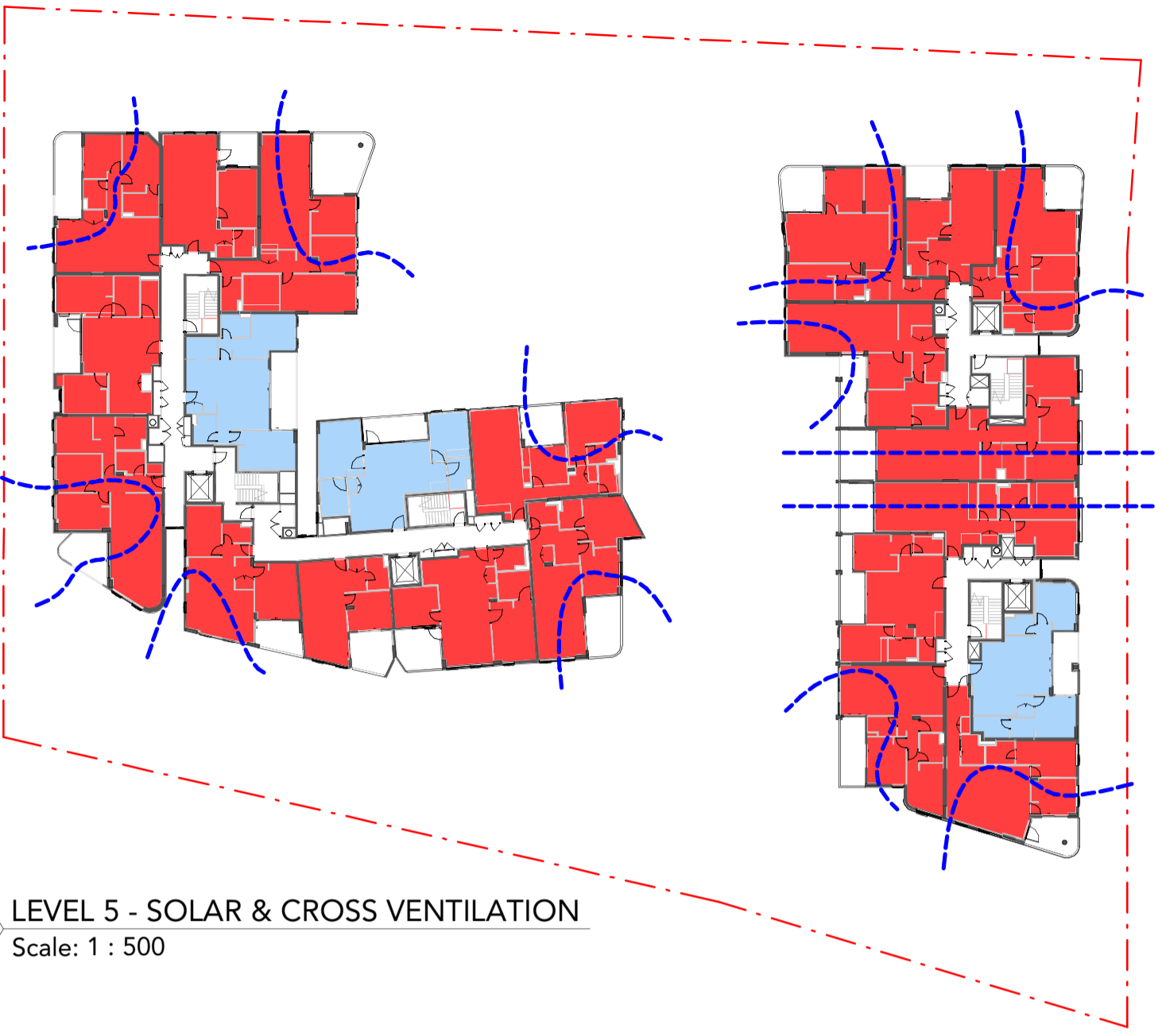
3 LEVEL 4 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	19	9	10
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	0	0	0
● NO DIRECT LIGHT	3	1	2
TOTAL NO. UNITS	22	8	12

