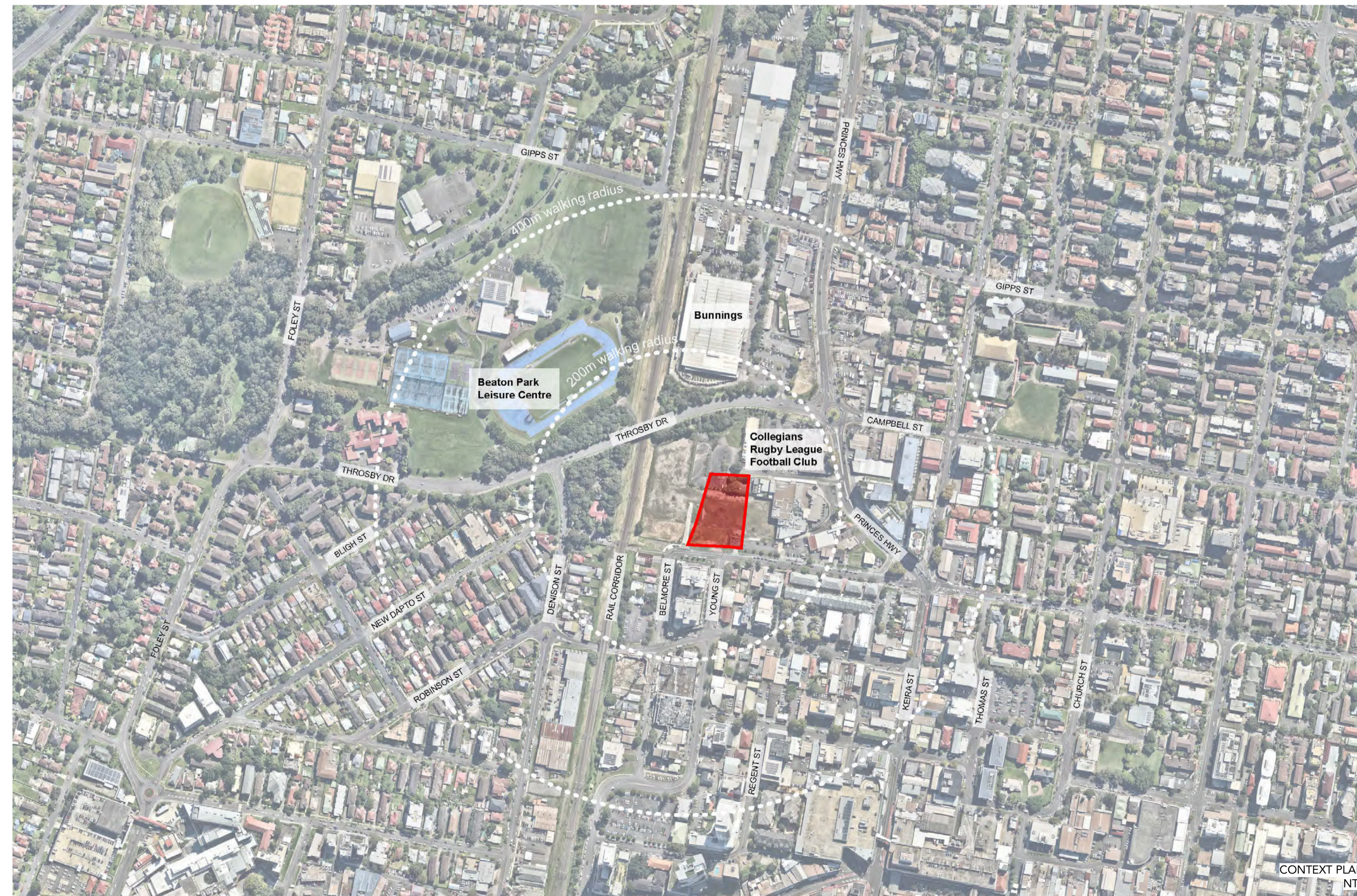


SMITH STREET APARTMENTS

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



DRAWING STATUS:		
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

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



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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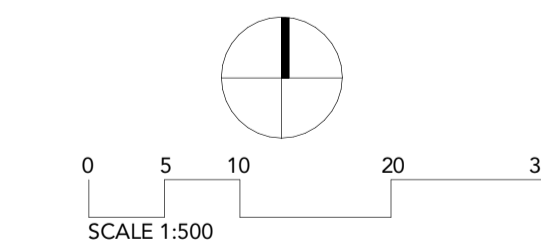
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SITE PLAN

Project #	Scale	Doc	Clid
1319	1 : 500	KA	AM
Drawn by		KA	AM
DA-0200			3

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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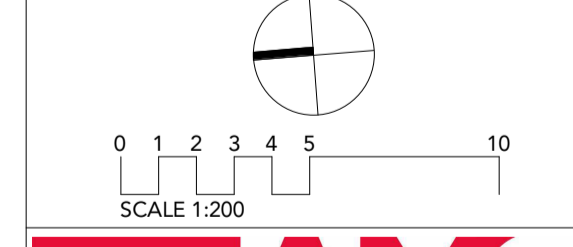
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CHANGES

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



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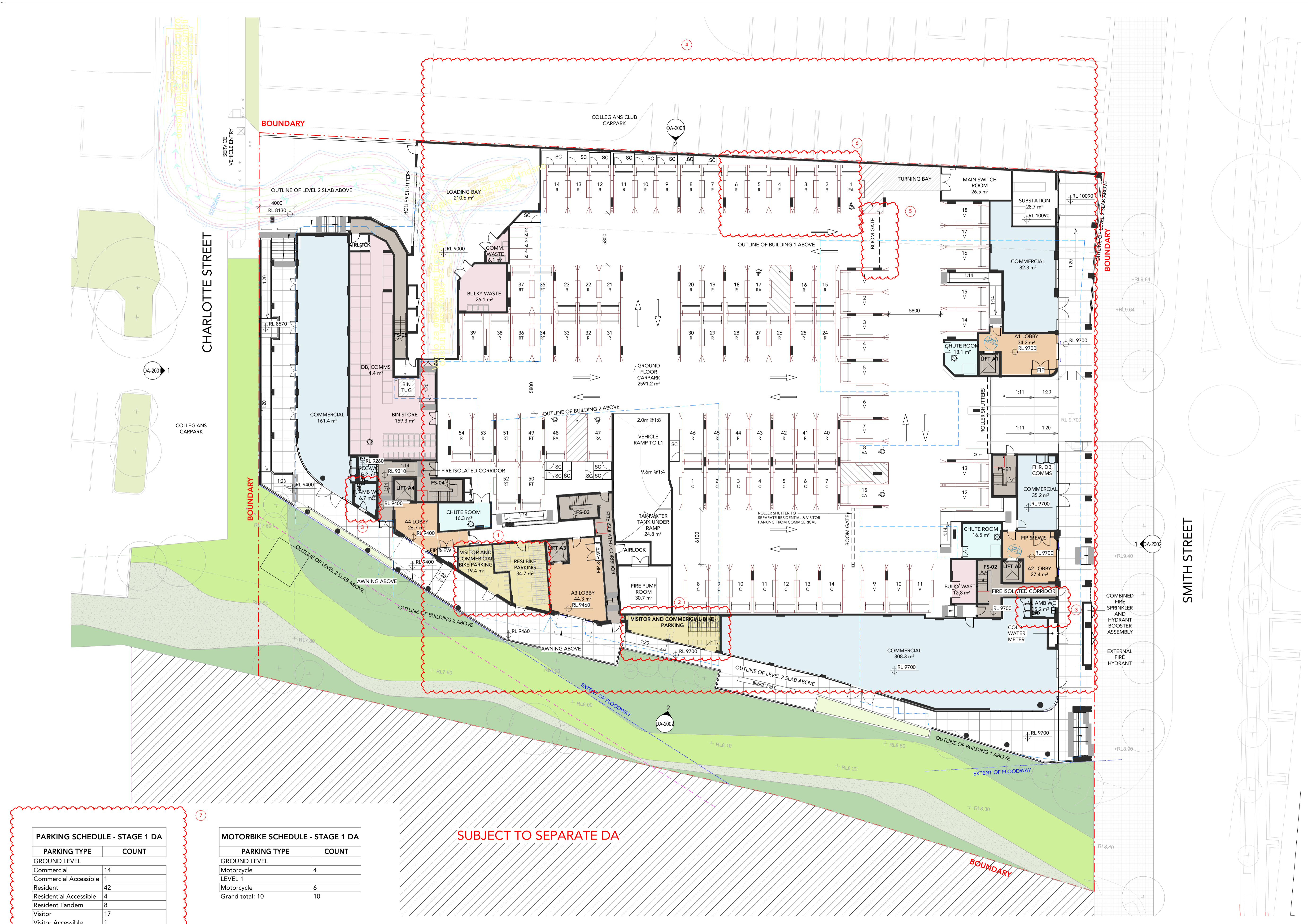
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Title: **GROUND FLOOR PLAN**

Project #:	Scale:	Doc:	Clk:
1319	1:200	@A1	DZ AM
Drawings:	Rev:		
DA-0300	8		



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

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

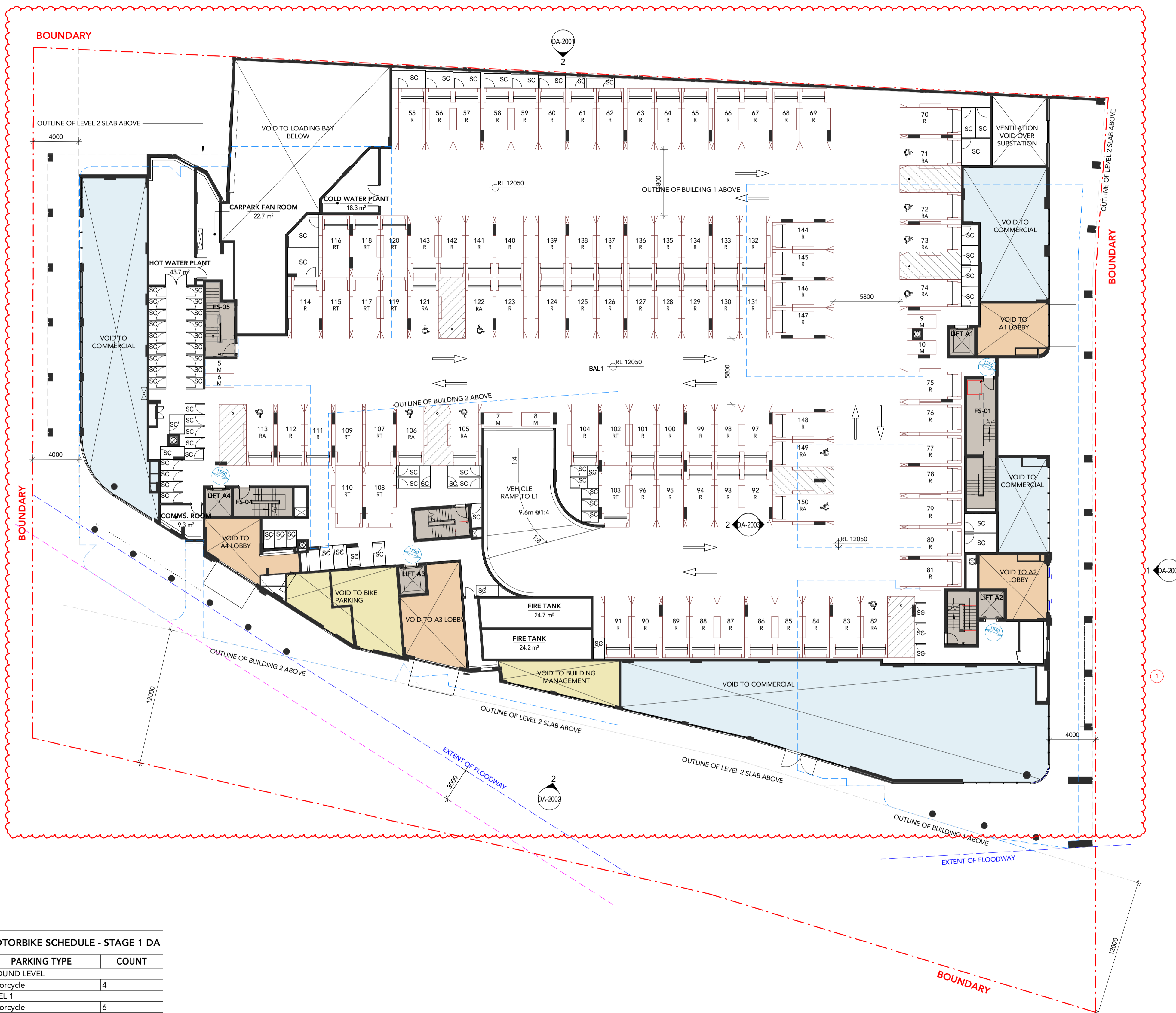
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CHANGES

1. Amended carpark numbers
2. Addition residential carpark spaces



DA-200 1

DA-200 2

DA-200 3

DA-200 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

MOTORBIKE SCHEDULE - STAGE 1 DA

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

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LEVEL 1 FLOOR PLAN

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

DA-0301 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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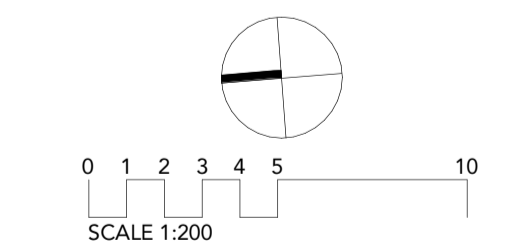
CHANGES

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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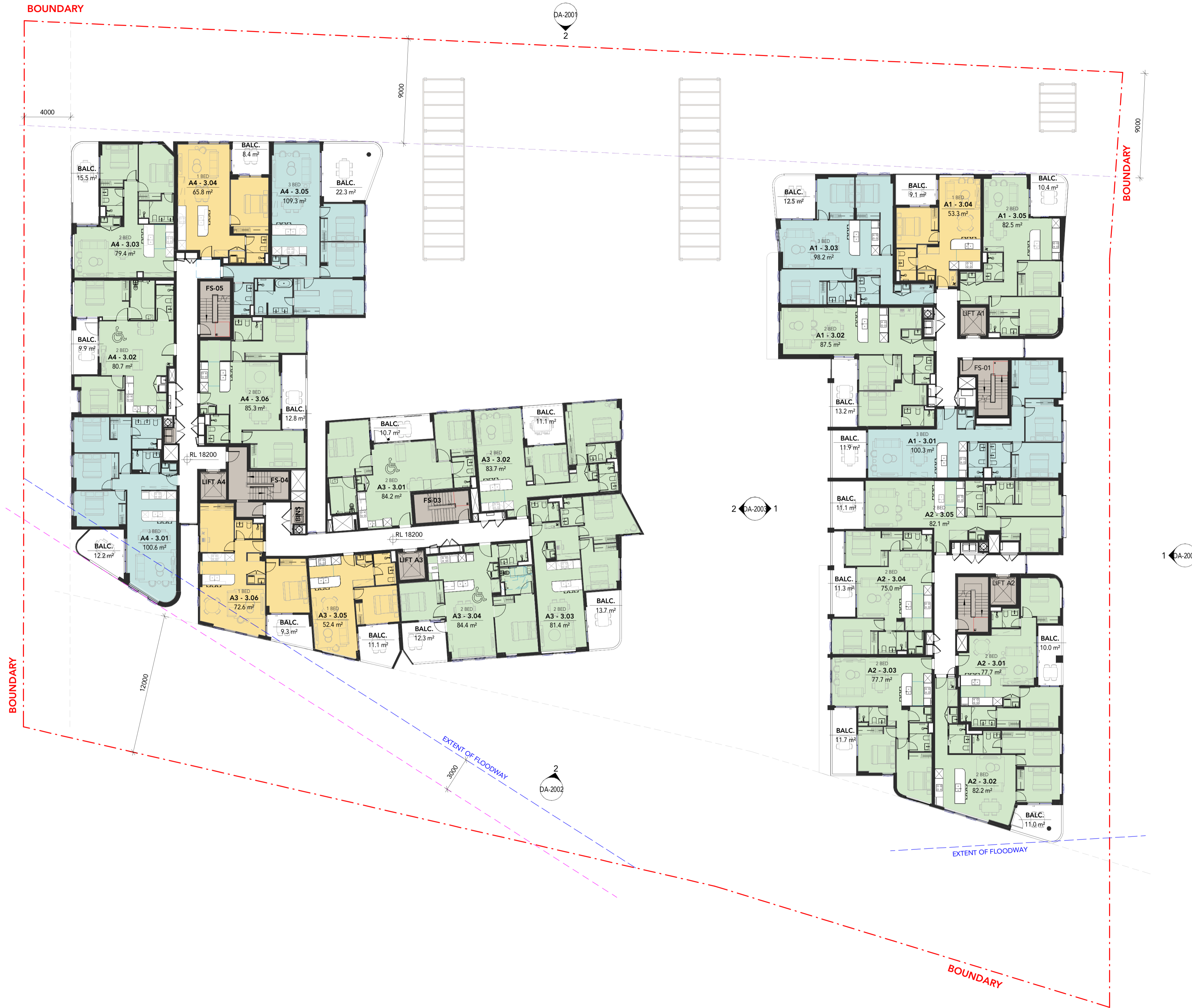
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Project:
Smith St Apartments
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Title:
LEVEL 2 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
1319	1 : 200	@A1	VZ RW
Drawn by:	Rev:		
DA-0302	4		



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 SUBMISSION - MODIFICATION 3	30/09/2025
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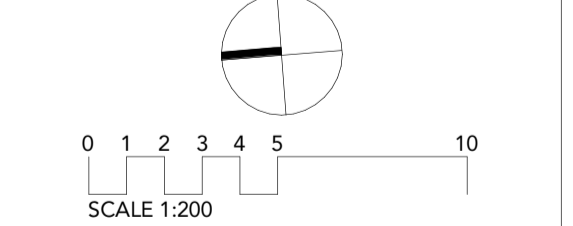
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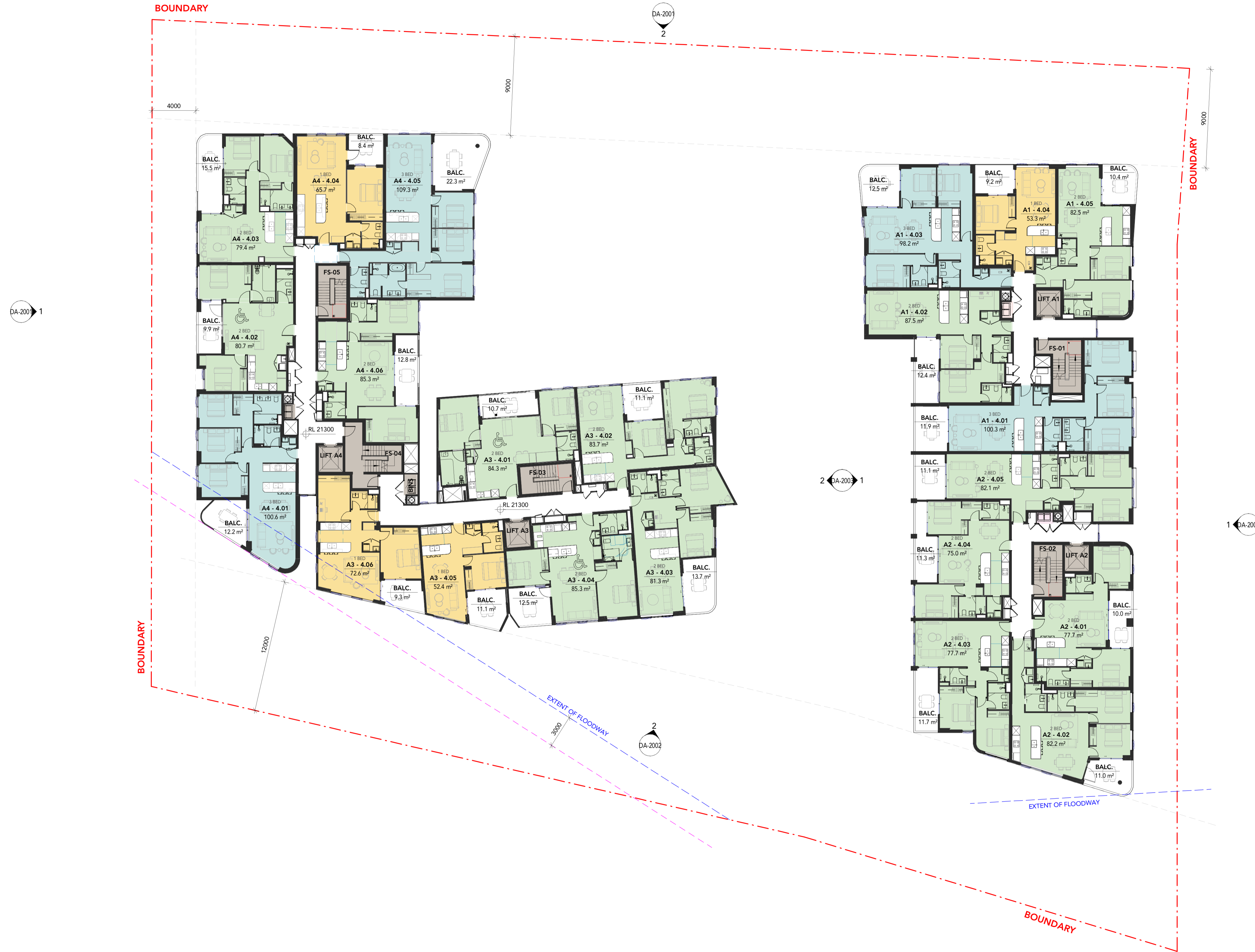
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Title:
LEVEL 3 FLOOR PLAN