NATURAL VENTILATION

~ NATURAL CROSS VENTILATION	13	7	6
TOTAL NO. UNITS	22	8	12



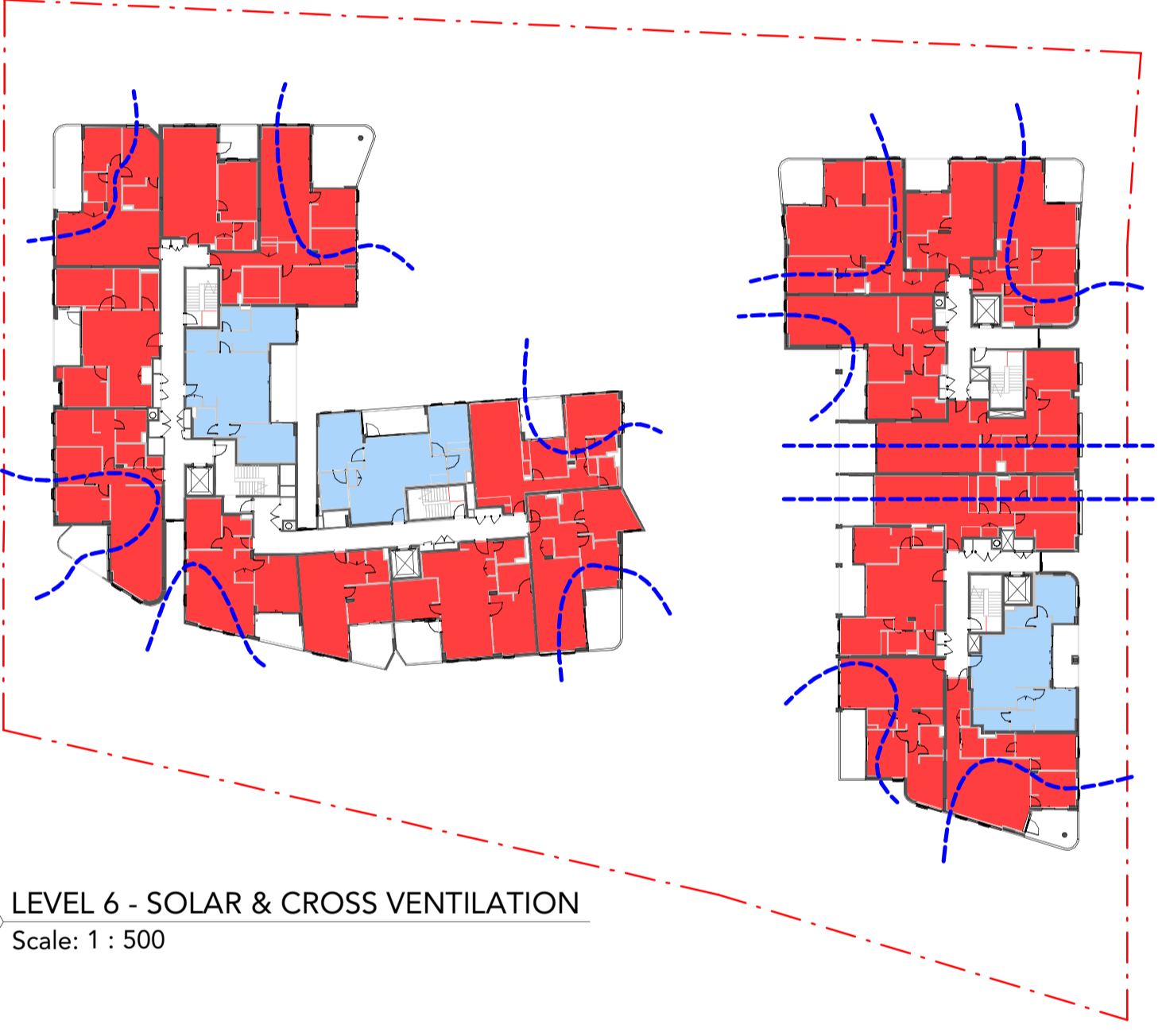
4 LEVEL 5 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	19	9	10
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	0	0	0
● NO DIRECT LIGHT	3	1	2
TOTAL NO. UNITS	22	8	12

NATURAL VENTILATION

~ NATURAL CROSS VENTILATION	13	7	6
TOTAL NO. UNITS	22	8	12



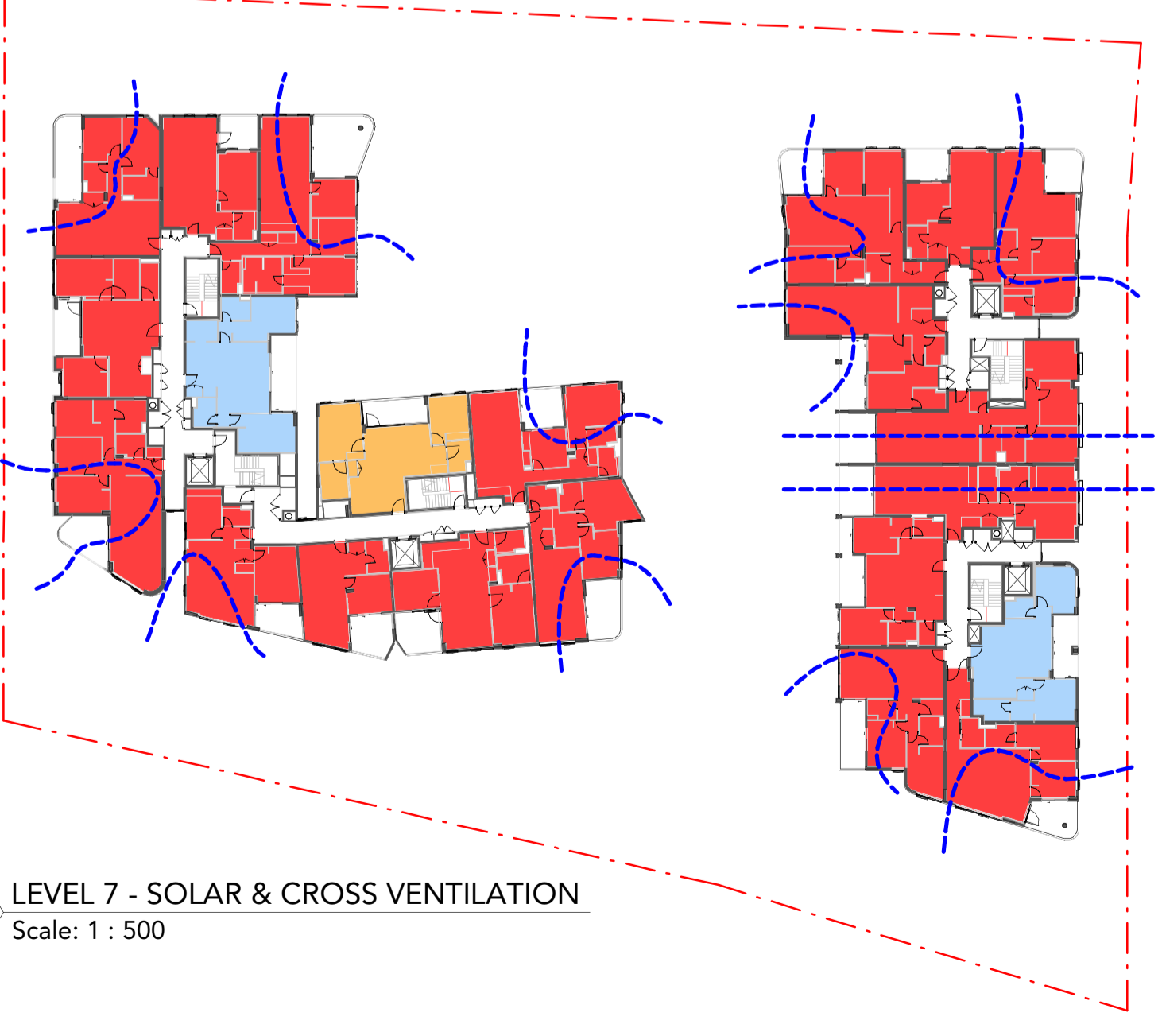
5 LEVEL 6 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