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

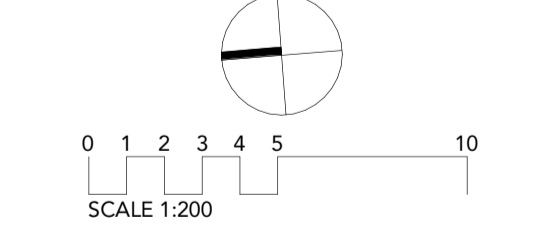
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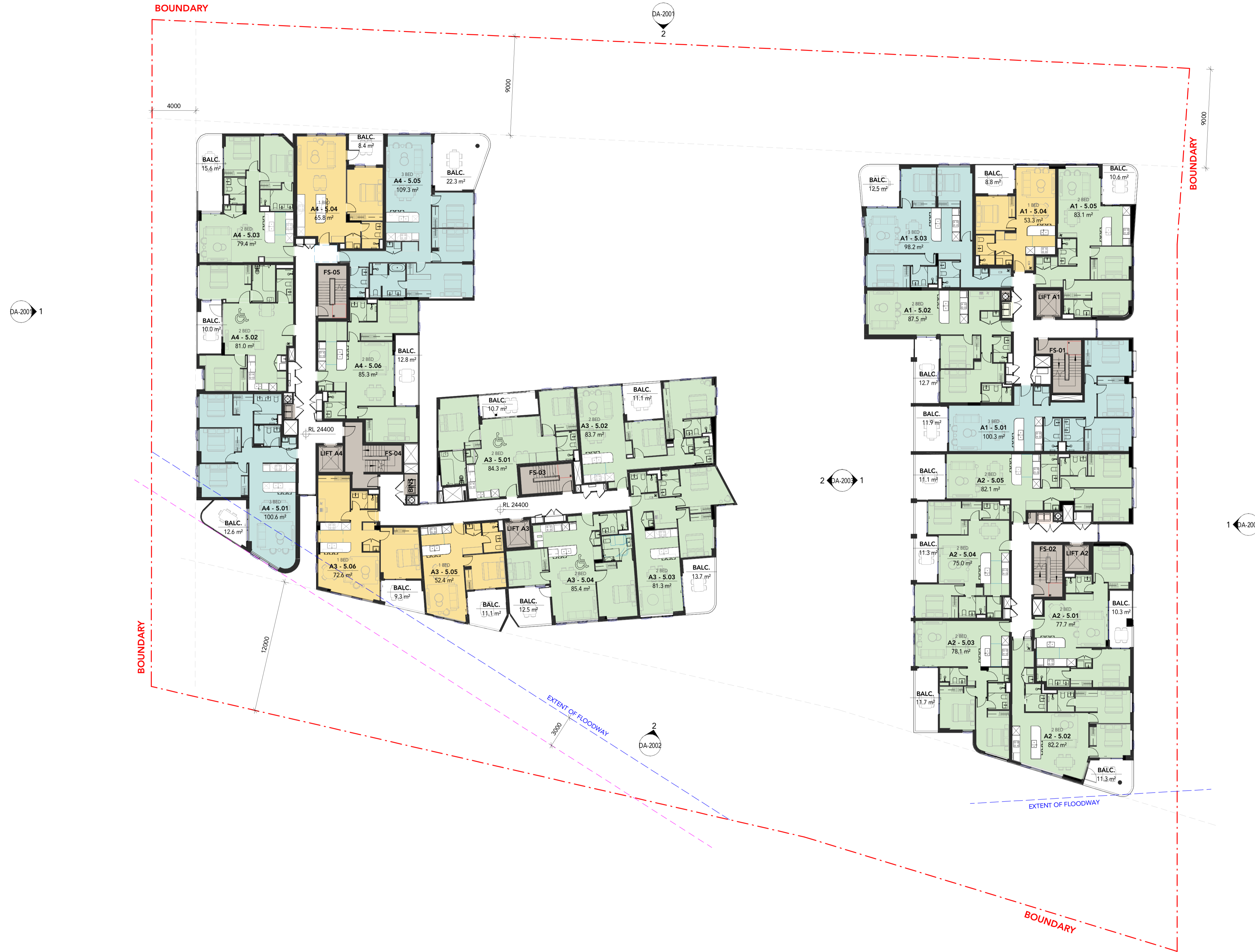
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Project: Smith St Apartments
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Title: LEVEL 4 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
1319	1 : 200	@A1	VZ RW
Drawn by:	Rev:		
DA-0304	4		



DRAWING STATUS:

Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
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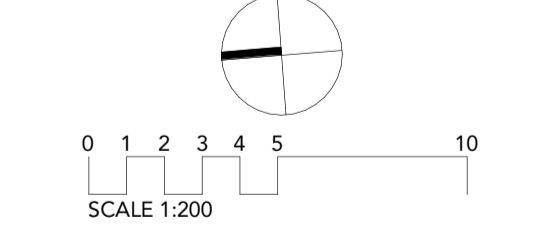
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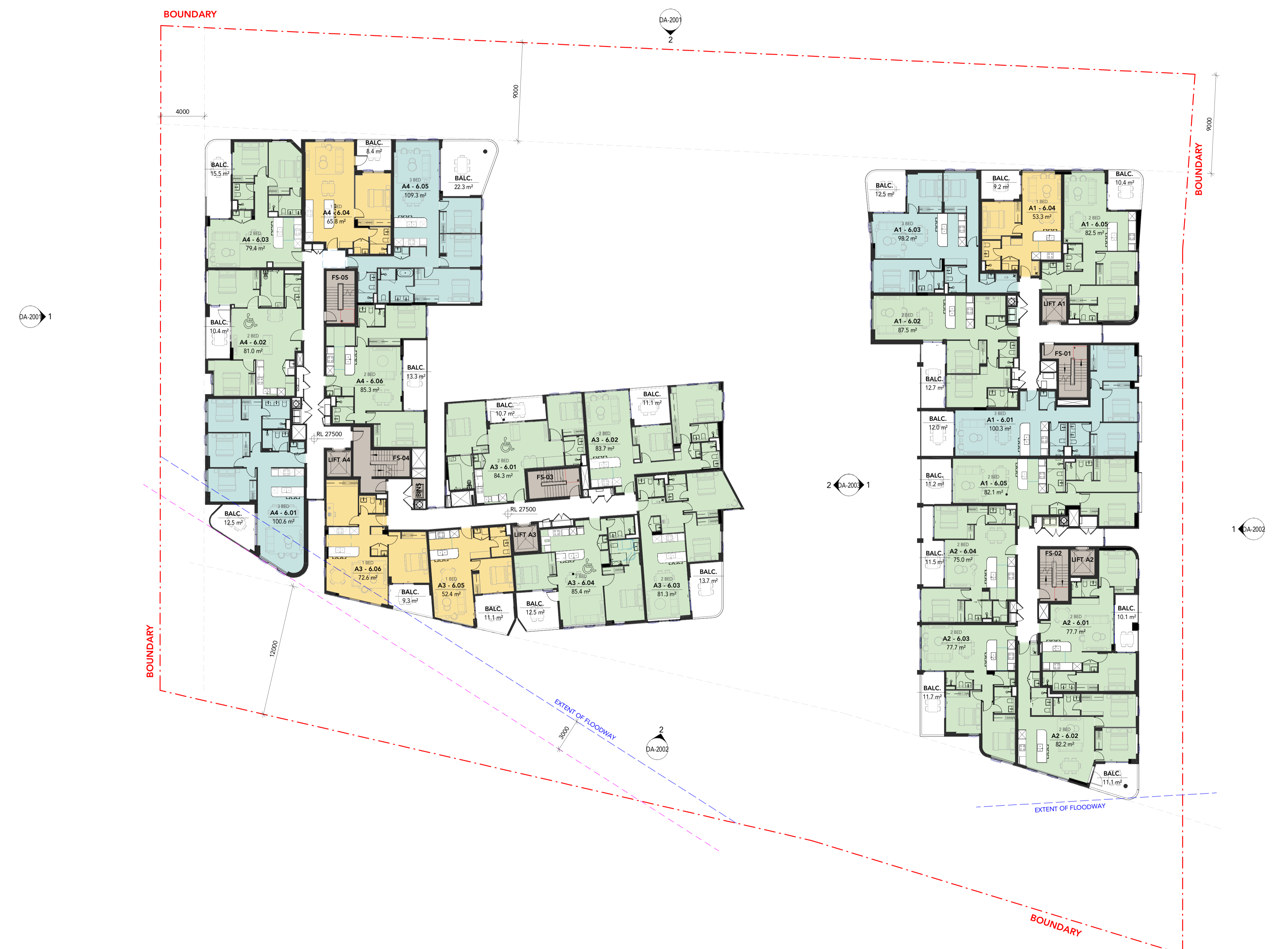
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Project: Smith St Apartments
 106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title: LEVEL 5 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	@A1	VZ RW
DA-0305			4



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 SUBMISSION - MODIFICATION 3	30/09/2025
4	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025

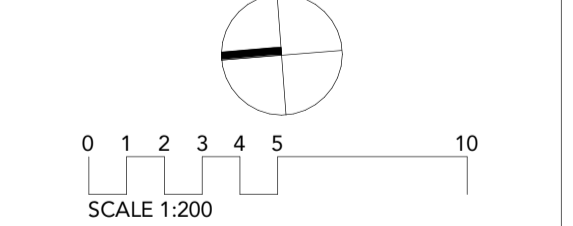
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Smith St Apartments
 106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title:
LEVEL 6 FLOOR PLAN

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



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 SUBMISSION - MODIFICATION 3	30/09/2025
4	S4.55 AMENDMENT - MODIFICATION 3	28/11/2025

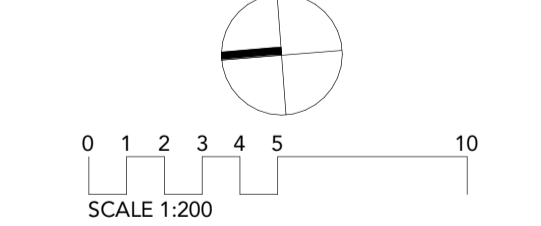
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Title:
LEVEL 7 FLOOR PLAN

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

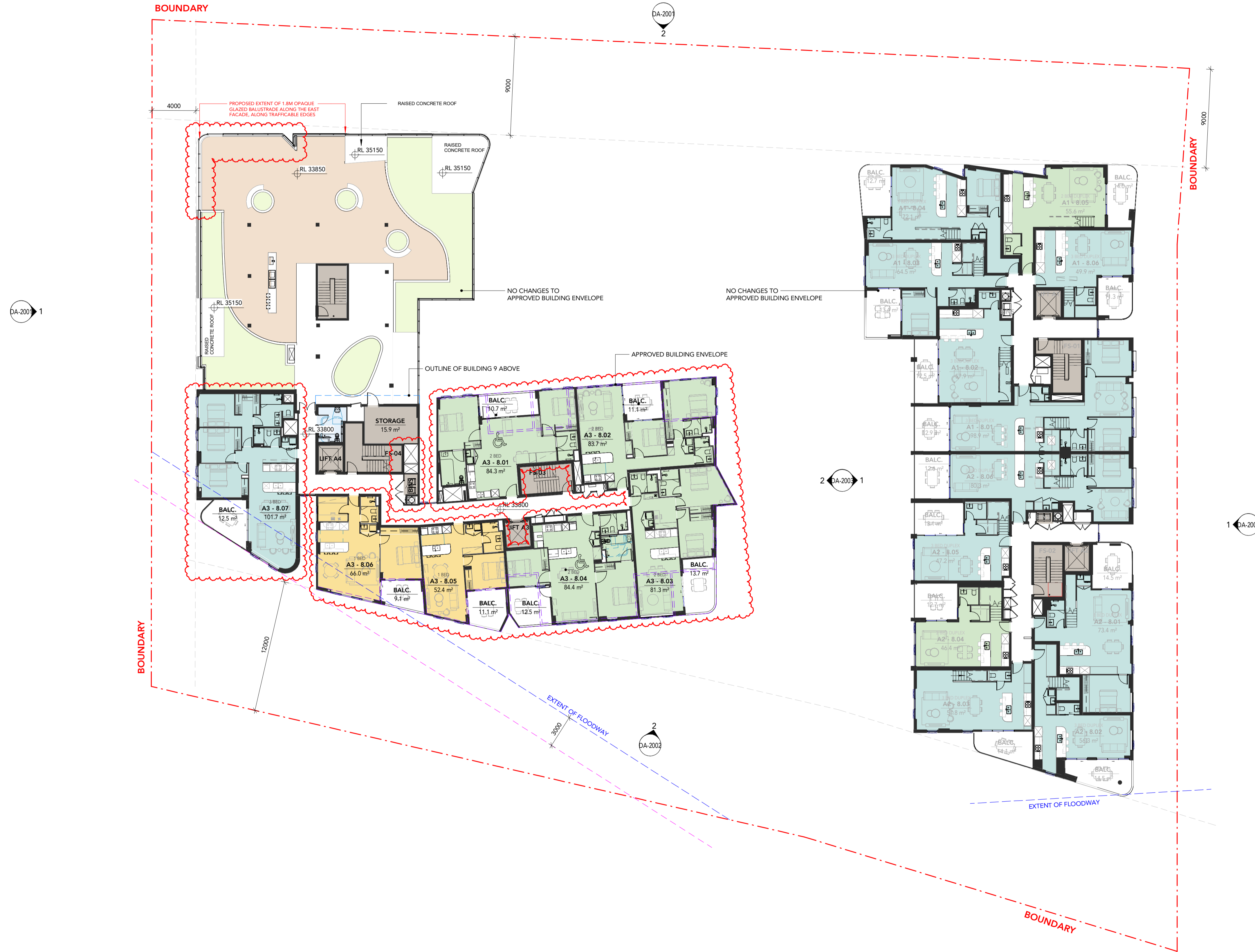
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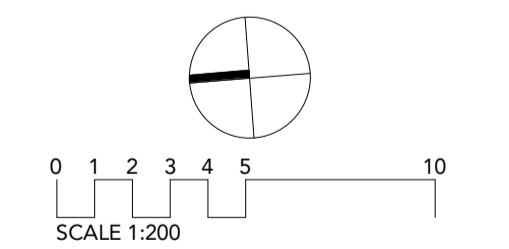
CHANGES

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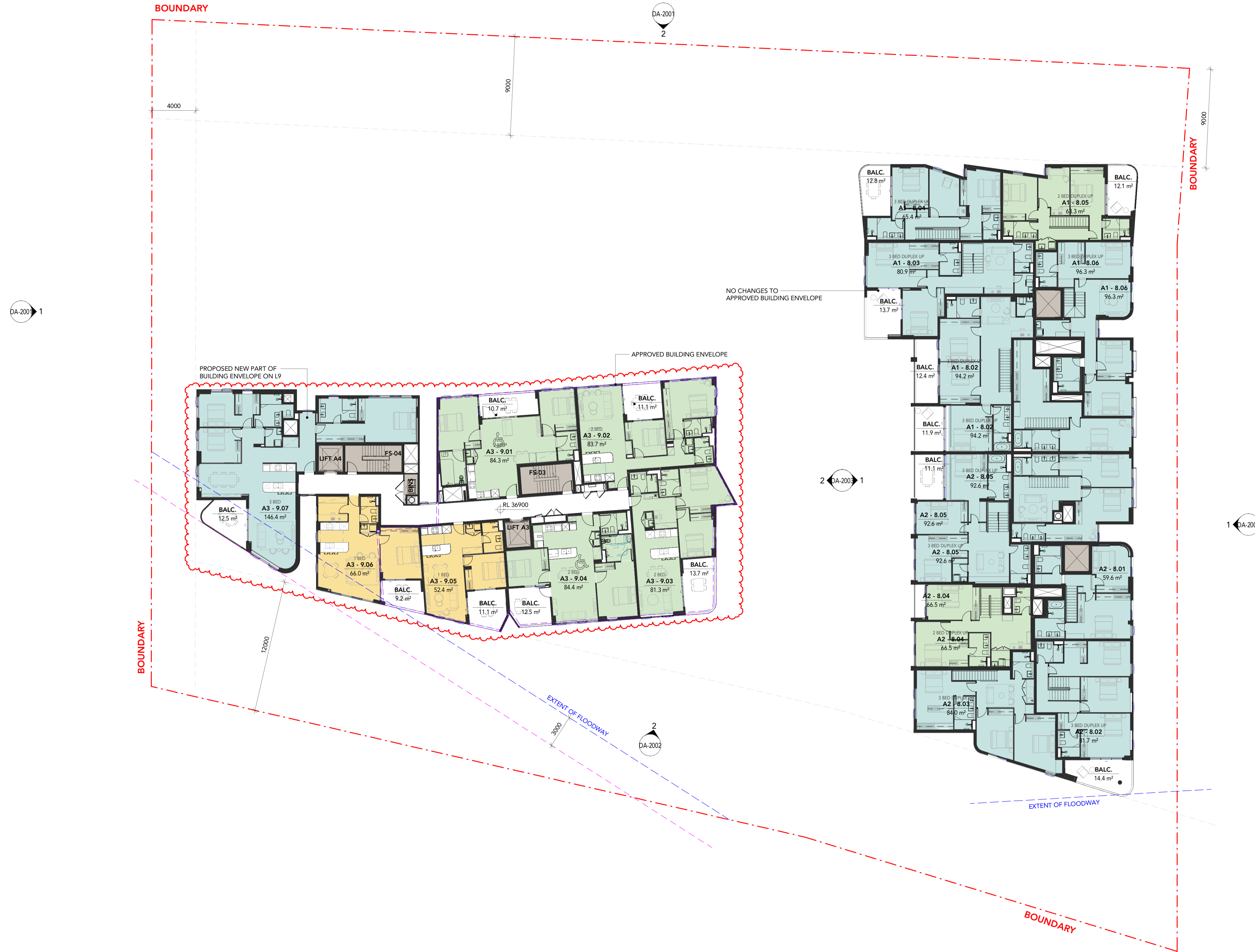
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Project:
Smith St Apartments
 106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title:
LEVEL 8 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
1319	1 : 200	@A1	VZ RW
Drawn by:	Rev:		
DA-0308	4		



DRAWING STATUS:

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

Certificate No. # WSTRU076UX

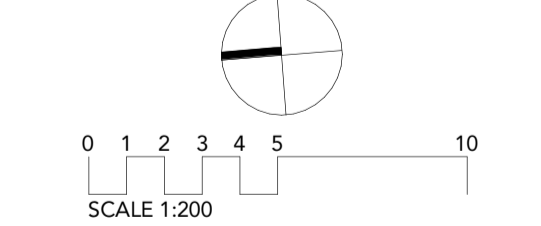
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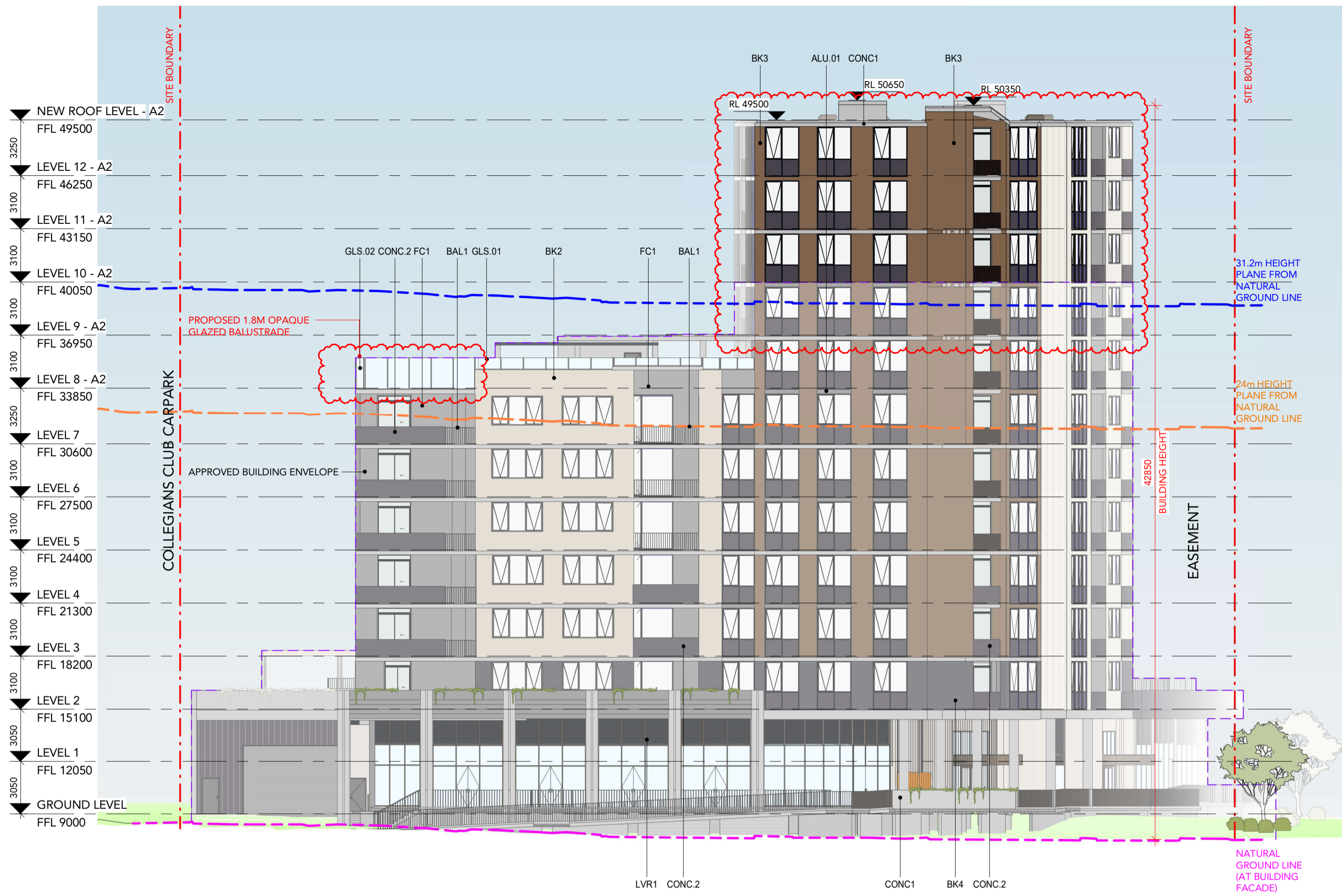
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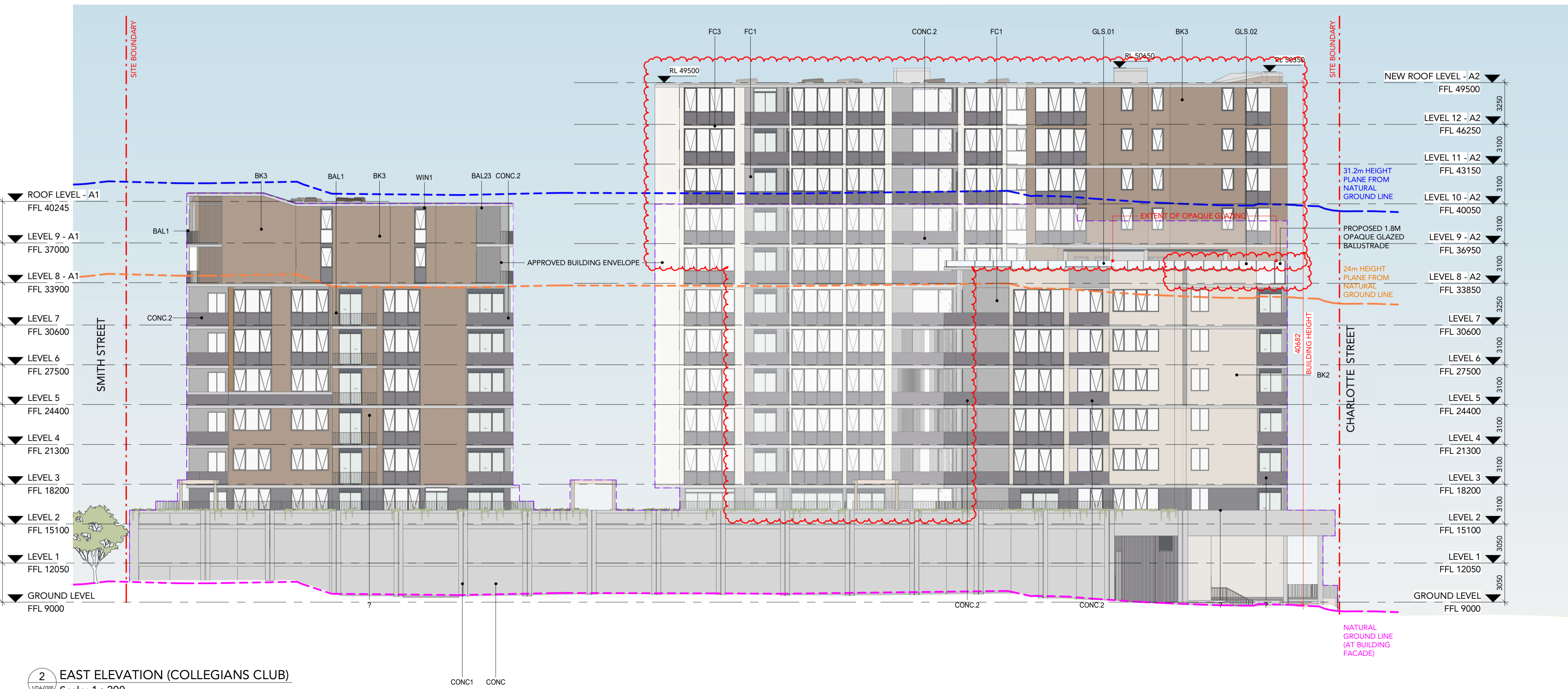
Project: Smith St Apartments
 106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title: LEVEL 9 FLOOR PLAN

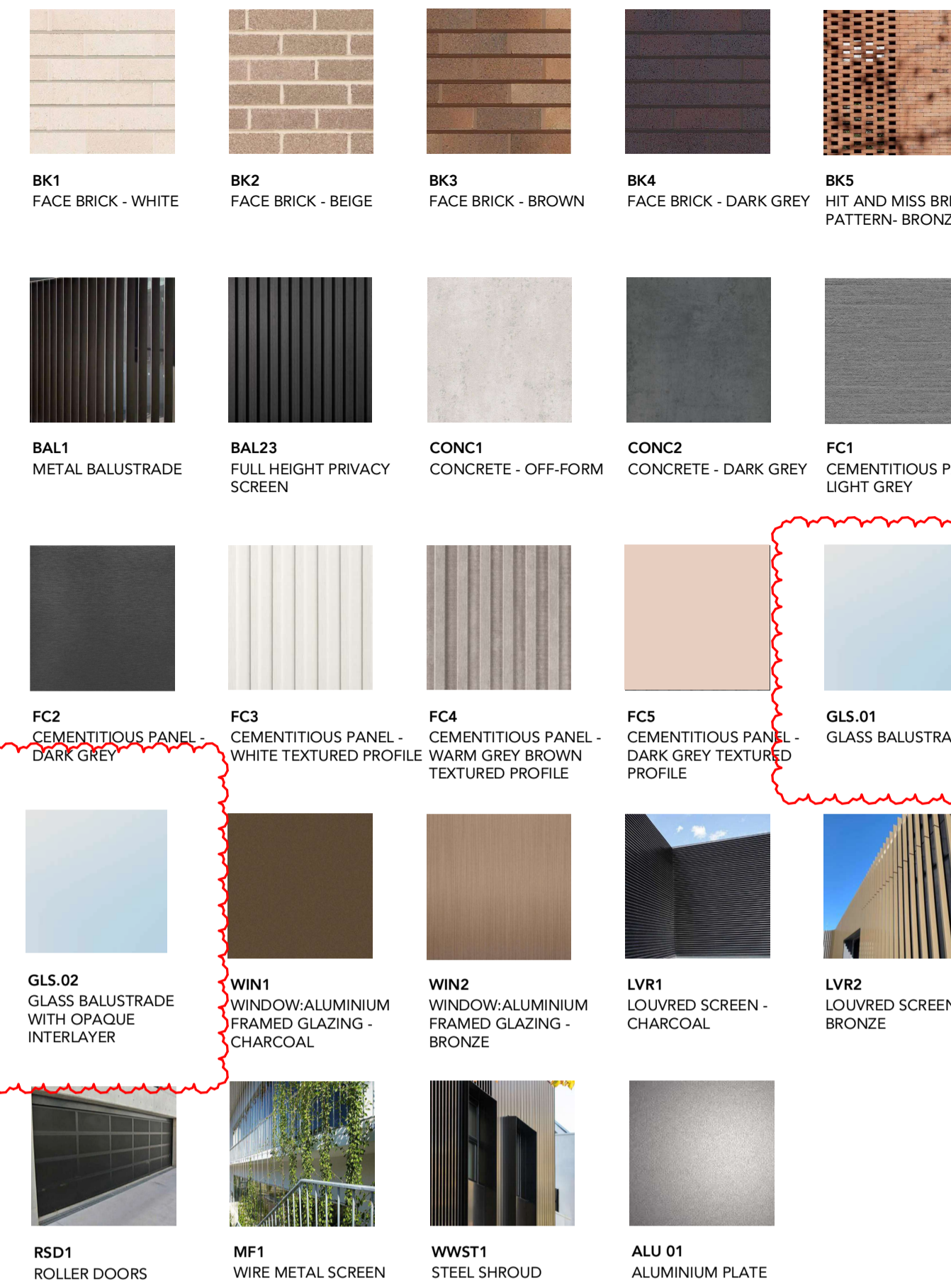
Project #	Scale	Doc	Clk
1319	1 : 200	@A1	VZ RW
Drawn by:		Rev:	
DA-0309			3



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



2 EAST ELEVATION (COLLEGIANS CLUB)
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	10/12/2025
6	S4.55 AMENDMENT - MODIFICATION 4	13/02/2026

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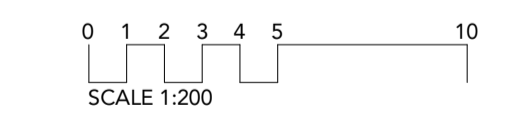
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CHANGES

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



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

Title:
ELEVATIONS - SHEET 1

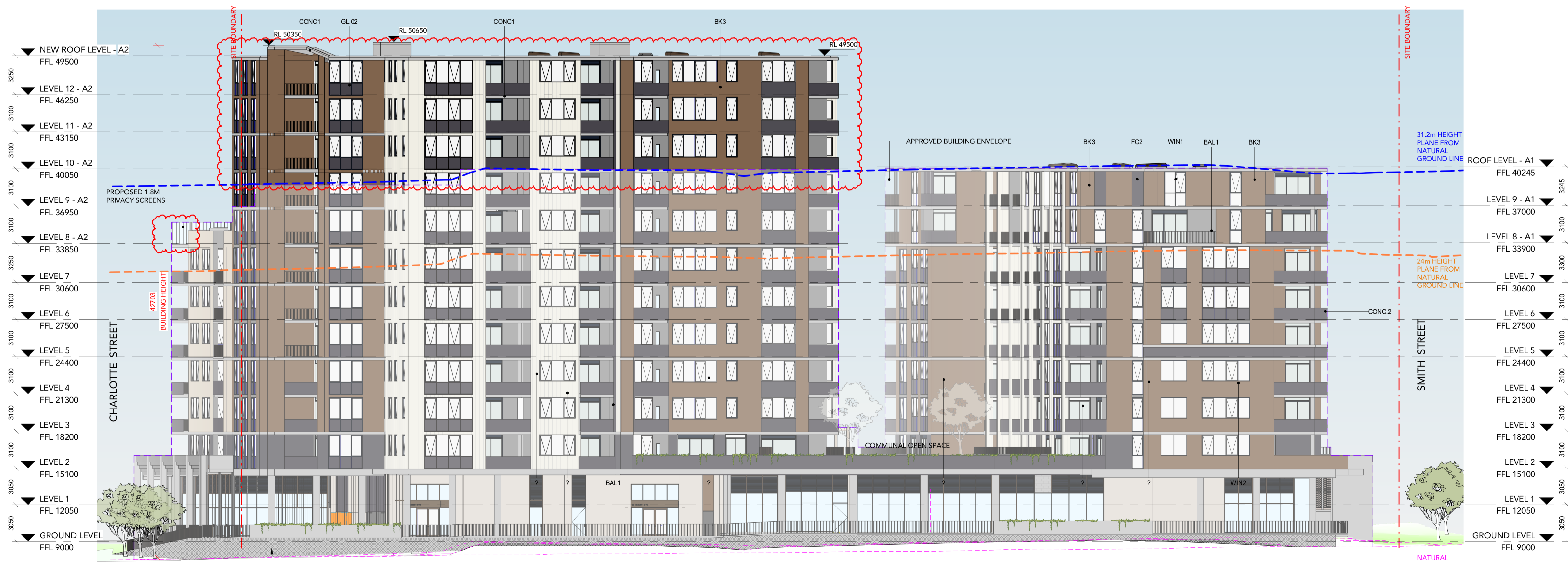
Project #	Scale	Doc	Clk
1319	As indicated	@A1	DZ AM
Drawn by:			

DA-2001 6



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

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	05/12/2025
6	S4.55 AMENDMENT - MODIFICATION 4	13/02/2026

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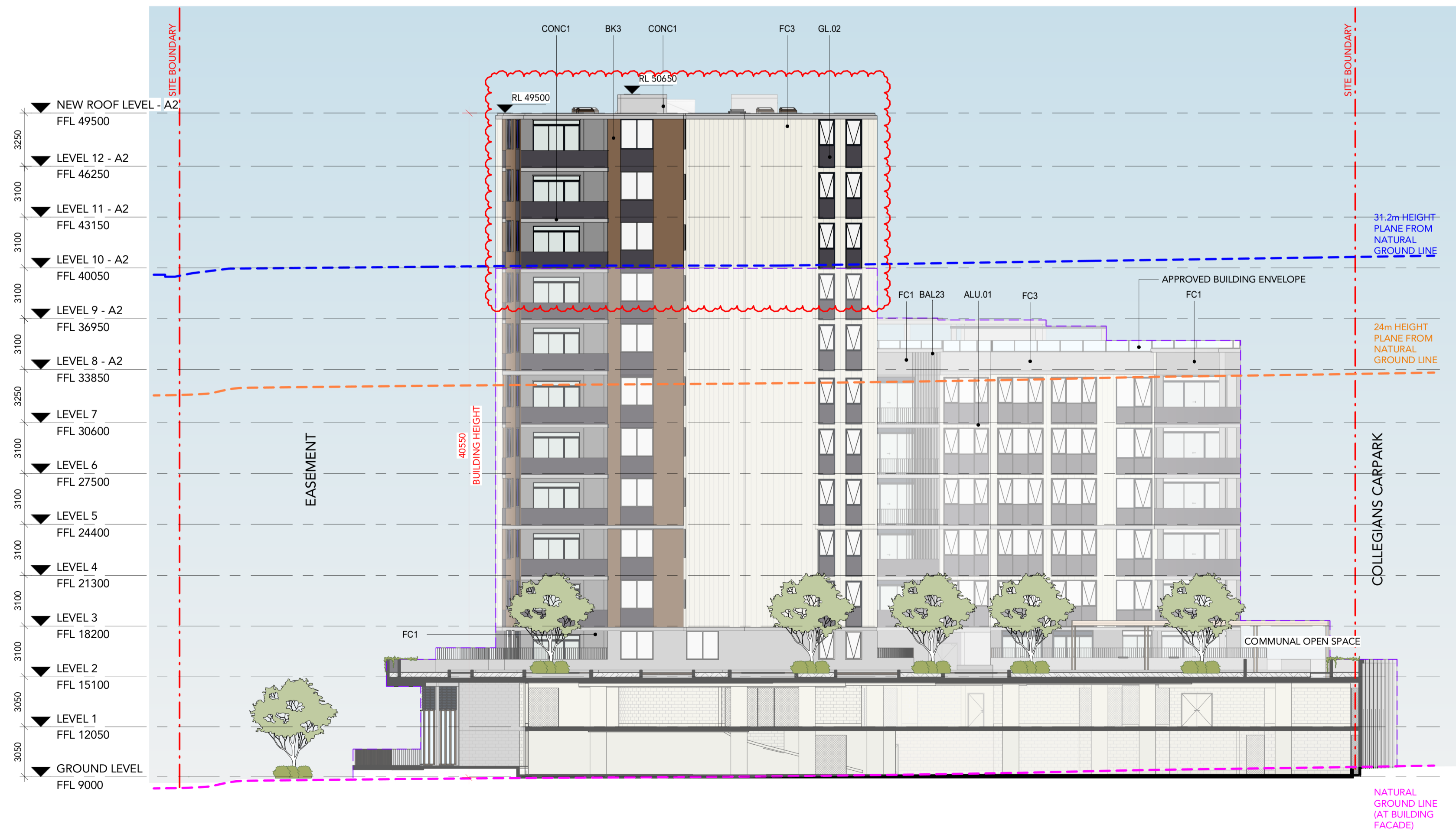
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106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
ELEVATIONS - SHEET 2

Project #:	Scale:	Doc:	Clid:
1319	As indicated	@A1	DZ AM
Drawings:			
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
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	

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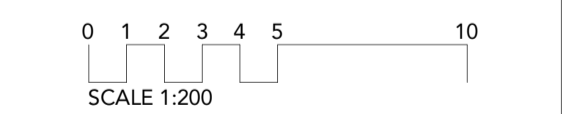
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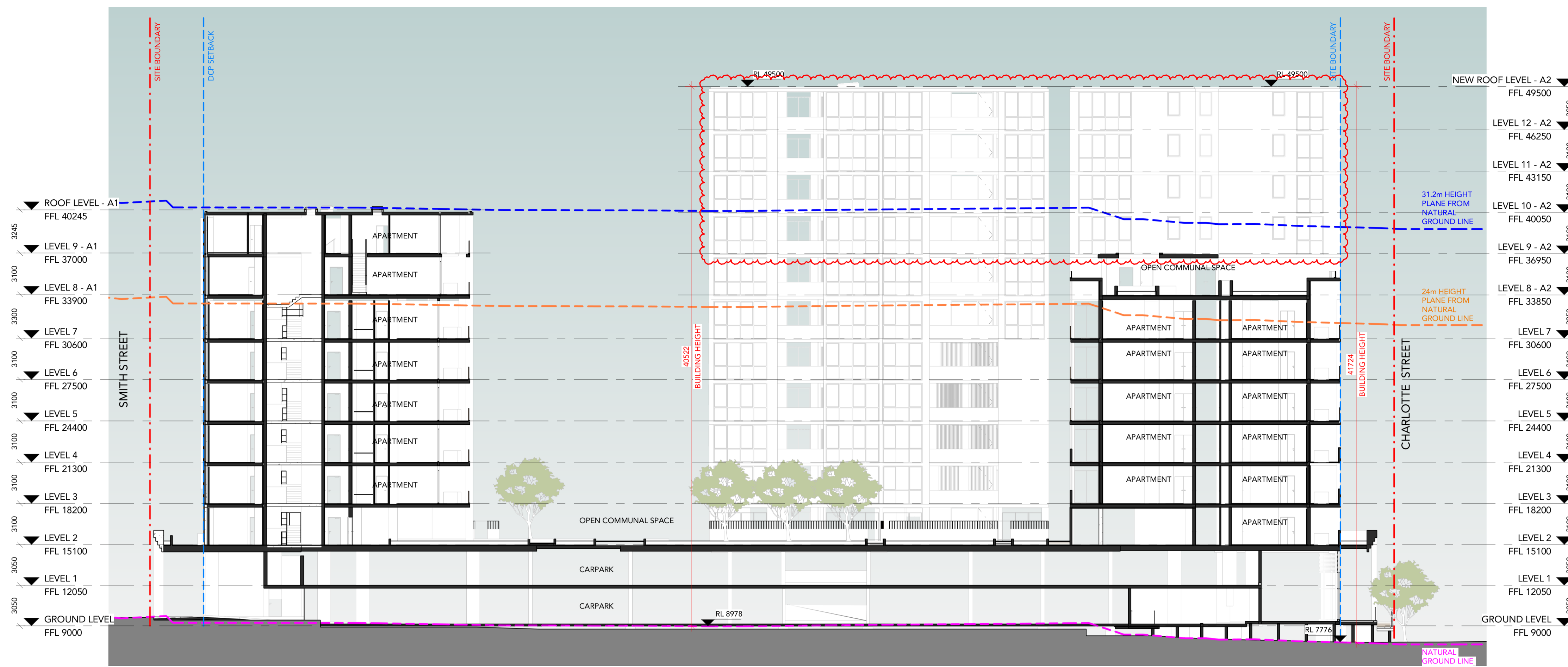
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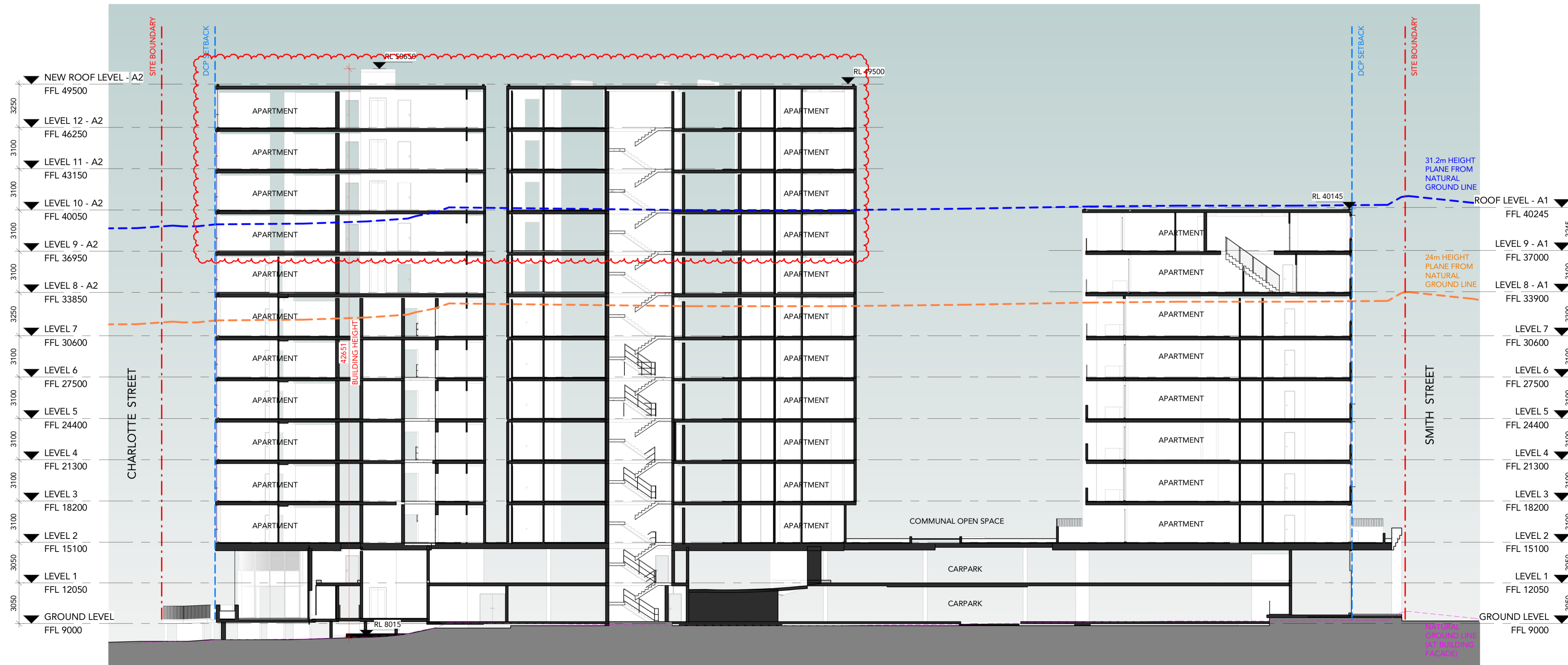
Smith St Apartments
106 & 120-122 Smith St And 3a Charlotte St, Wollongong

Title:
ELEVATIONS - SHEET 3

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



1 SECTION A
Scale: 1 : 200



2 SECTION B
Scale: 1 : 200

DRAWING STATUS:

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

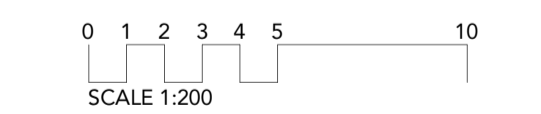
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106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
SECTIONS - SHEET 1

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

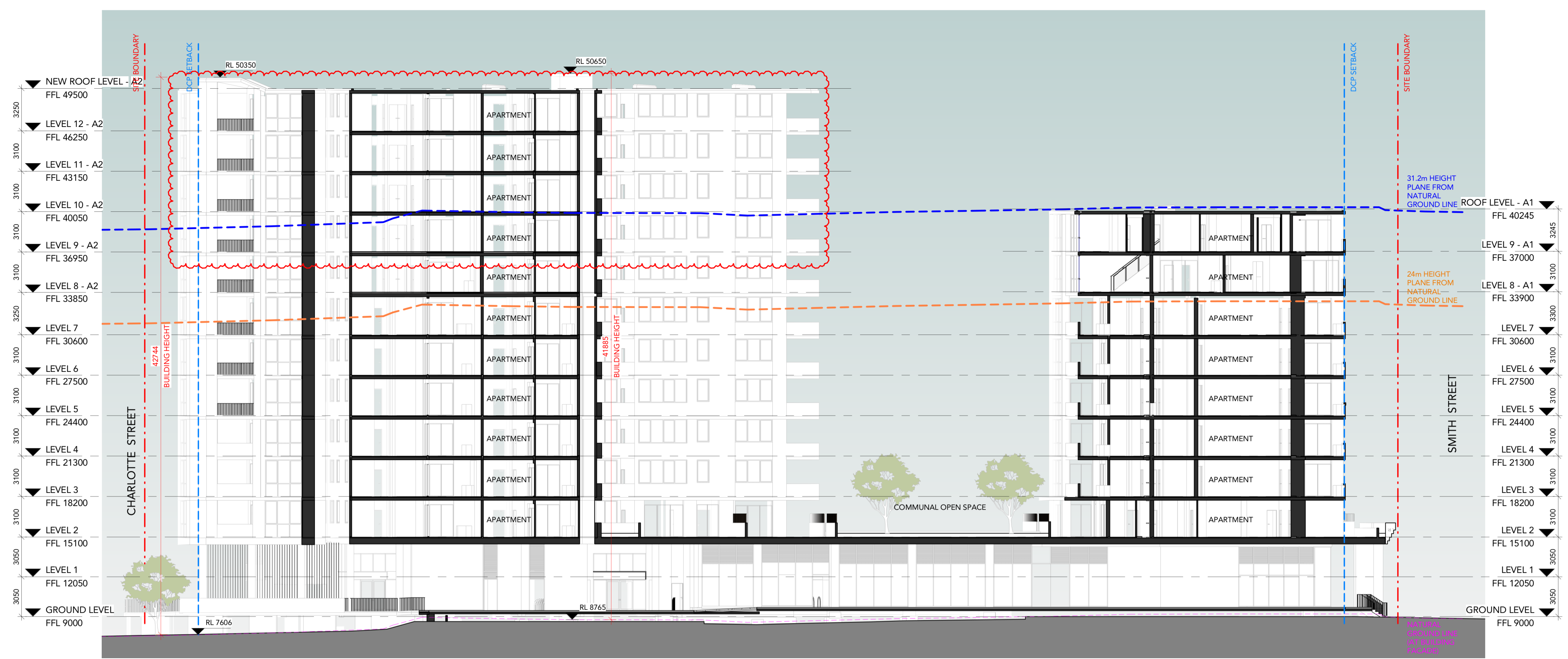
Rev	Revision Description	Date
1	Coordination Issue	11/04/2025
2	S4.55 - Mod 2 Issue	22/08/2025
3	S4.55 SUBMISSION - MODIFICATION 4	05/12/2025

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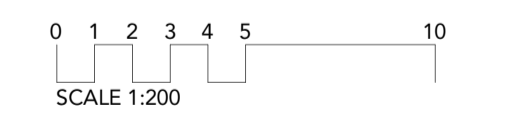
CHANGES
 PROPOSED UPLIFT OF FOUR ADDITIONAL LEVELS



1 SECTION E
 Scale: 1 : 200



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TEAM 2
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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:
 SECTIONS - SHEET 3

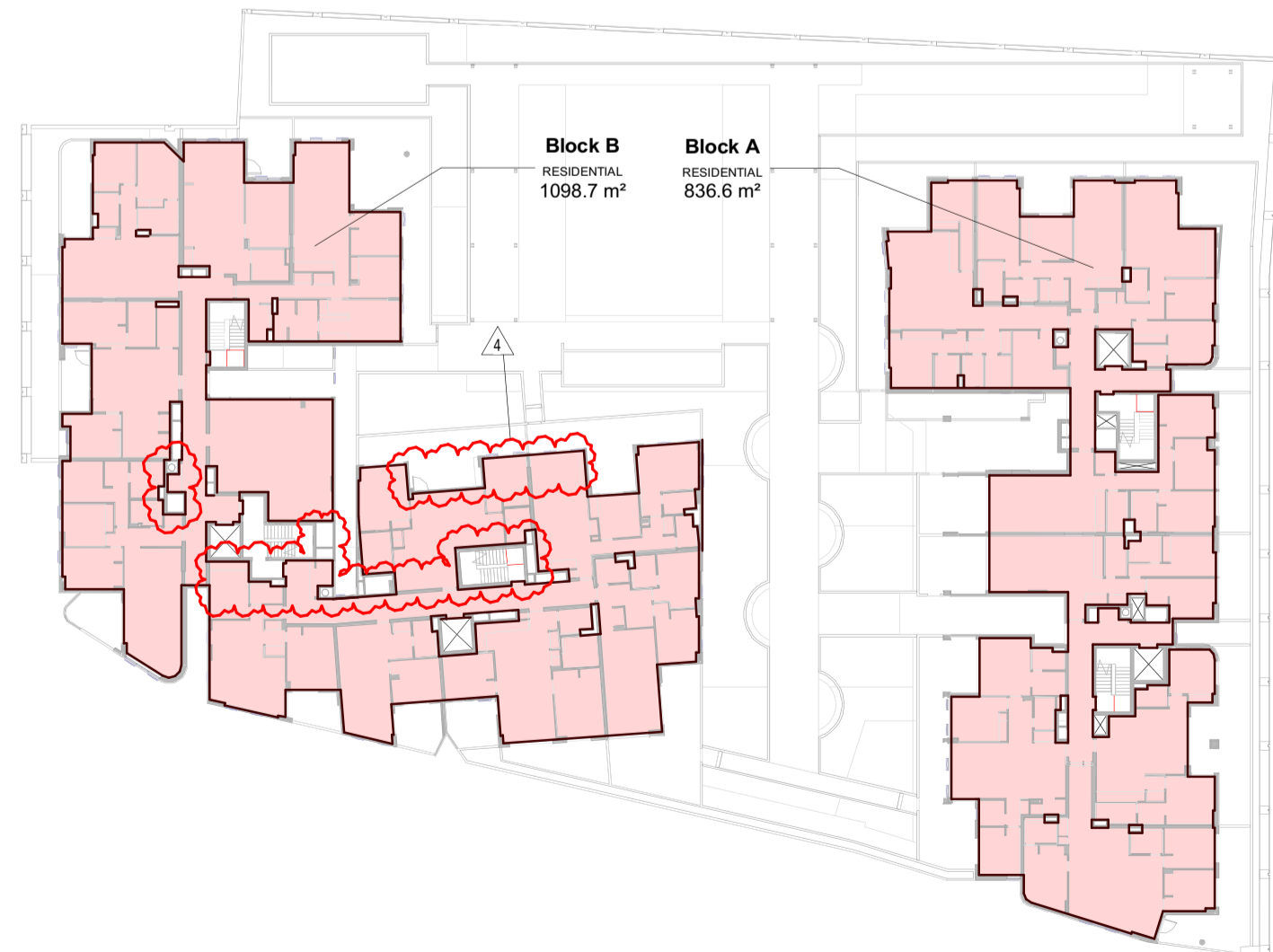
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1319	1 : 200	0A1	DZ AM
Drawn by:		DA-4003	3



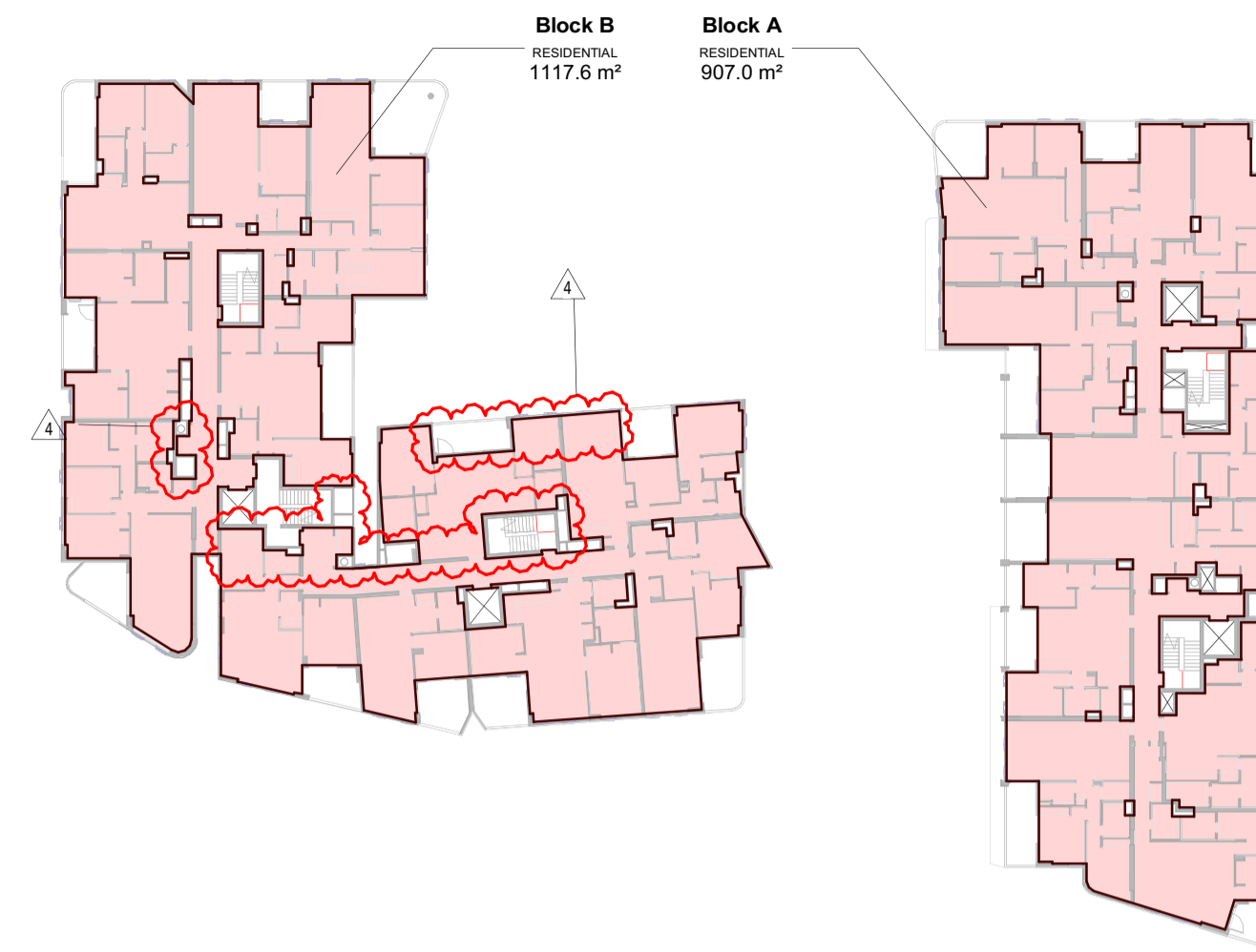
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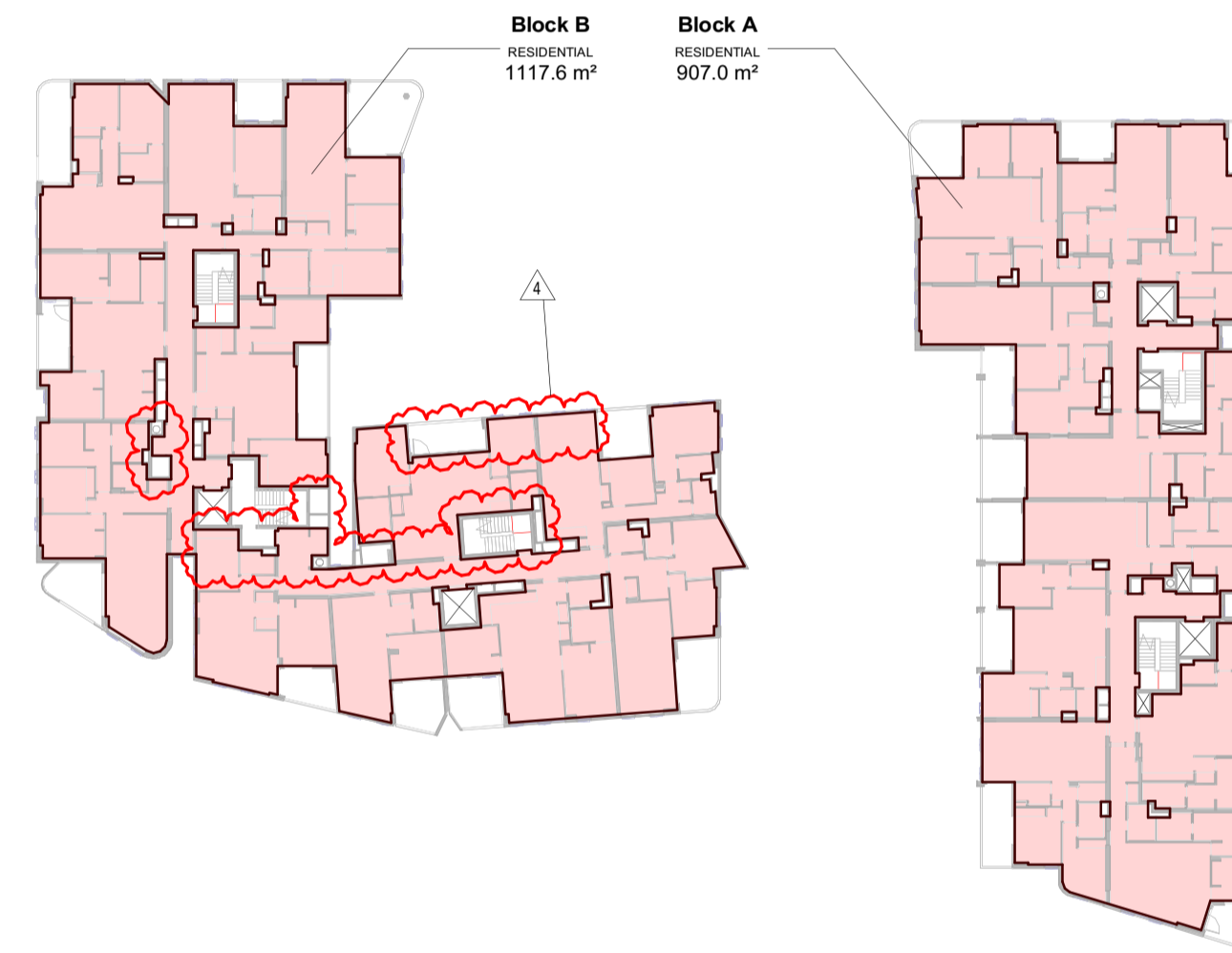
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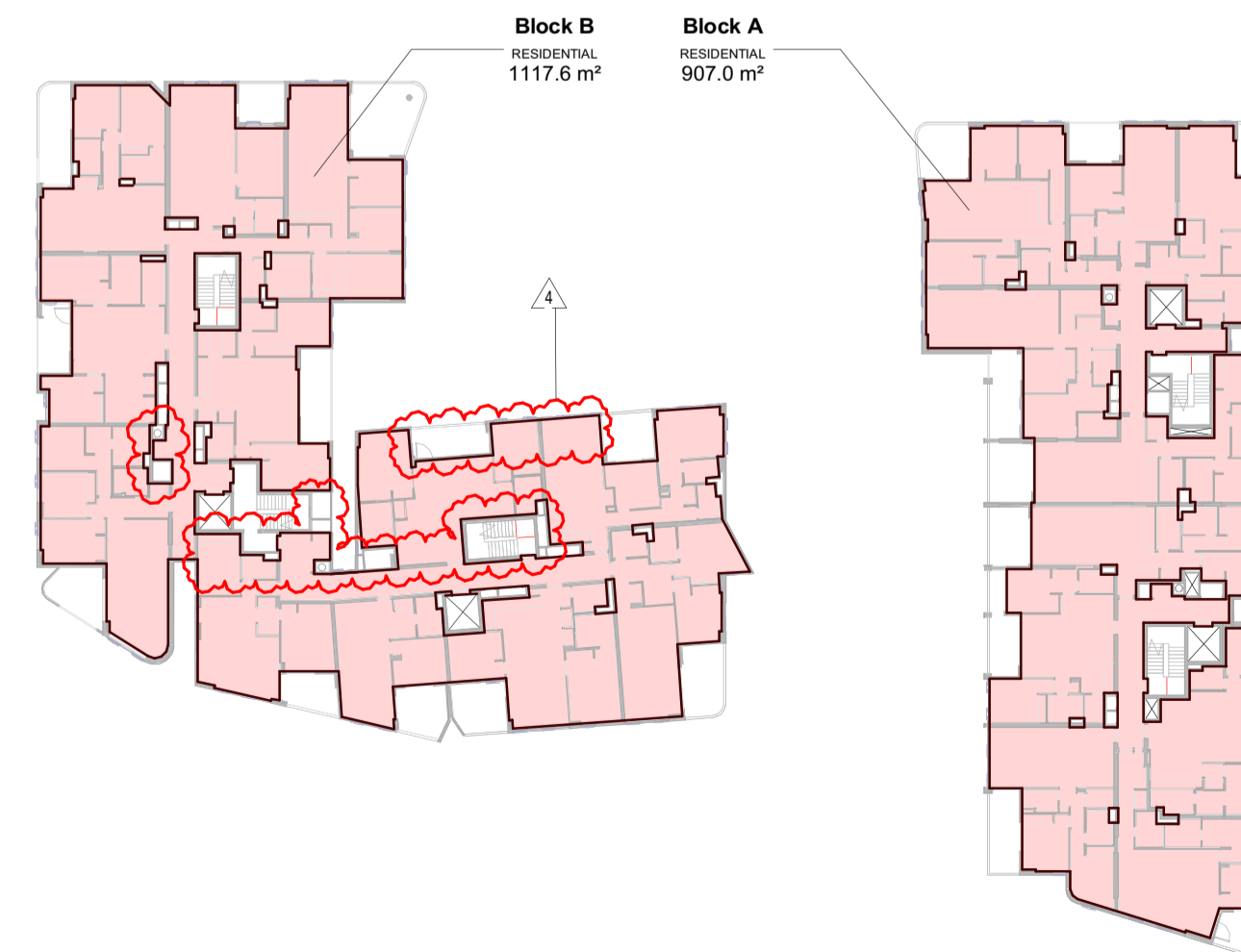
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Scale: 1 : 500



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

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:

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

Certificate No. # WSTRU076UX
Scan QR code or follow website link for rating details.