CALCULATIONS FOR JUNE 21, 9am - 3pm

● MIN 2 HOURS OF DIRECT SOLAR ACCESS	19	9	10
● BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS	1	0	1
● NO DIRECT LIGHT	2	1	1
TOTAL NO. UNITS	22	8	12

NATURAL VENTILATION

~ NATURAL CROSS VENTILATION	13	7	6
TOTAL NO. UNITS	22	8	12



6 LEVEL 7 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

DRAWING STATUS:

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

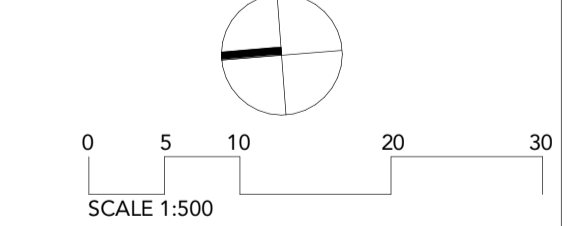
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CHANGES

Proposed uplift of four additional levels
Internal unit layout updates

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Client or Builder:
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T: +61 3 8849 9137 Reg Vic: 19340

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

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

Project #:	Scale:	Drawn:	Check:
1319	1 : 500	KA	AM
Drawn by:		Rev:	

DA-8302 **1**

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

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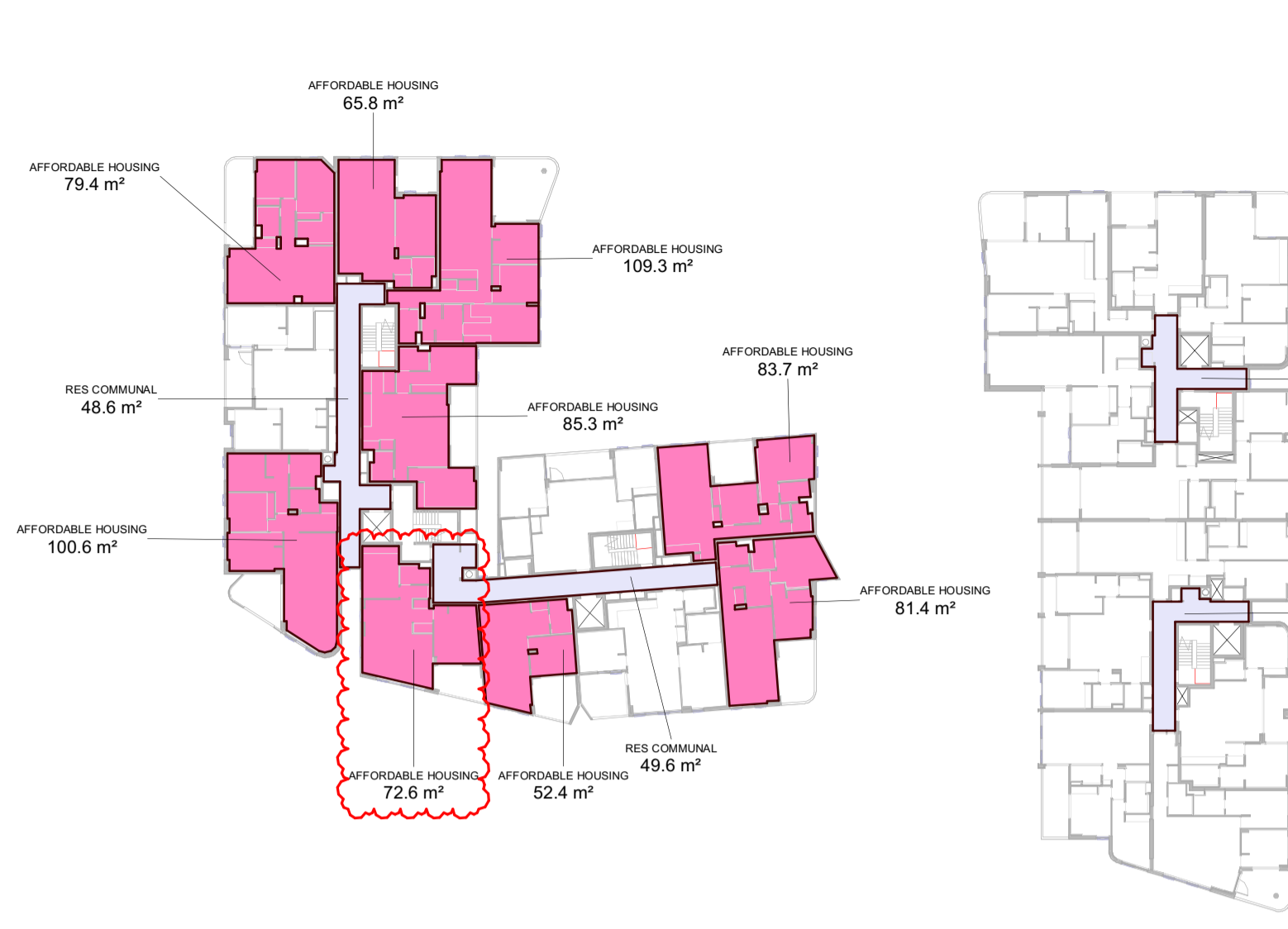
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CHANGES