Assessor Name	Chris Mann
Accreditation No.	DMR201972
Property Address	120-122 Smith Street, Wollongong, NSW, 2500

<https://www.f5.com.au/BC/level-anding/Pages/076UX.aspx>

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

SCALE 1:500

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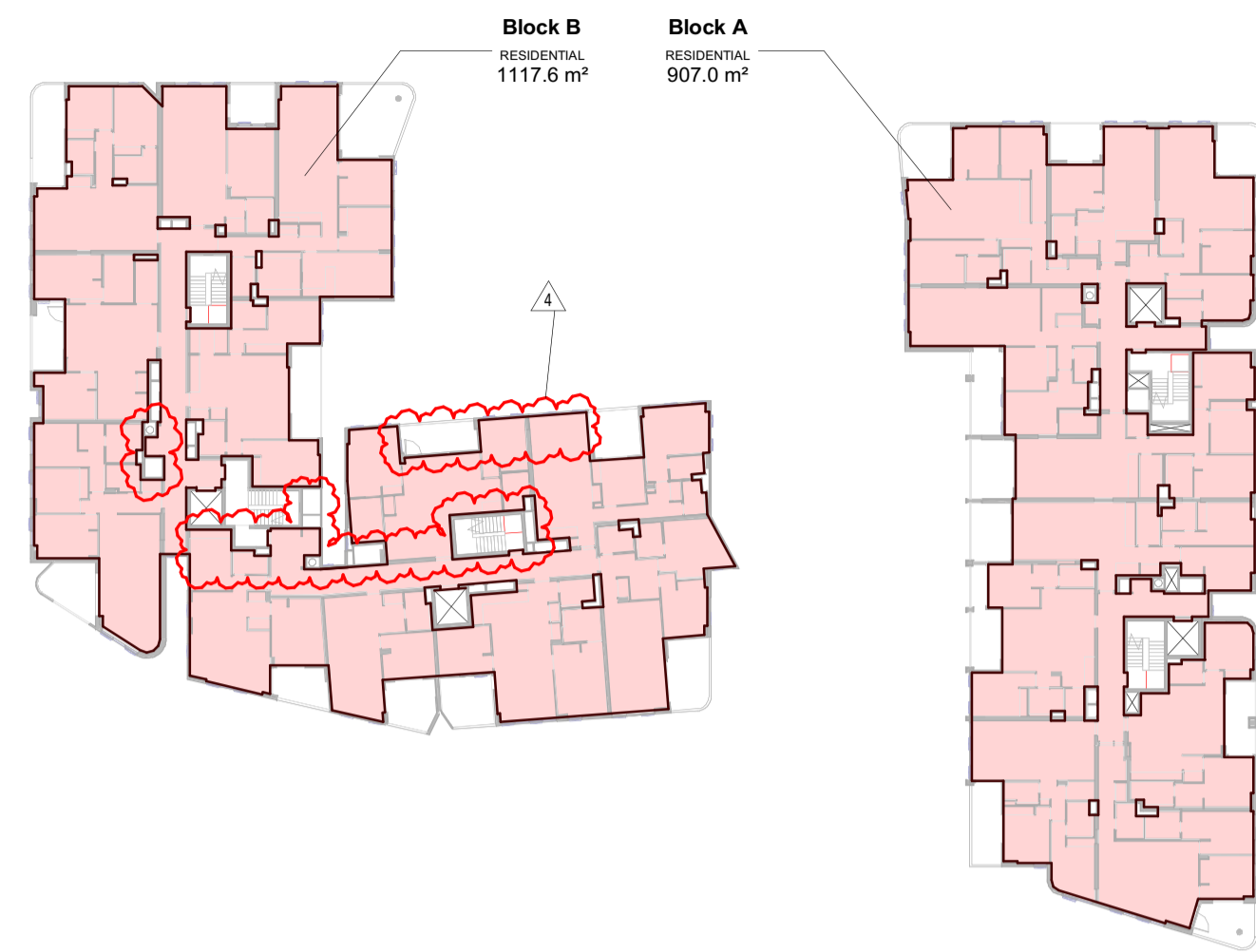
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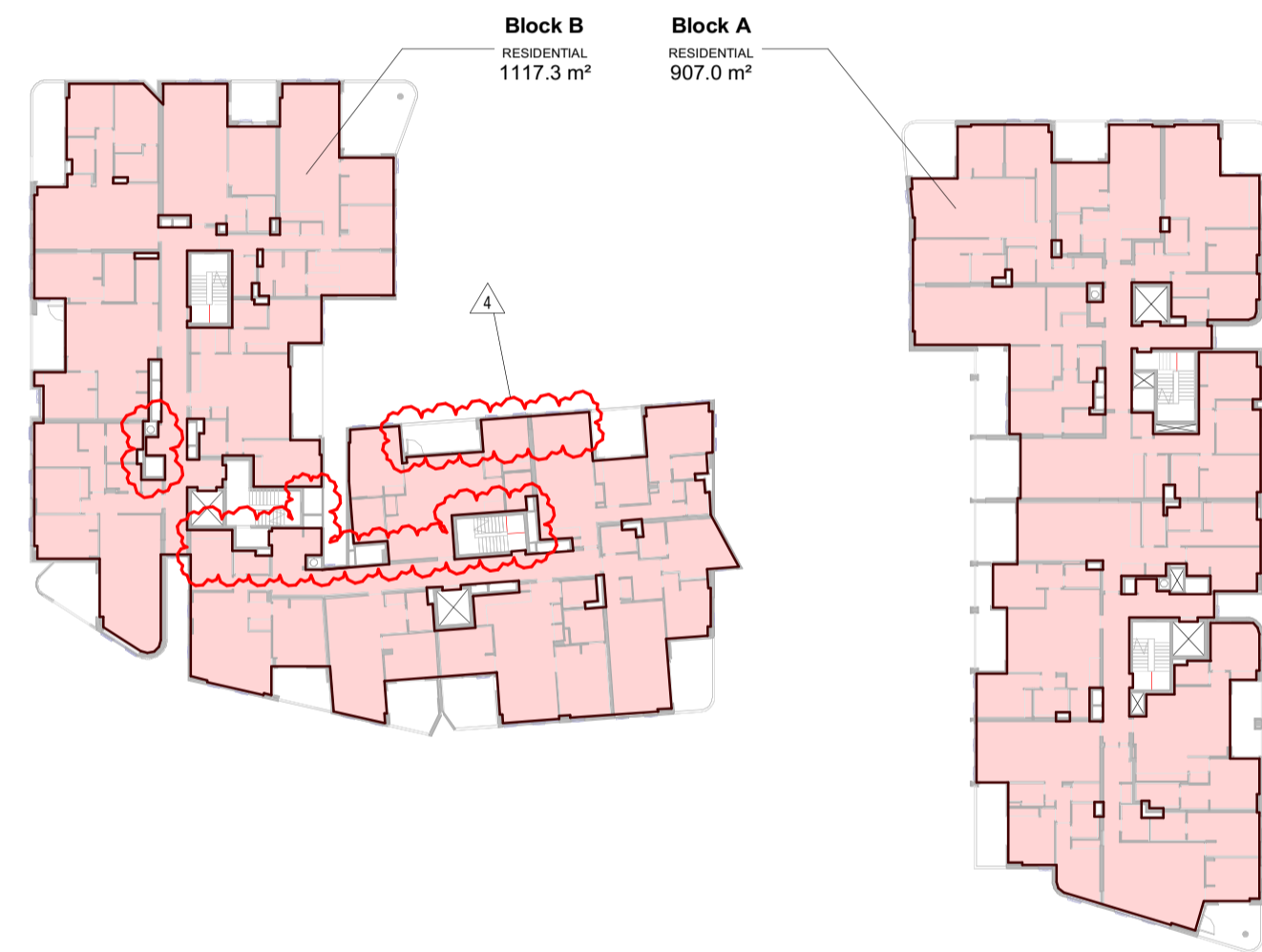
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GFA CALCULATIONS - SHEET 1

Project #	Scale	Doc	Clk
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Drawn by:		Rev:	

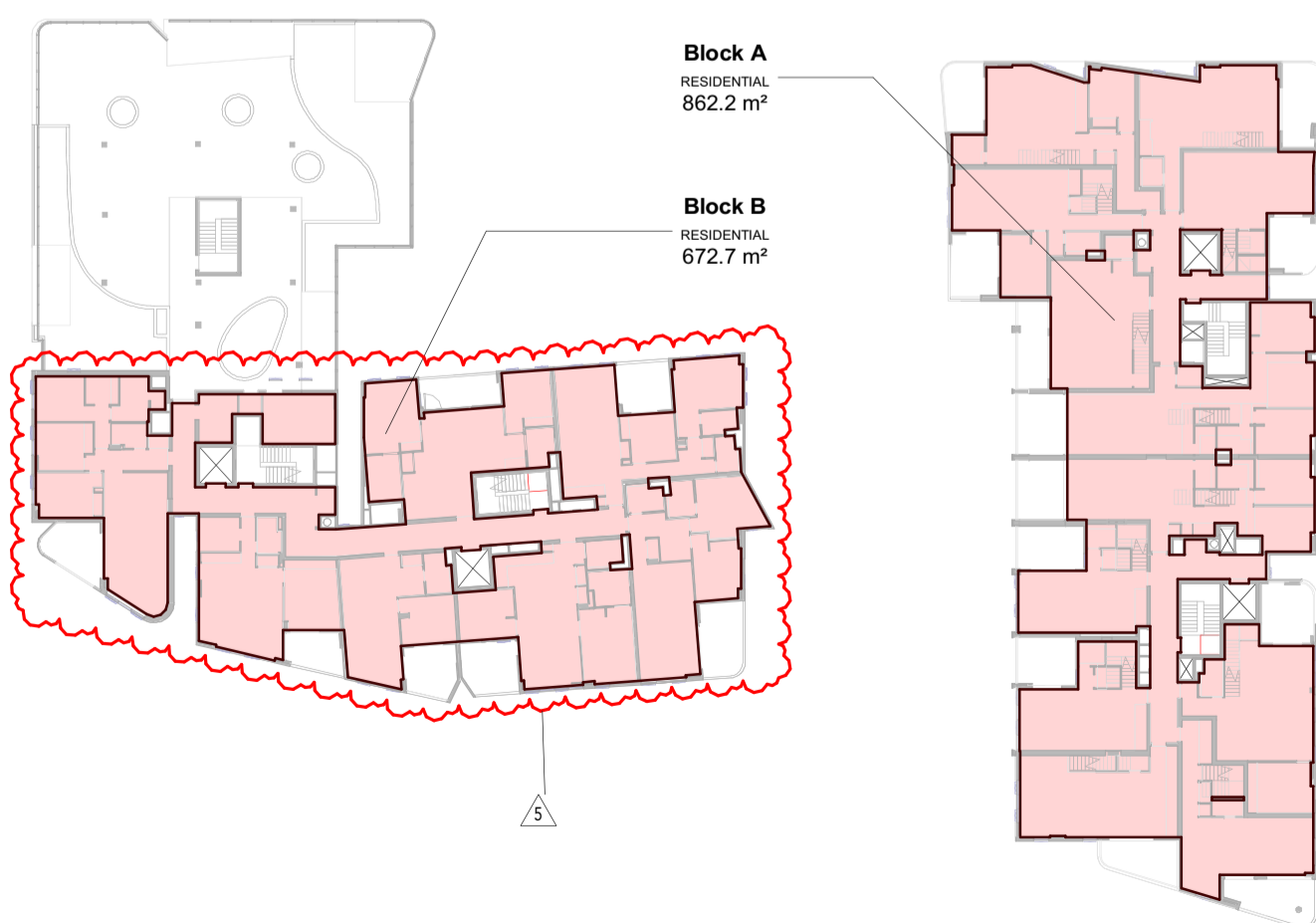
DA-8300 5



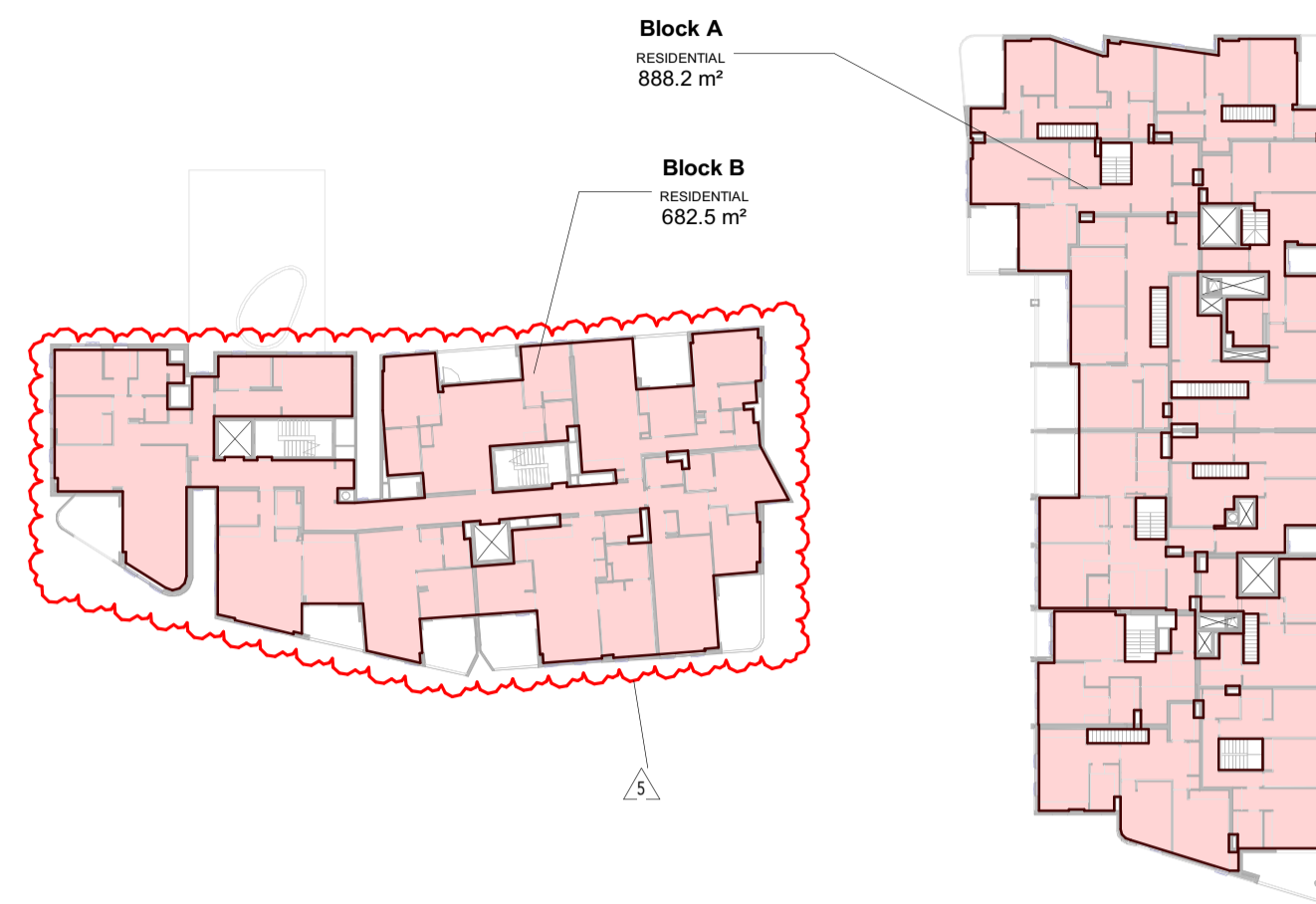
1 LEVEL 6 - GFA
Scale: 1 : 500



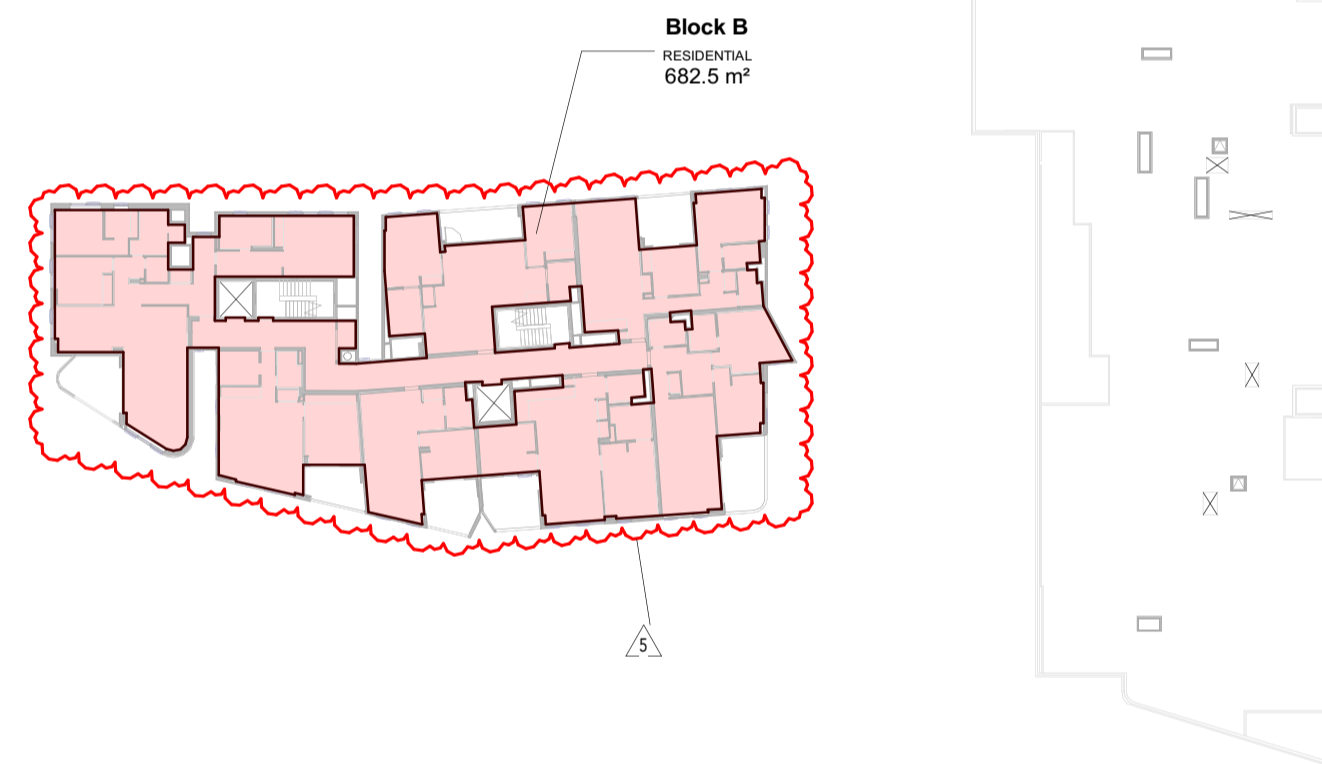
2 LEVEL 7 - GFA
Scale: 1 : 500



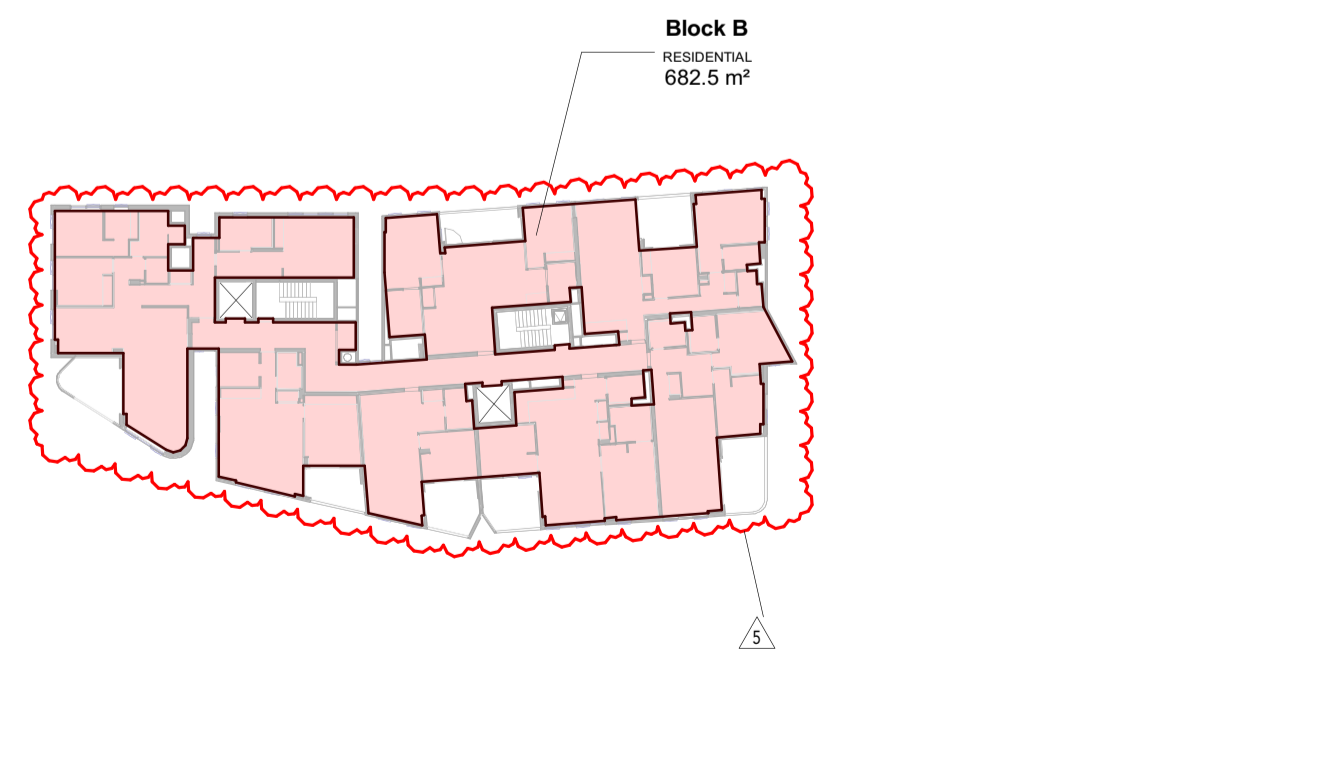
3 LEVEL 8 - GFA
Scale: 1 : 500



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

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NON RESIDENTIAL - COMMERCIAL	
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TOTAL FSR	2.80:1
FSR ALLOCATED TO AFFORDABLE HOUSING (15%)	0.42:1

DRAWING STATUS:

S4.55 - MOD 4

Rev	Revision Description	Date
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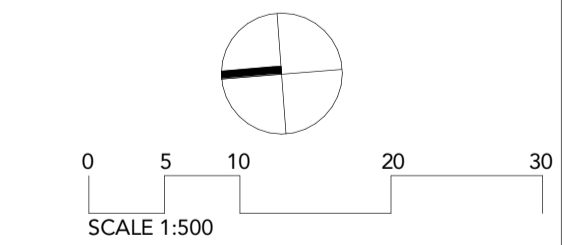
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- Internal unit layout updates
- Facade amendments to suit the revised internal layouts
- Proposed uplift of four additional levels
- Internal unit layout updates
- Ground floor waste area revisions



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Title:
GFA CALCULATIONS - SHEET 2

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

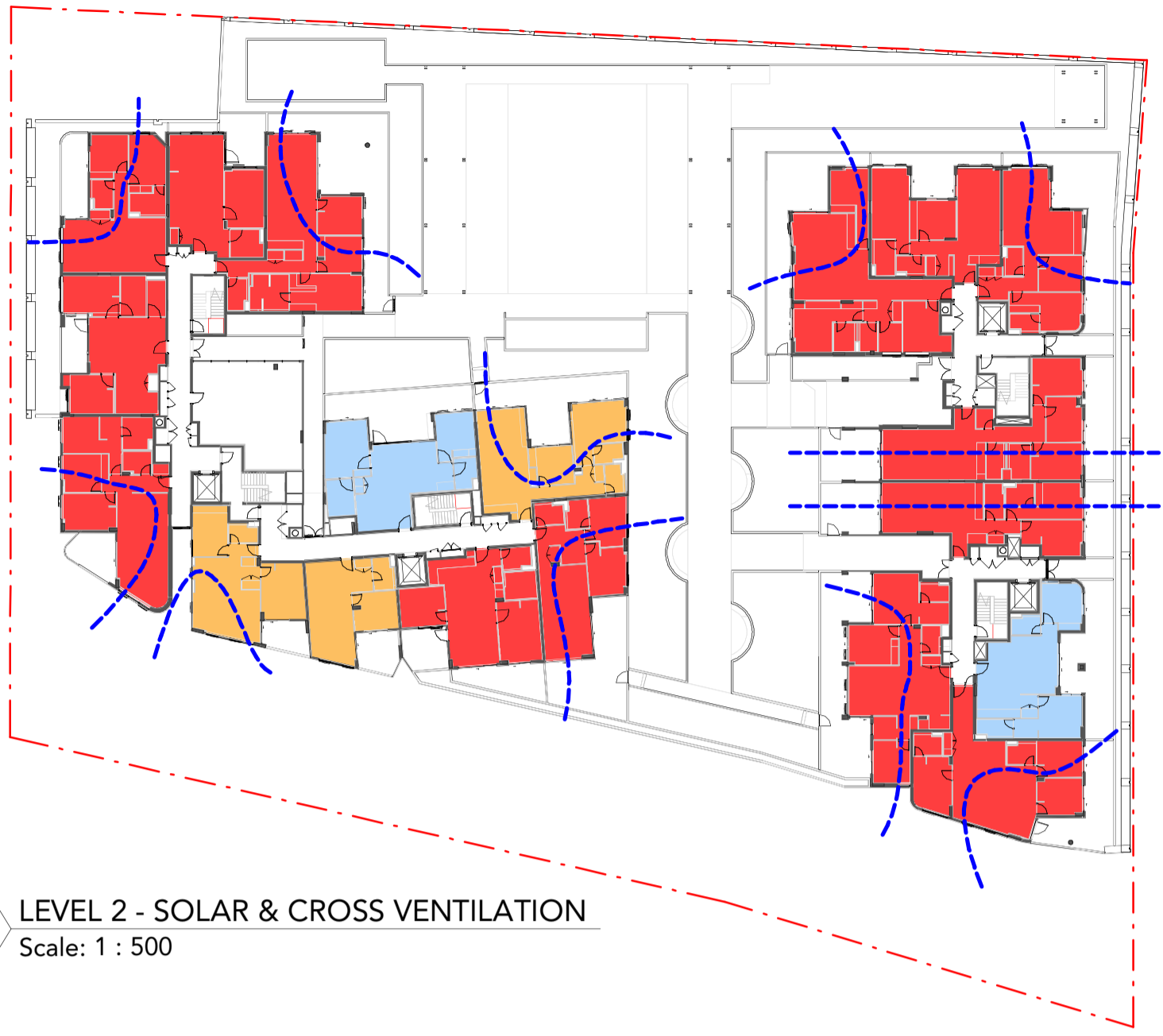
DA-8301 5

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



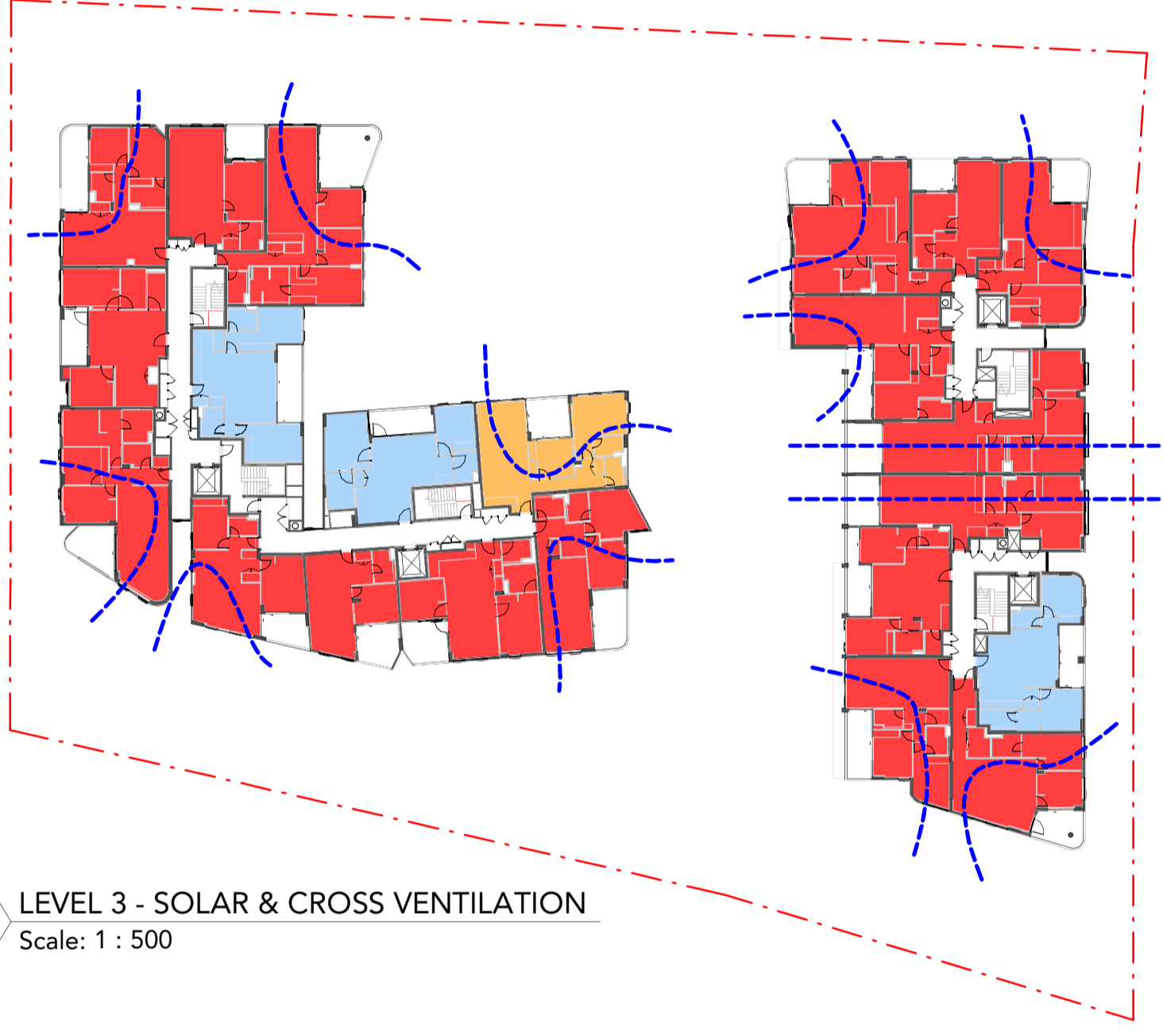
1 LEVEL 2 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

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



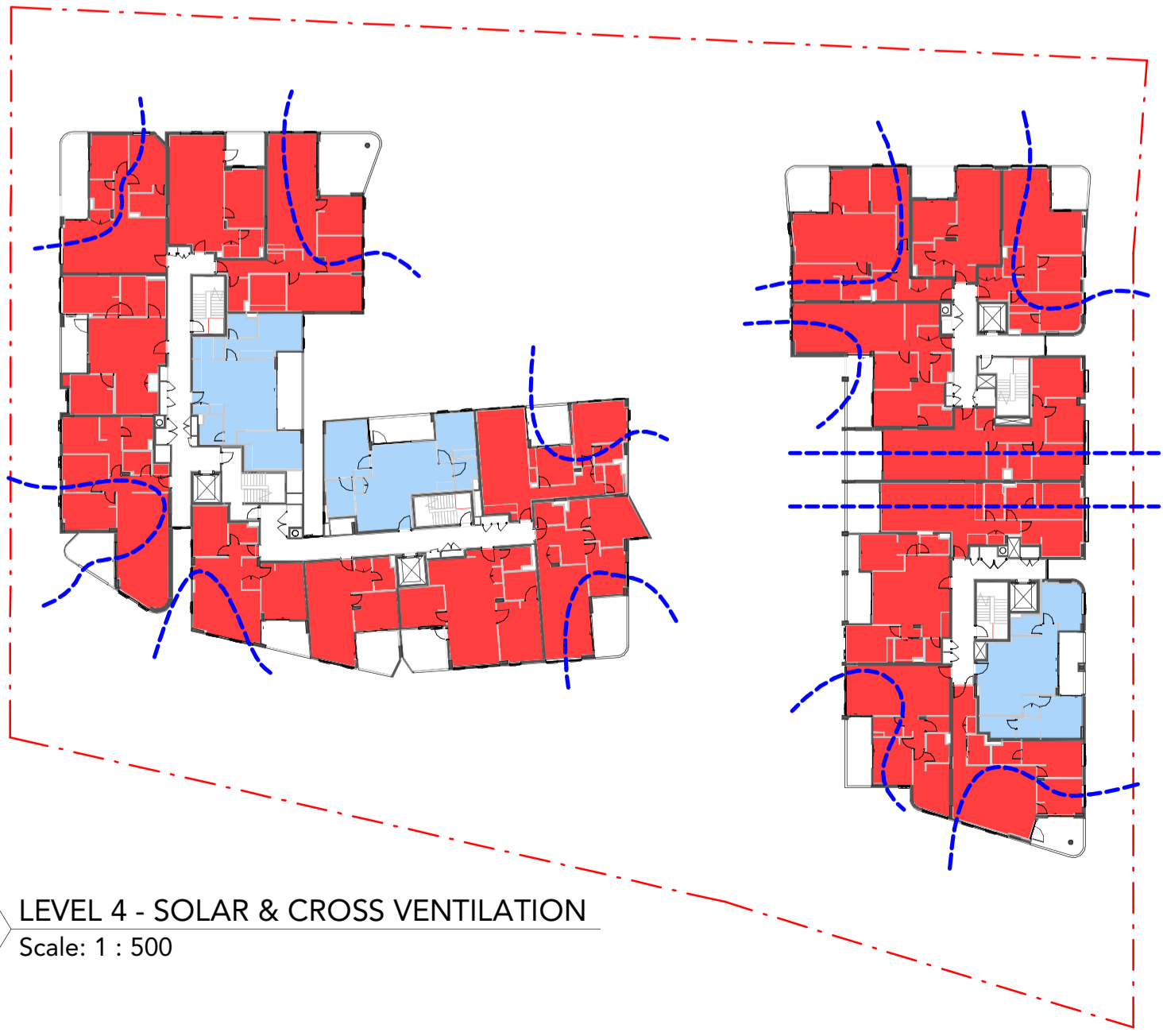
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Scale: 1 : 500

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



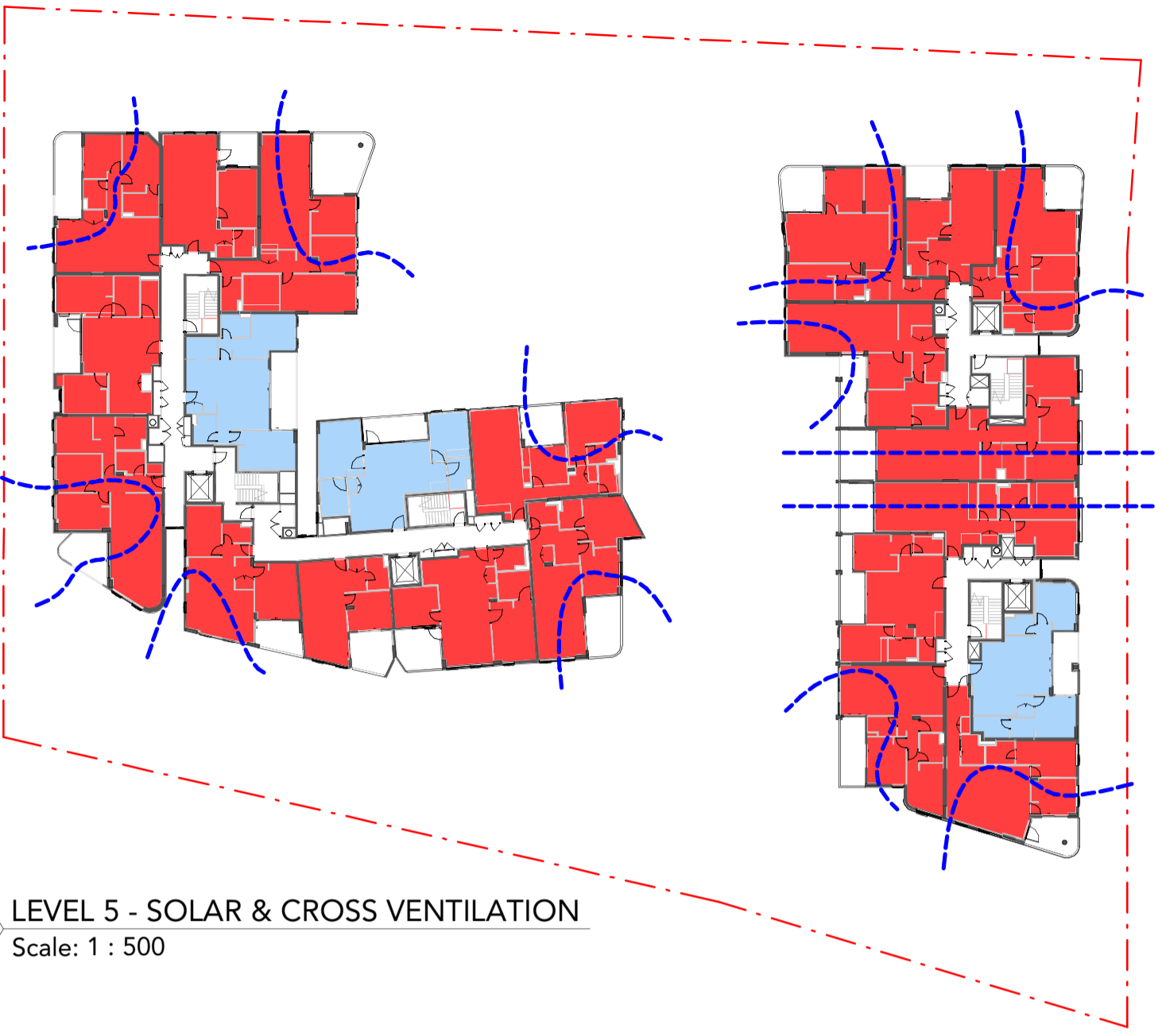
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Scale: 1 : 500

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



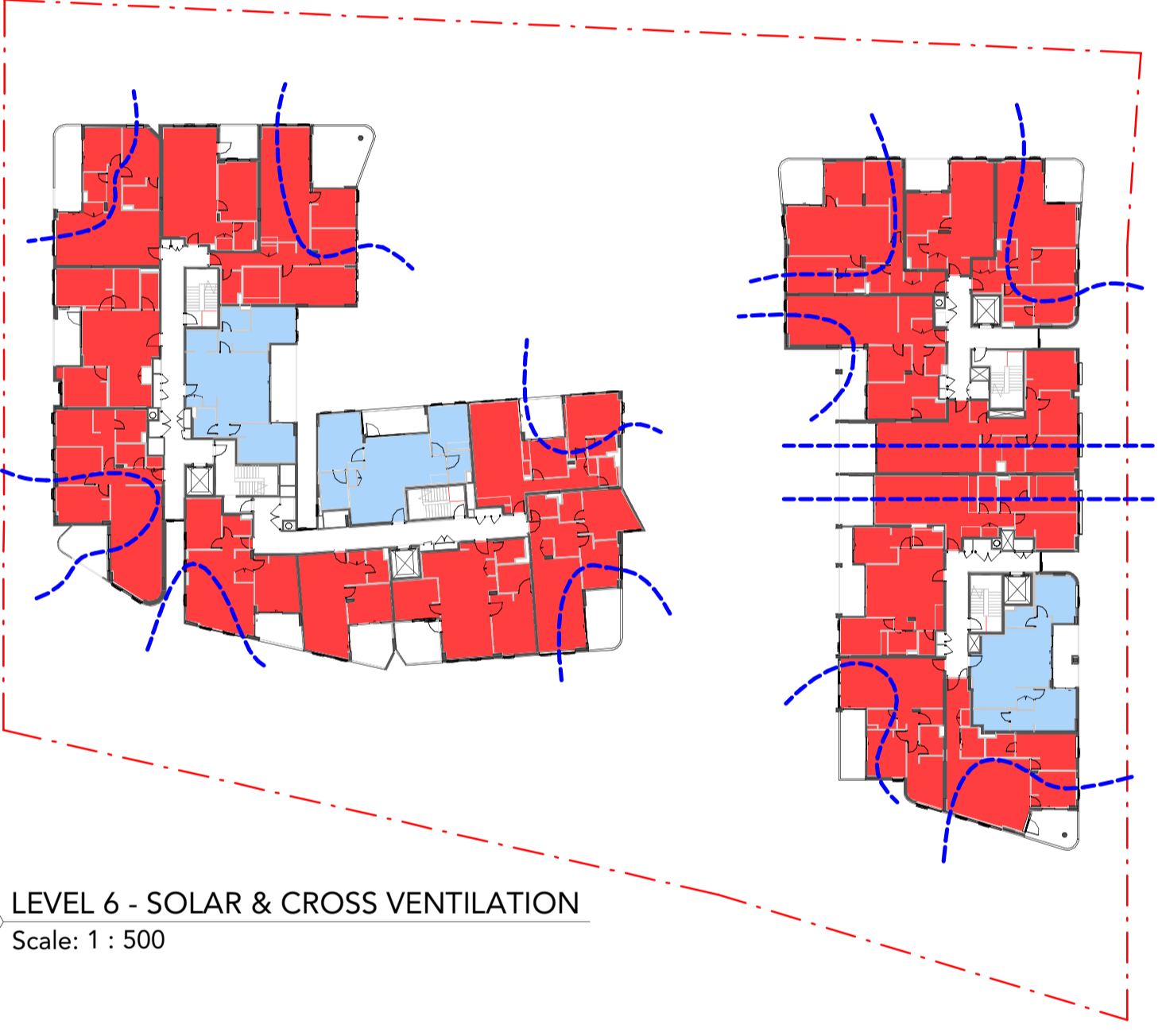
4 LEVEL 5 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

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



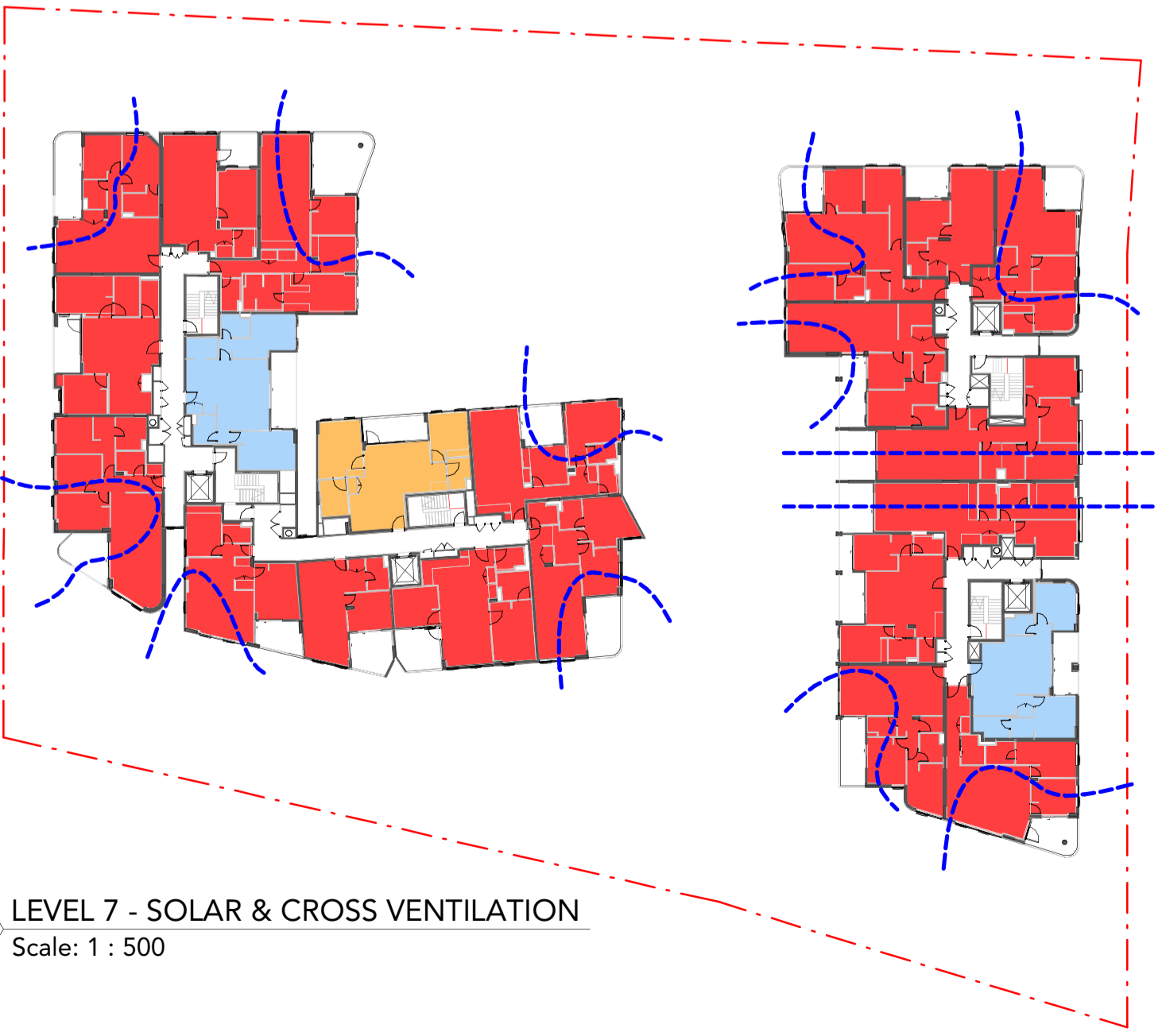
5 LEVEL 6 - SOLAR & CROSS VENTILATION
Scale: 1 : 500