Amended Area calculations



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



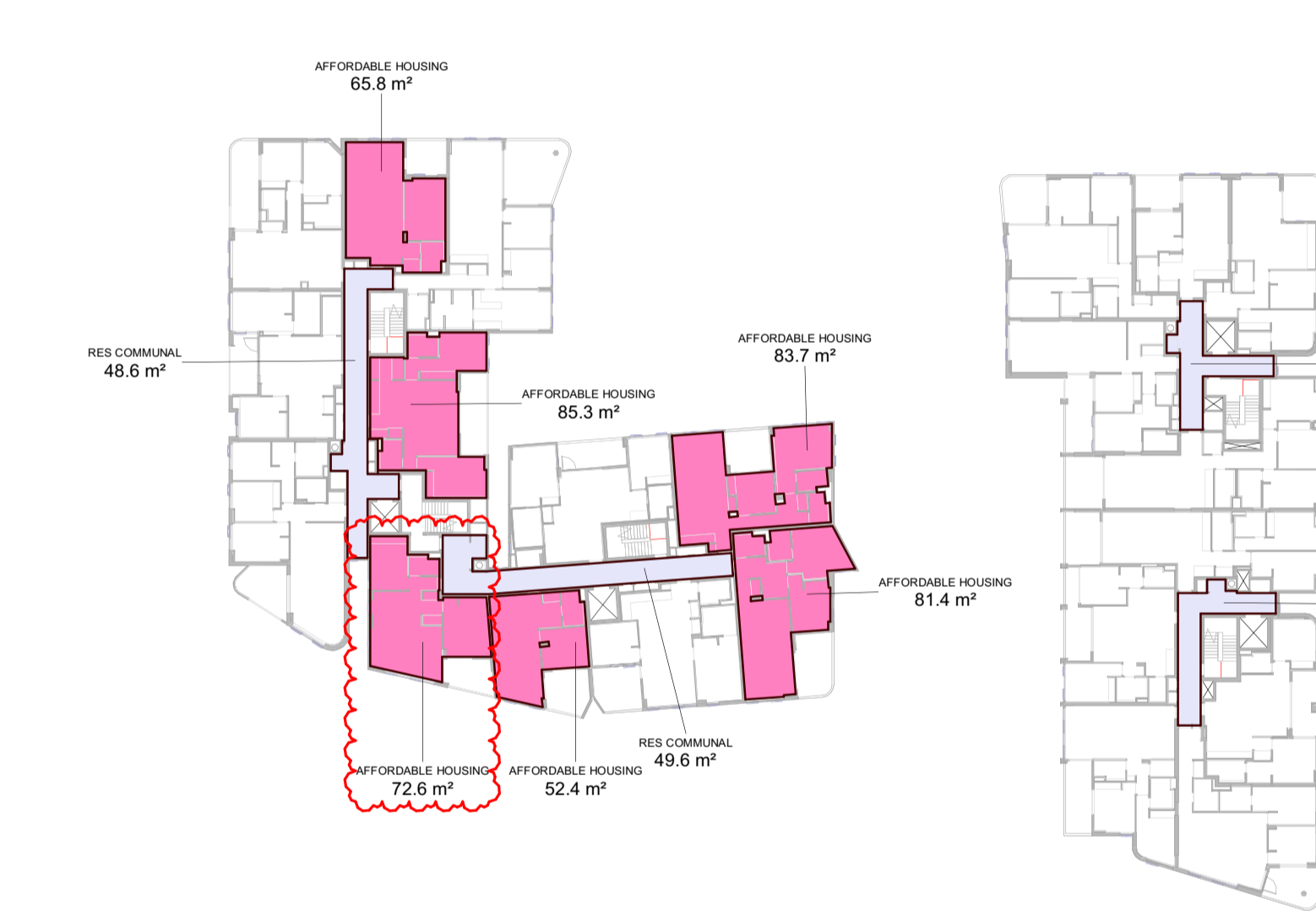
3 LEVEL 4 - AFFORDABLE HOUSING
 Scale: 1 : 500



6 LEVEL 7 - AFFORDABLE HOUSING
 Scale: 1 : 500



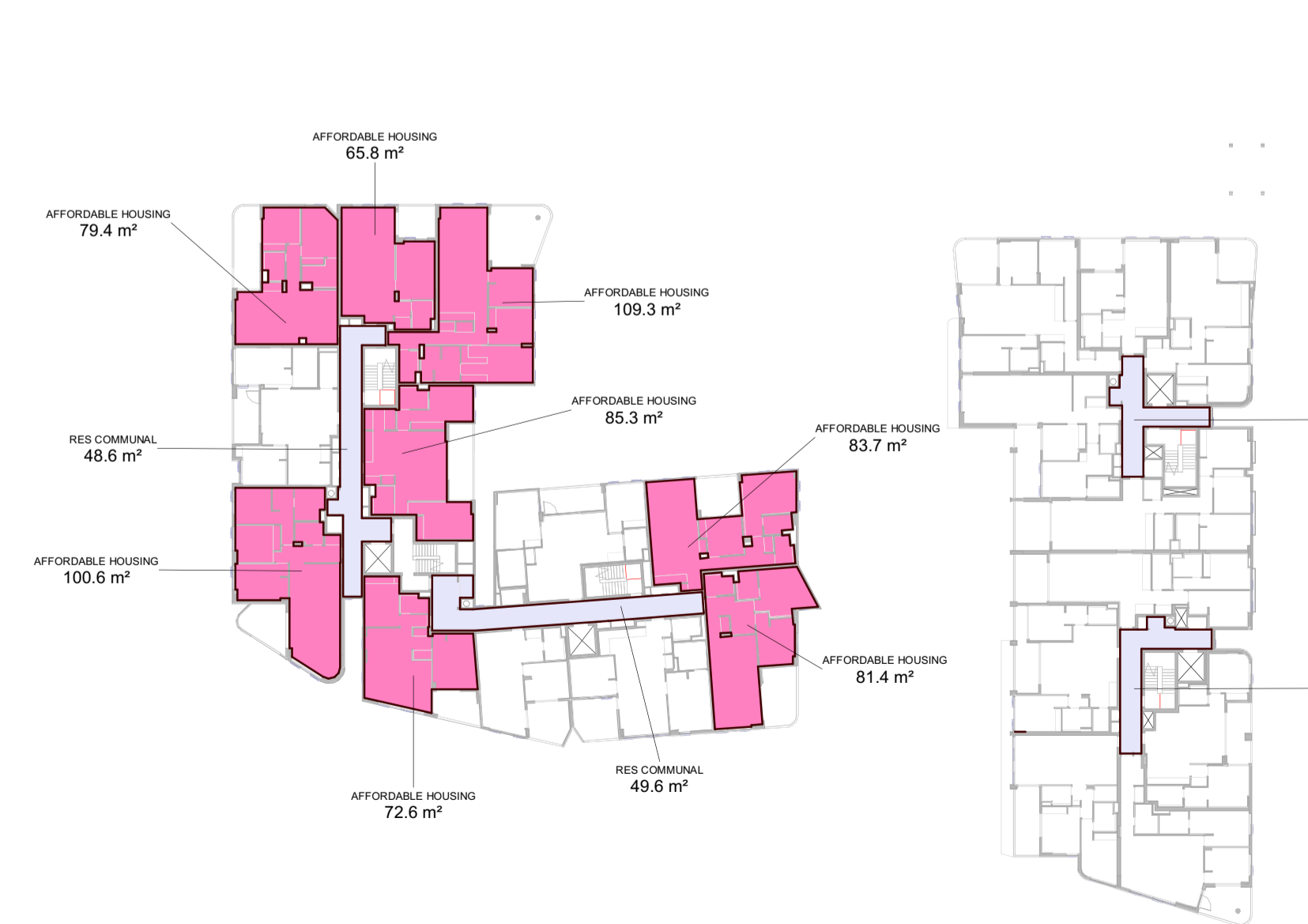
1 LEVEL 2 - AFFORDABLE HOUSING
 Scale: 1 : 500



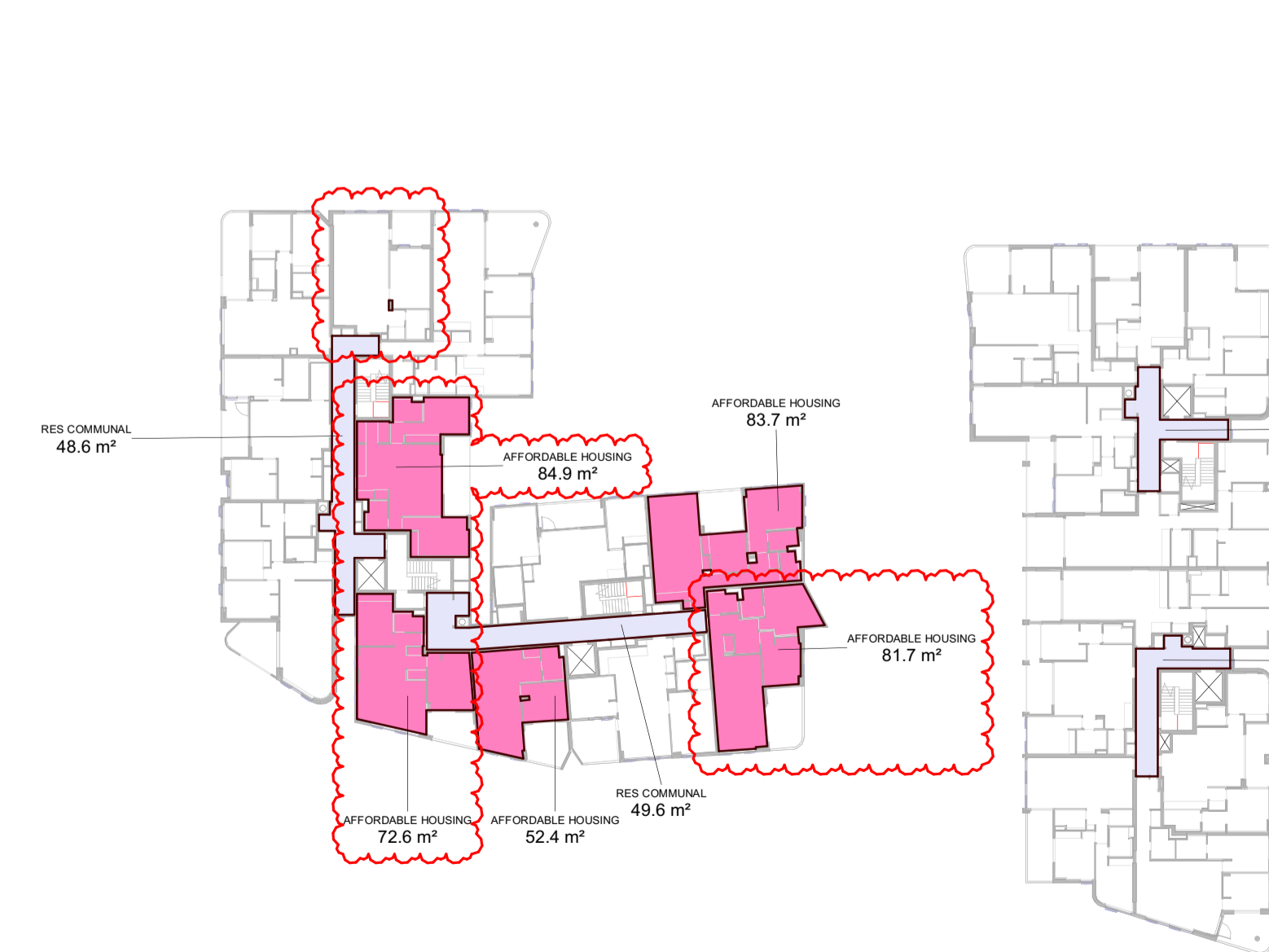
4 LEVEL 5 - AFFORDABLE HOUSING
 Scale: 1 : 500