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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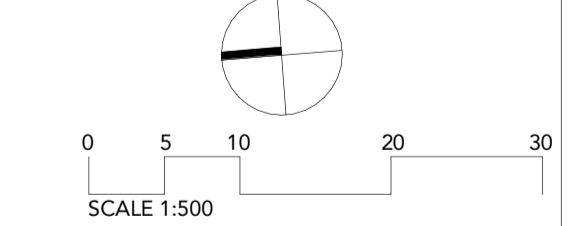
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Internal unit layout updates



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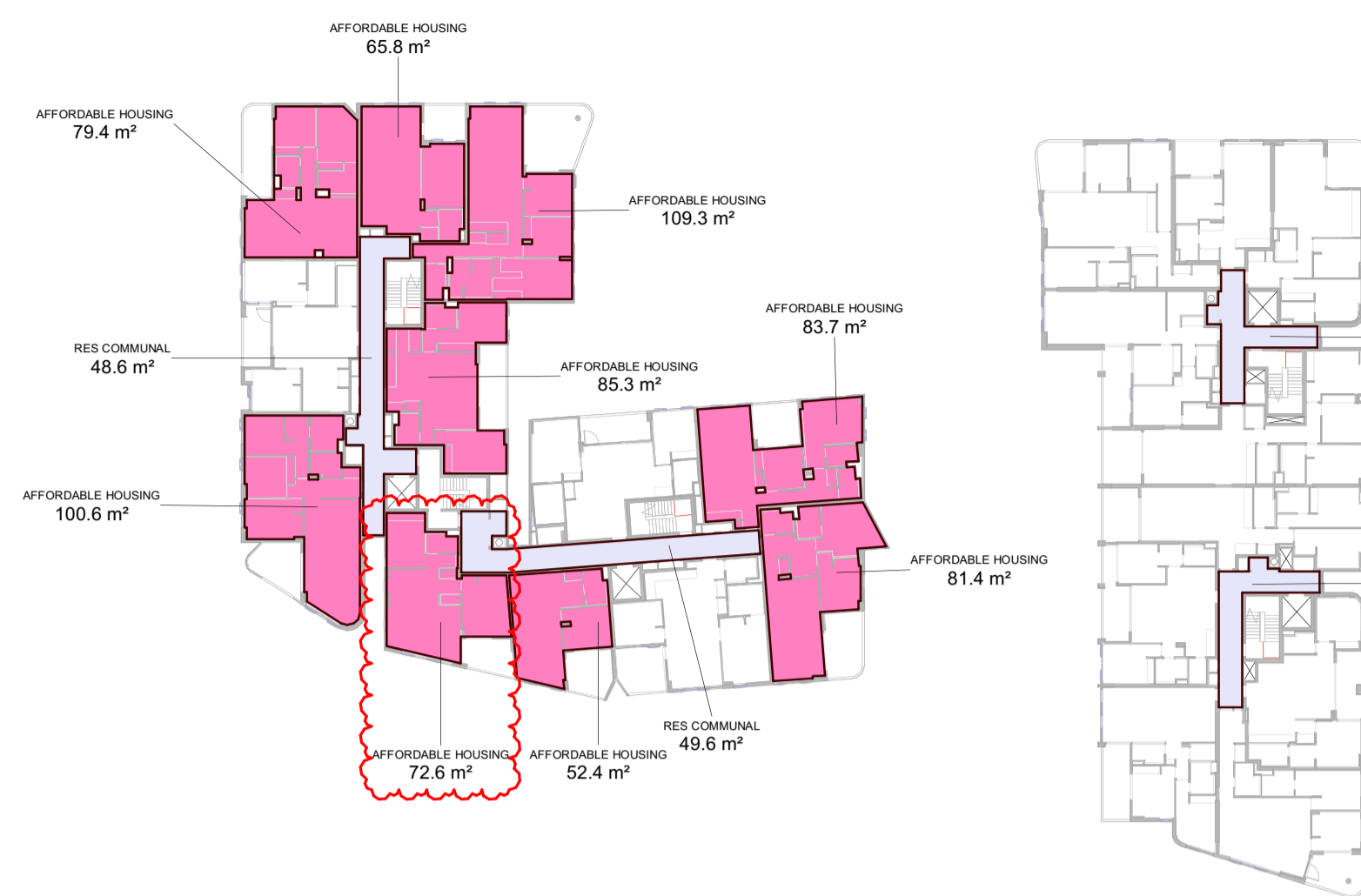
Title:
ADG COMPLIANCE - SOLAR & CROSS VENTILATION - SHEET 1

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

DA-8302 1



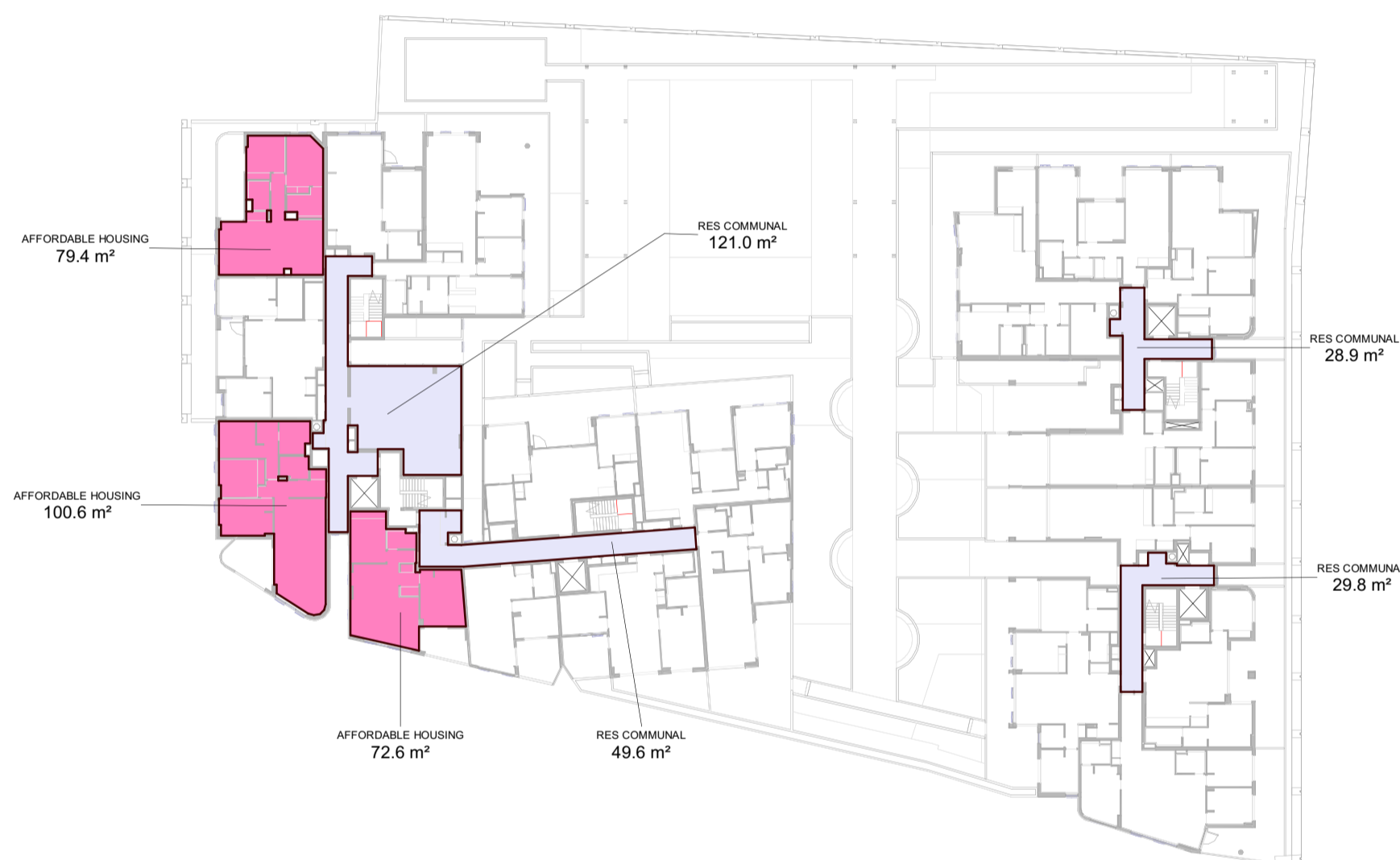
8 GROUND LEVEL - RESIDENTIAL COMMUNAL AREA
Scale: 1 : 500



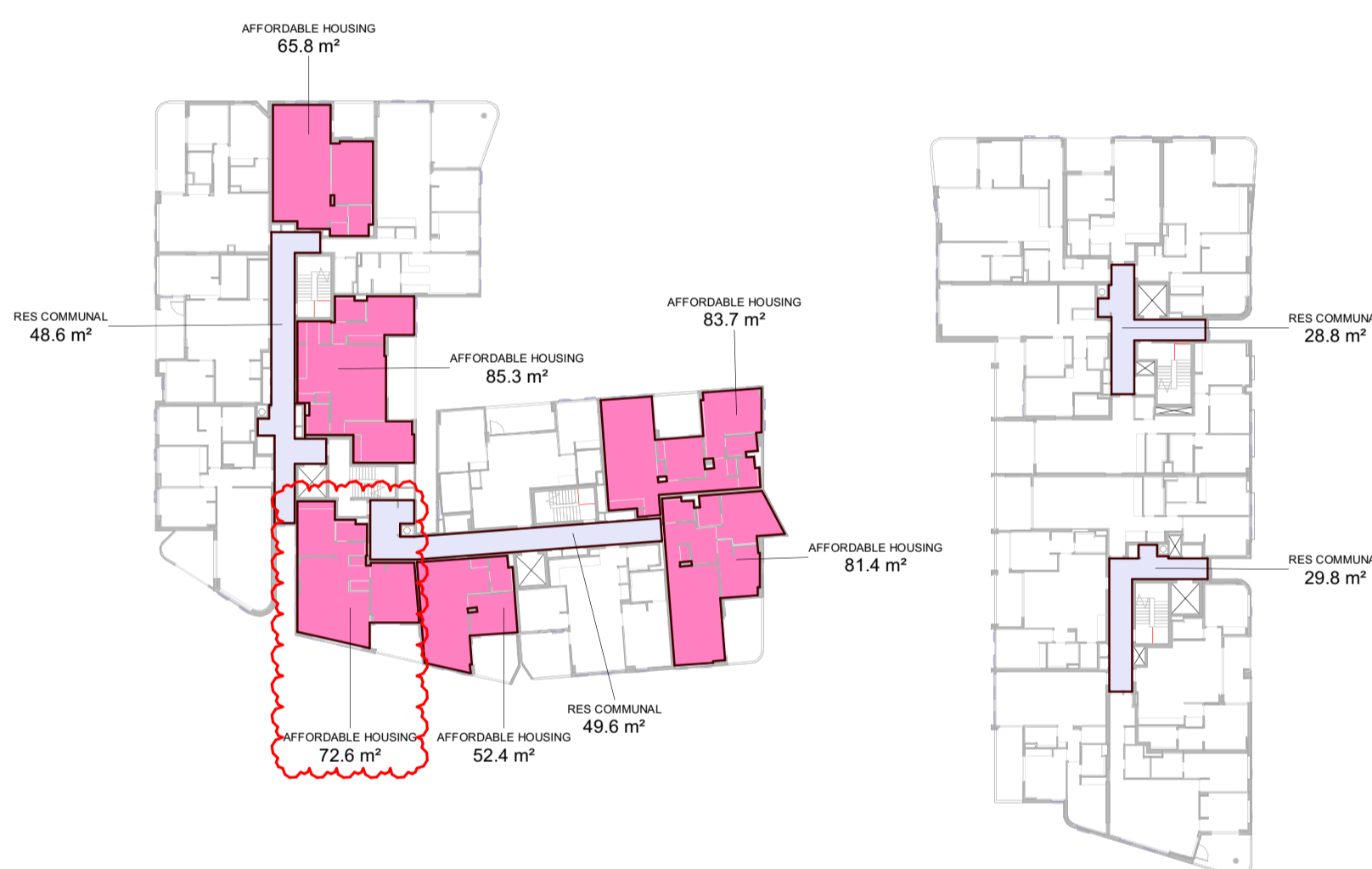
3 LEVEL 4 - AFFORDABLE HOUSING
Scale: 1 : 500



6 LEVEL 7 - AFFORDABLE HOUSING
Scale: 1 : 500



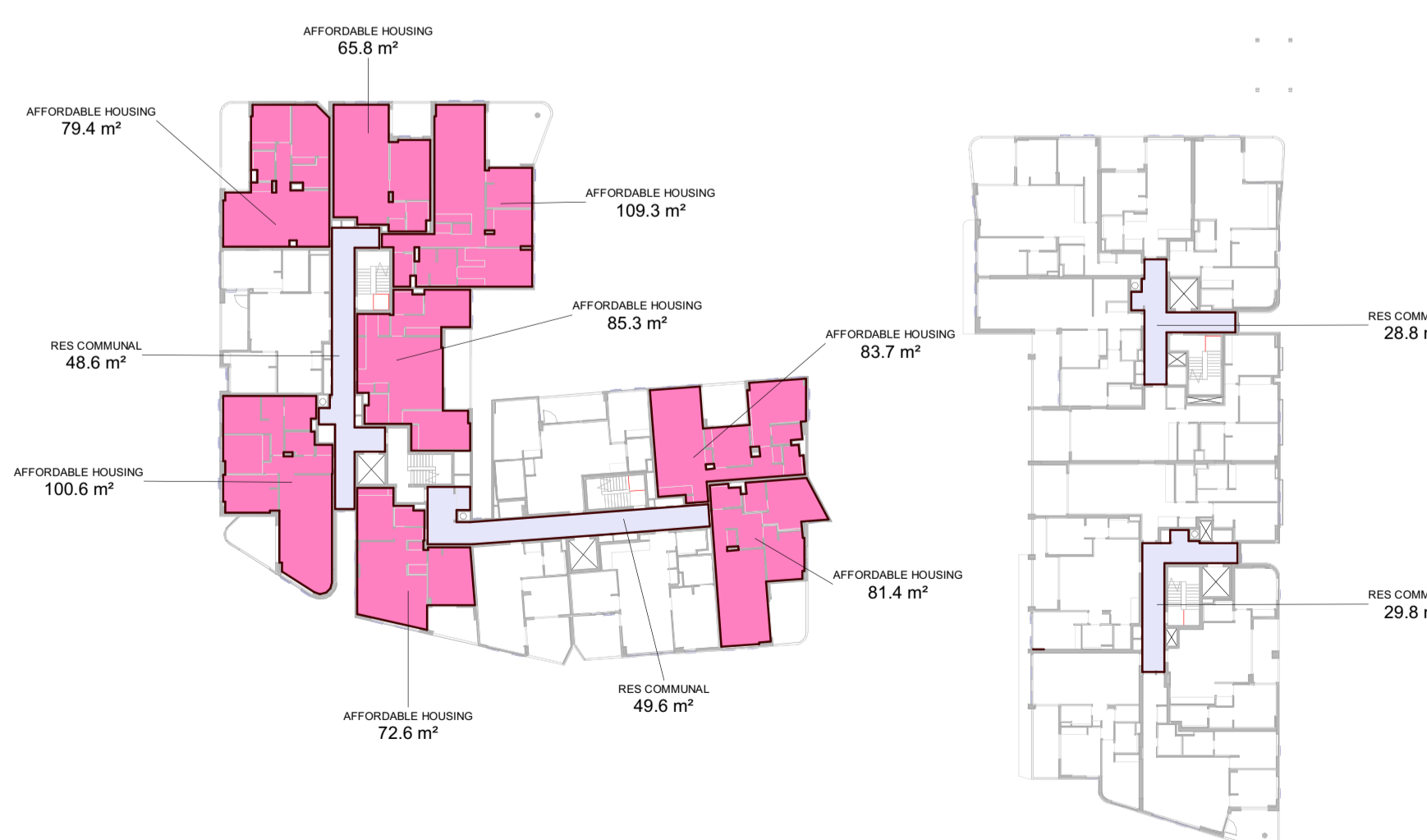
1 LEVEL 2 - AFFORDABLE HOUSING
Scale: 1 : 500



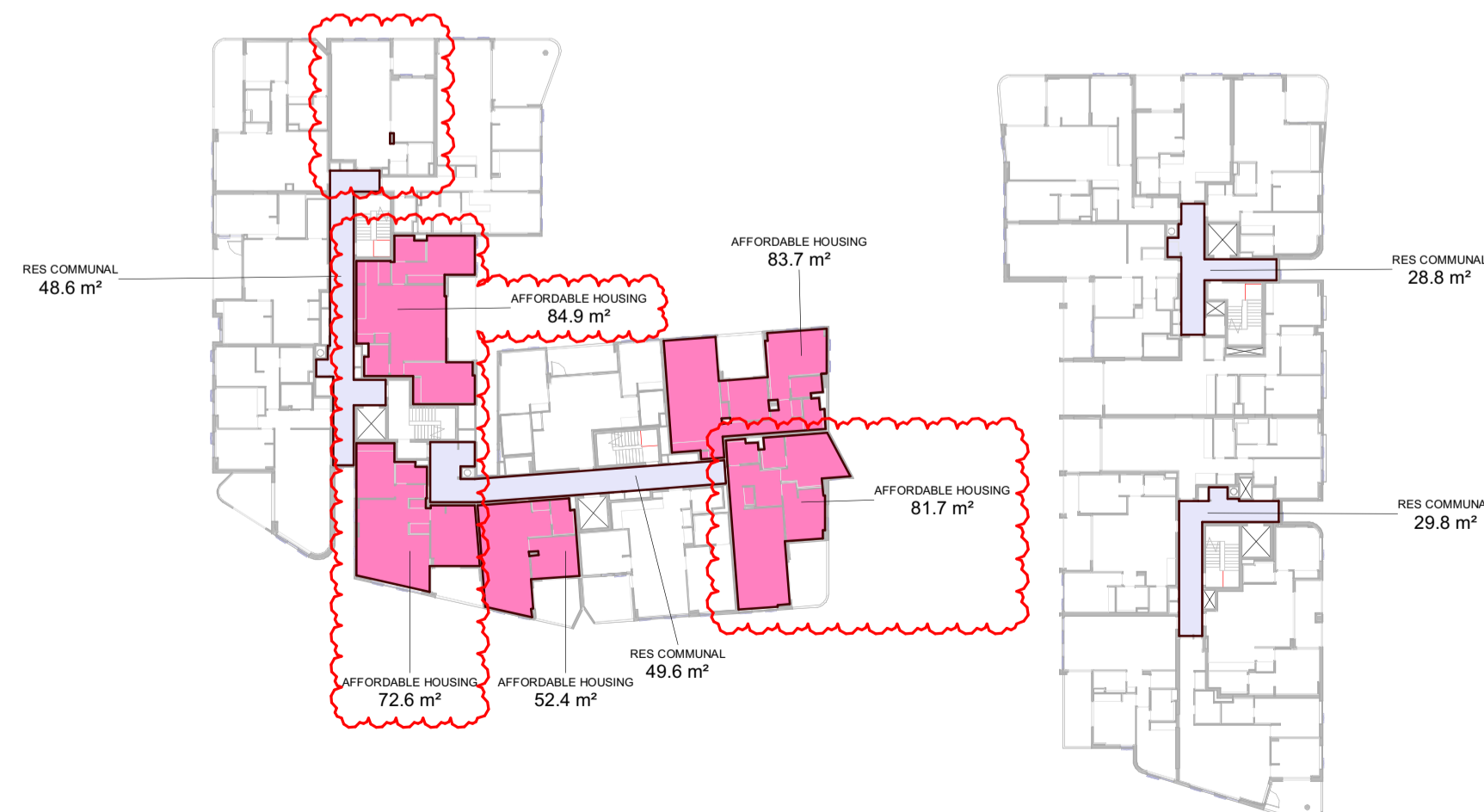
4 LEVEL 5 - AFFORDABLE HOUSING
Scale: 1 : 500