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

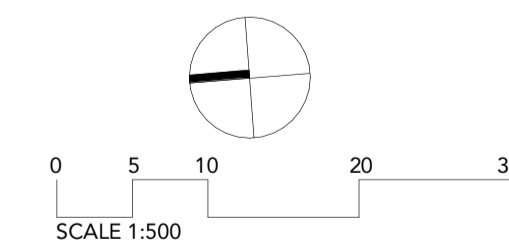
SITE AREA	6532m²
TOTAL BUILDING GFA	18275.5m²
RESIDENTIAL FSR	2.70:1
NON-RESIDENTIAL FSR	0.10:1
TOTAL FSR	2.80:1
FSR ALLOCATED TO AFFORDABLE HOUSING (15%)	0.42:1 (2743.4m²)
TOTAL RES COMMUNAL	1858.8m²
TOTAL RES COMMUNAL AS % (1858.8m²/18275.5m²)	10%
COMMUNAL AREA PROPORTION	10% of 2743.4m²
	274m²
PROPOSAL	
LEVEL 2 PROPOSED AFFORDABLE HOUSING AREA	252.6m²
LEVEL 3 PROPOSED AFFORDABLE HOUSING AREA	678.1m²
LEVEL 4 PROPOSED AFFORDABLE HOUSING AREA	730.5m²
LEVEL 5 PROPOSED AFFORDABLE HOUSING AREA	441.2m²
LEVEL 6 PROPOSED AFFORDABLE HOUSING AREA	375.2m²
TOTAL APARTMENT AREA	2477.5m²
COMMUNAL AREA	2751.5m²
TOTAL AREA	5229.0m²
	(15% of Total GFA)

LEGEND

- RESIDENTIAL COMMUNAL GFA
- AFFORDABLE HOUSING AREA INCLUDED IN CALCULATION

URBAN PROPERTY

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



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

Title:
AFFORDABLE HOUSING CALC. - SHEET 1

Project #	Scale	Doc	Clid
1319	1 : 500	@A1	KA AM
Drawn by:	Rev:		

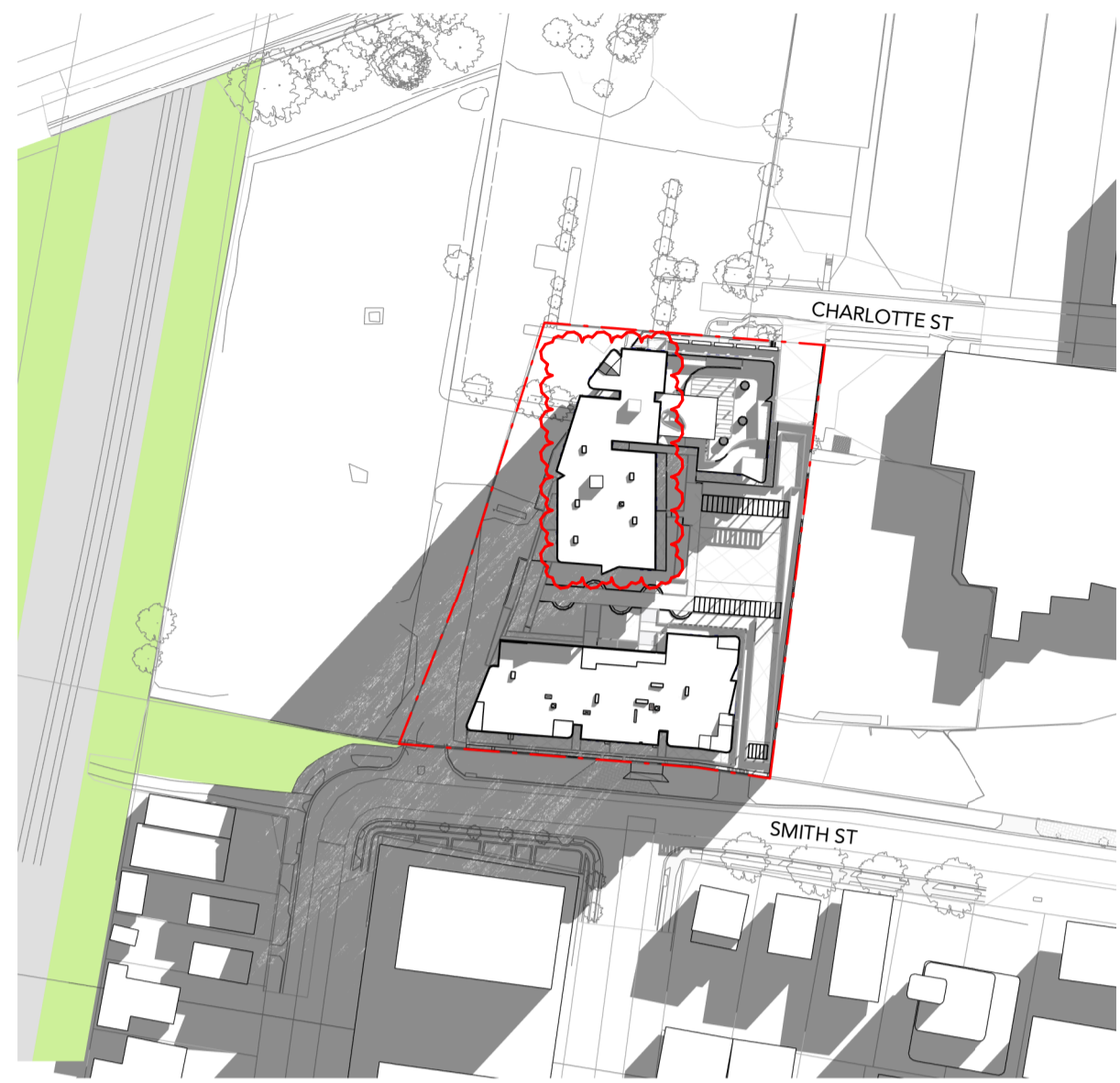
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES
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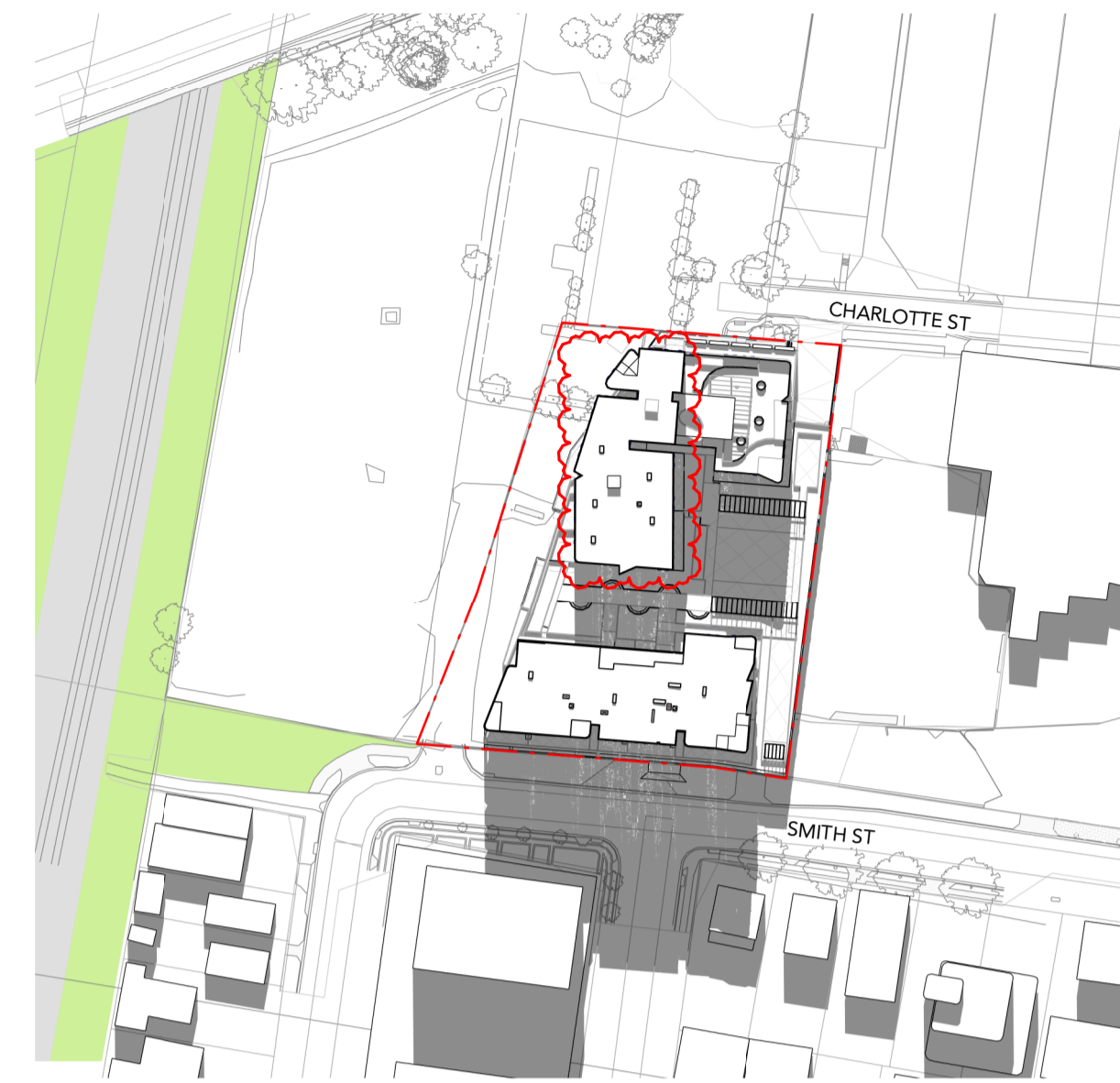
21 JUNE 9AM - WINTER SOLSTICE