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 (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	(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

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CHANGES

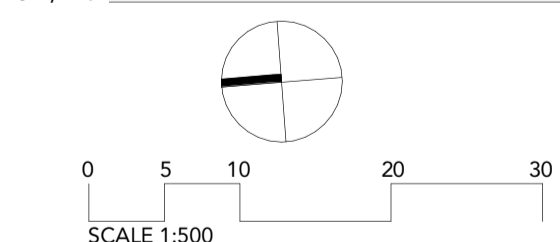
Amended Area calculations

Certificate No. # WSTRU076UX

Assessor Name: Chris Mann
Accreditation No.: CMR201972
Property Address: 130-132 Smith Street, Wollongong, NSW, 2500

URBAN PROPERTY

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



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

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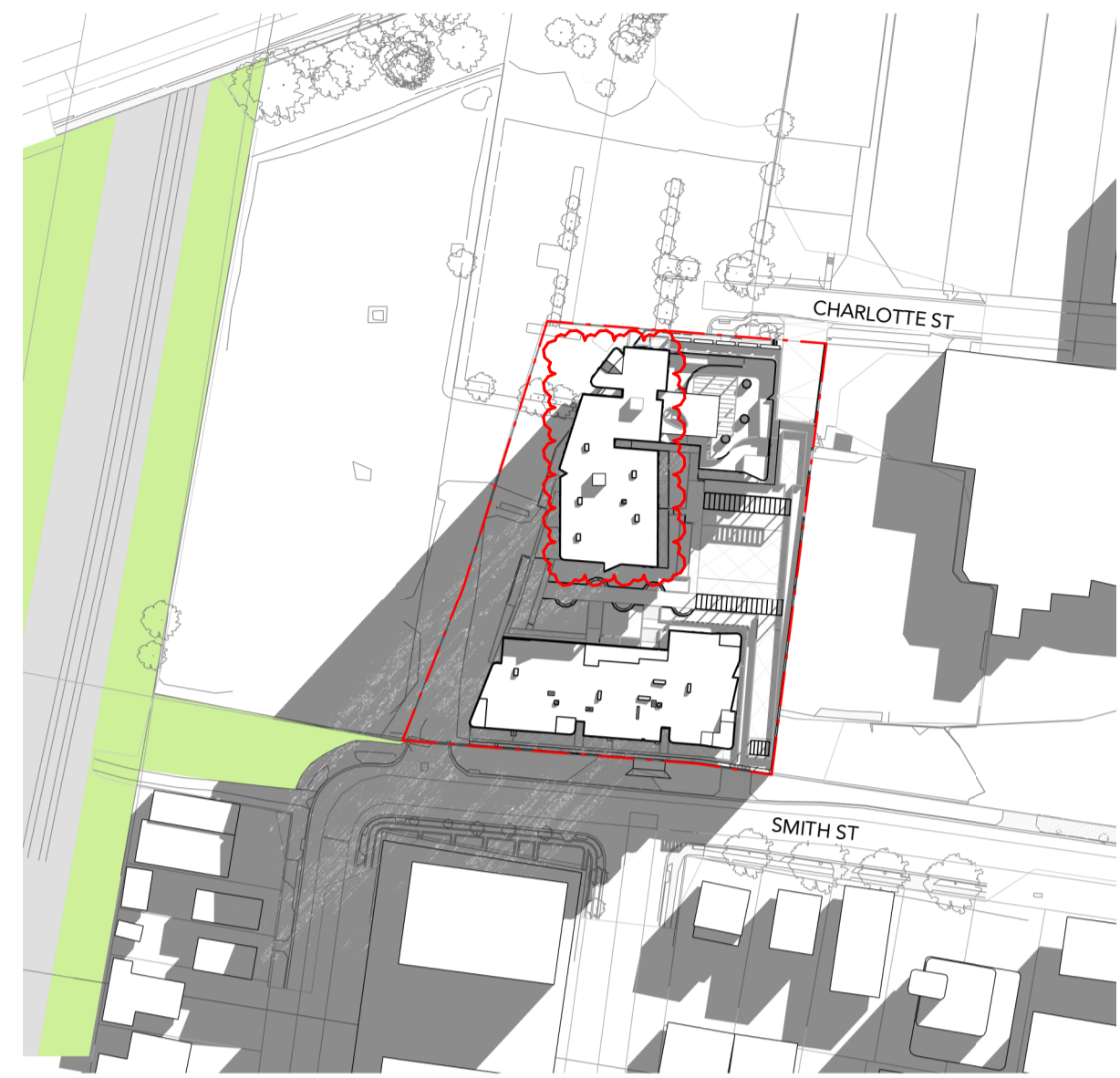
MELBOURNE 204/9-11 Claremont St, South Yarra VIC 3141
T: +61 3 8849 9137 Reg Vic: 19340

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

AFFORDABLE HOUSING CALC. - SHEET 1

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

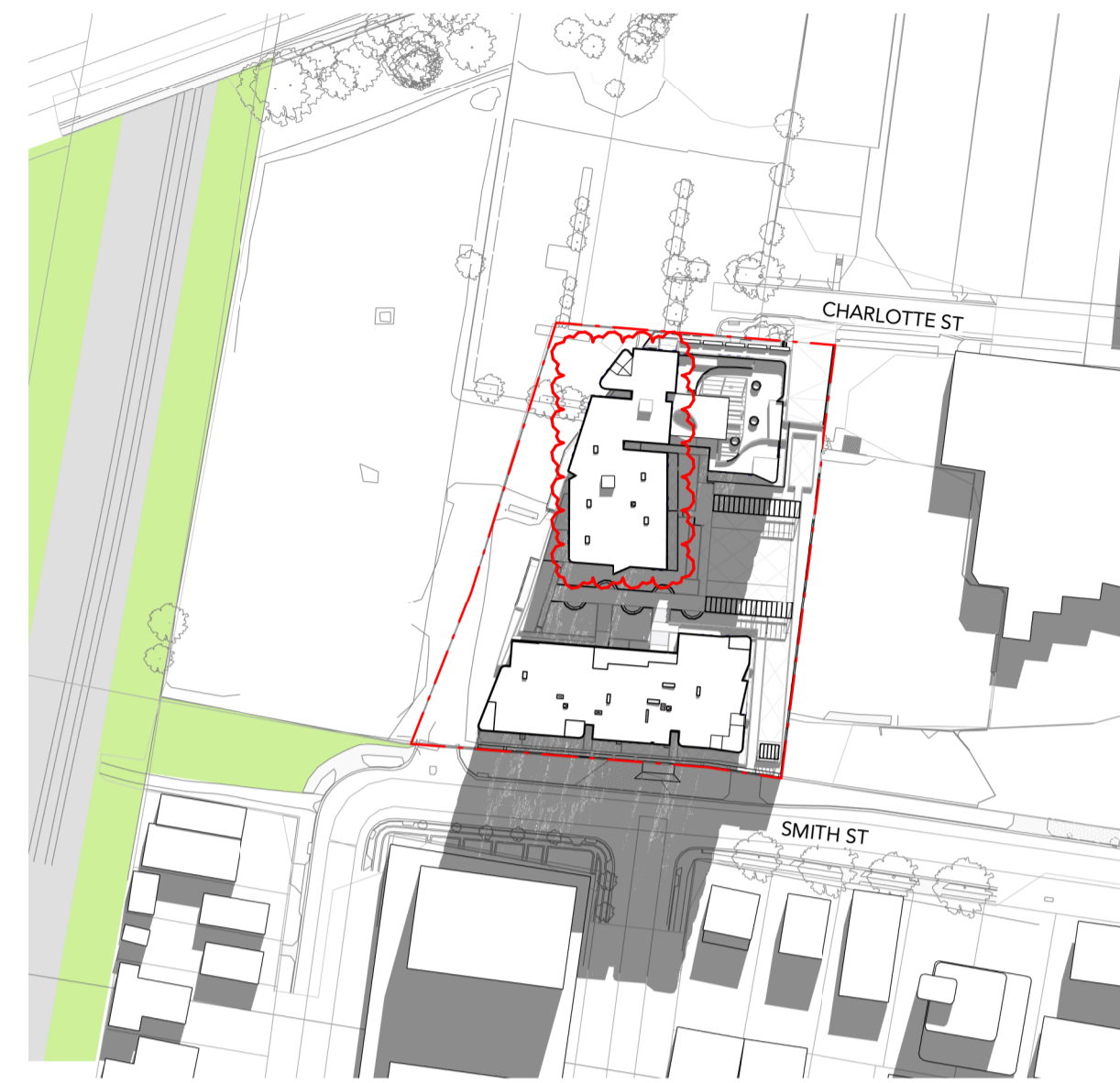
DA-8400 **6**



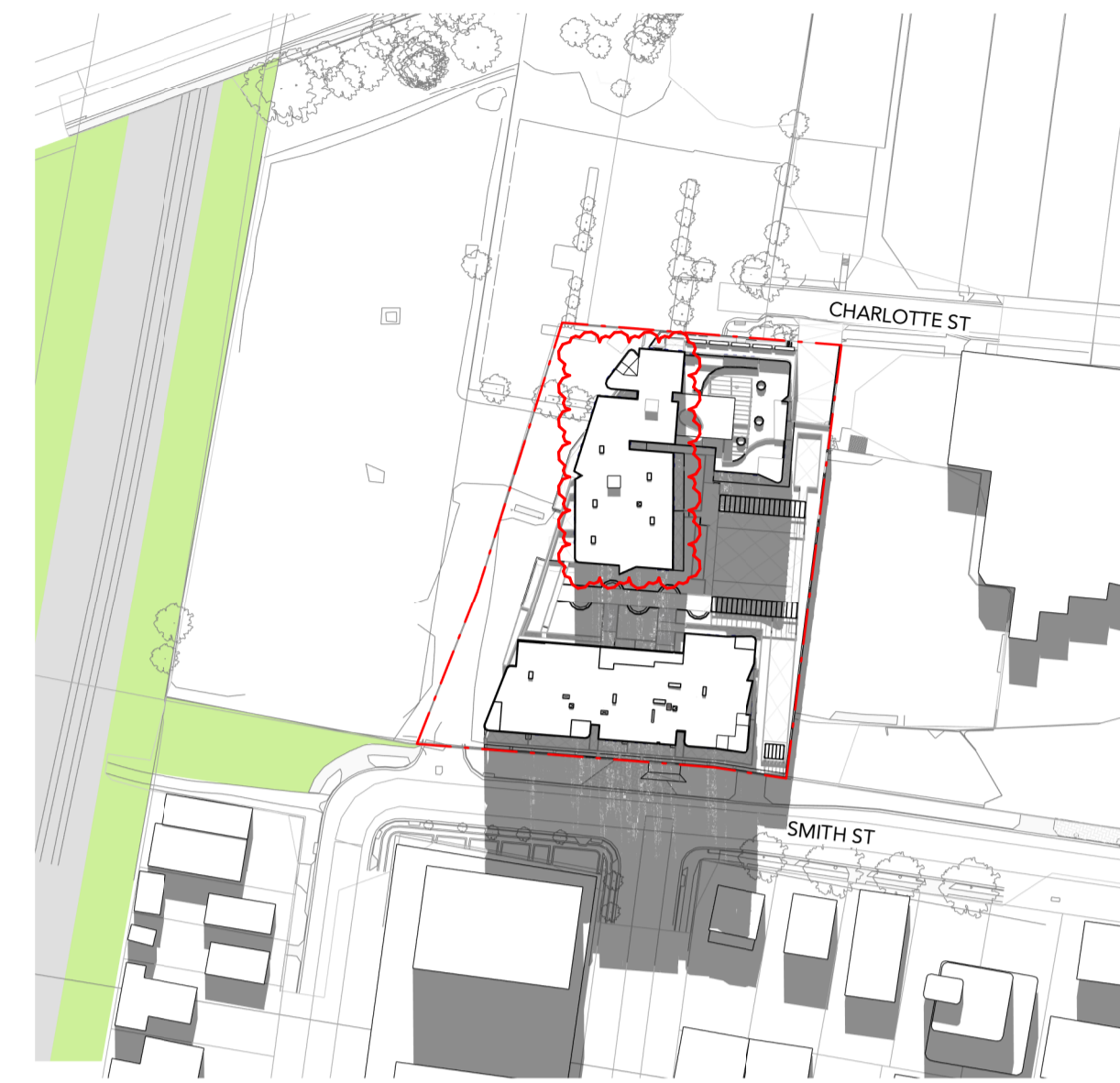
21 JUNE 9AM - WINTER SOLSTICE



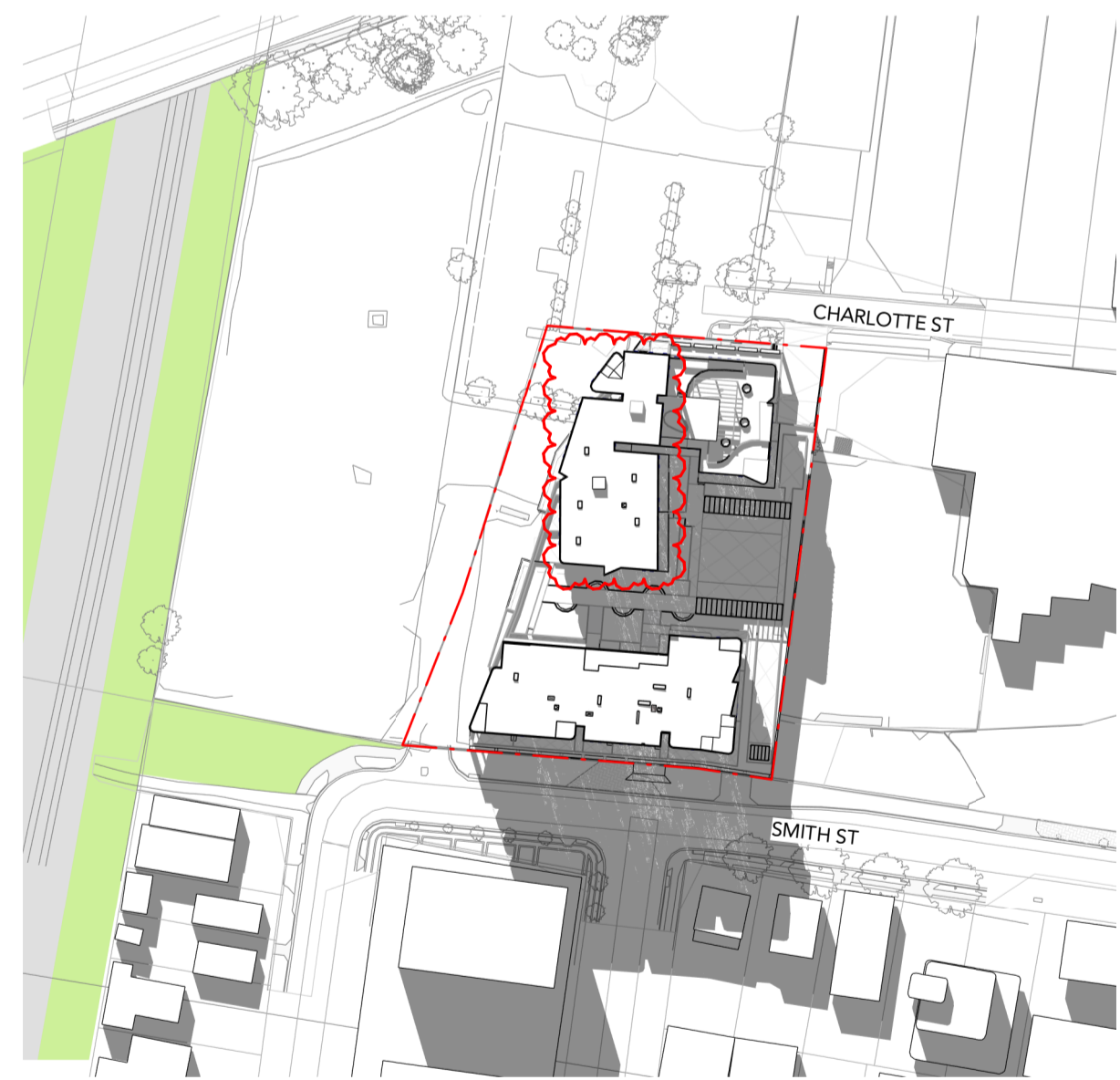
21 JUNE 10AM - WINTER SOLSTICE



21 JUNE 11AM - WINTER SOLSTICE



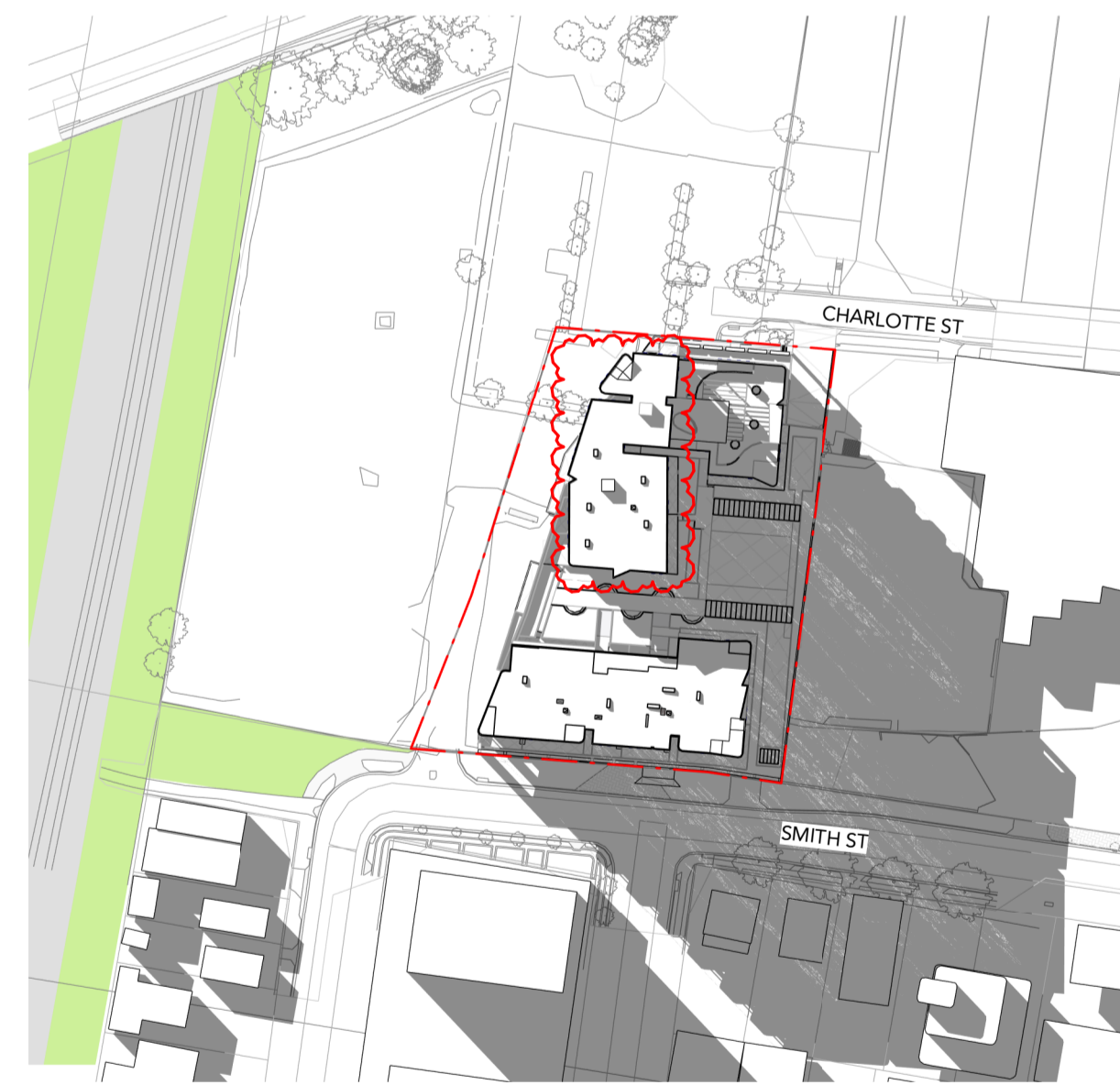
21 JUNE 12PM - WINTER SOLSTICE



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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- DRAWING LEGEND:**
1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to Team2 Architects before proceeding with work.
 2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
 3. All dimensions to be checked on site with any discrepancies referred to Team2 Architects before proceeding with work.
 4. All work to be carried out in accordance with the requirements of the principal certifying authority, NCC relevant to this project & Australian Standards.
 5. Clouds reflect changes since previous revision; reversed clouds reflect area or item on hold pending input or confirmation.

CHANGES
Proposed uplift of four additional levels

Certificate No. # WSTRU076UX

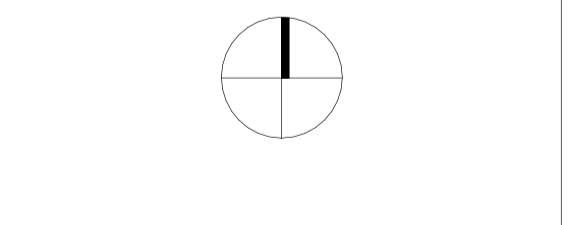
Scan QR code or follow website link for rating details.

Assessor Name: Chris Mann
Accreditation No.: CMR201972
Property Address: 120-122 Smith Street, Wollongong, NSW, 2500

<https://www.nsw.gov.au/cbcvet/andreg/Pages/Details.aspx?ID=107669&certid=107669>

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Title: Shadow Diagrams

Project #:	Scale:	Doc:	Clid:
1319		KA	VG
Drawn by:		By:	
DA-8501			3