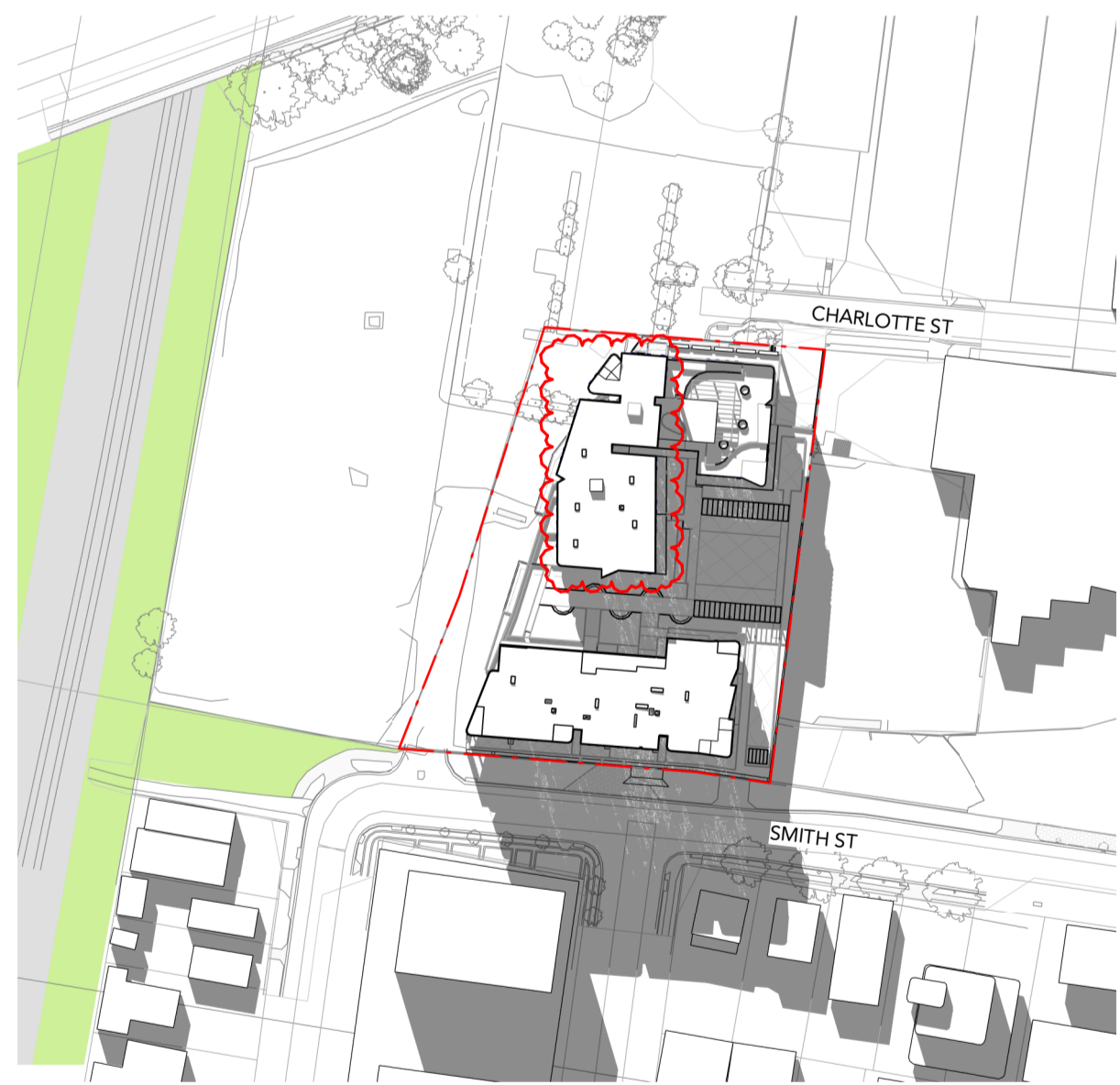
21 JUNE 10AM - WINTER SOLSTICE



21 JUNE 11AM - WINTER SOLSTICE



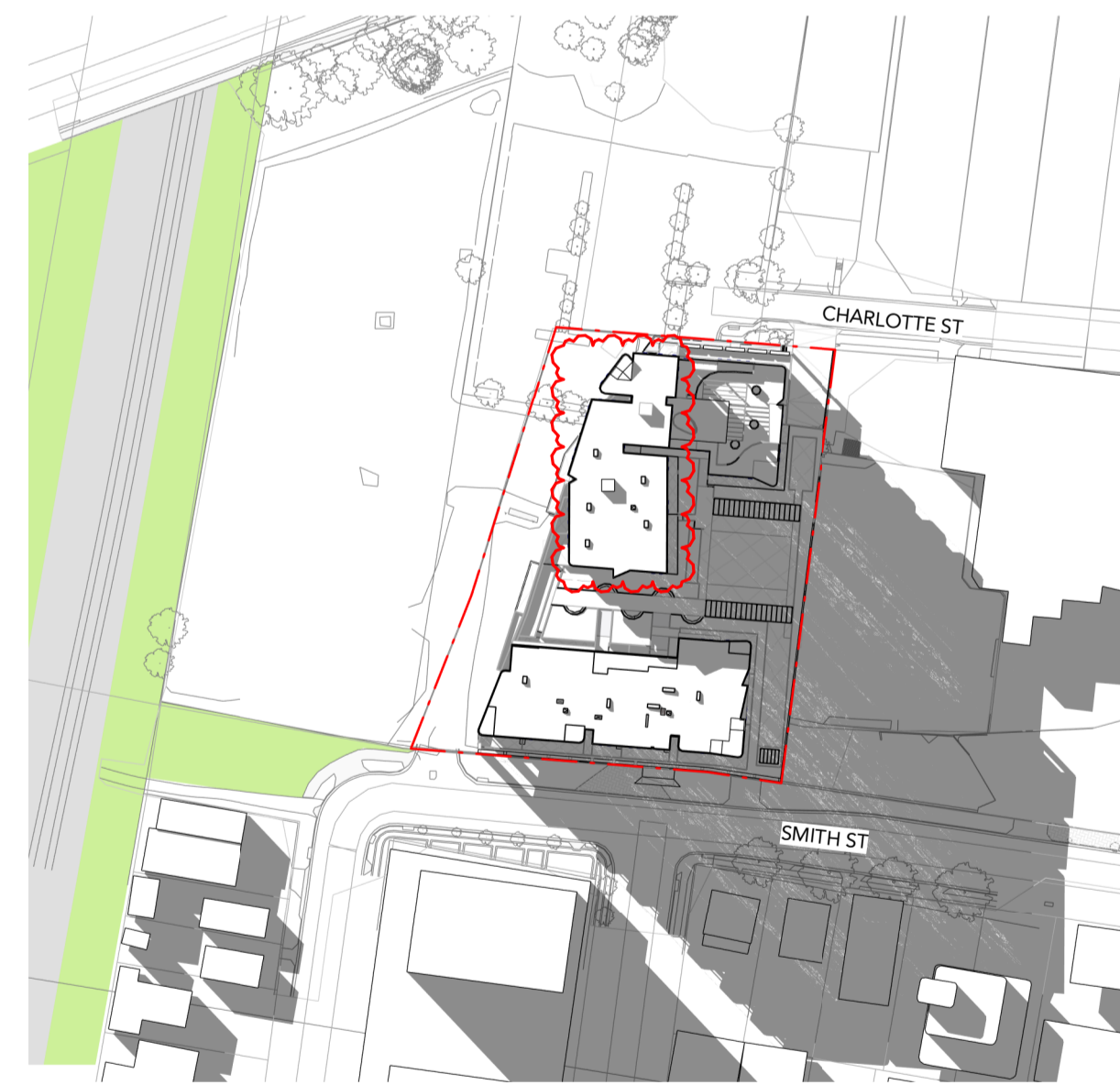
21 JUNE 12PM - WINTER SOLSTICE



21 JUNE 1PM - WINTER SOLSTICE



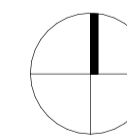
21 JUNE 2PM - WINTER SOLSTICE



21 JUNE 3PM - WINTER SOLSTICE

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

Title:
 Shadow Diagrams

Project #:	Scale:	Doc:	Clid:
1319		KA	VG
Drawn by:		KA	

DA-8501 **3**

