

Our ref: Shoptop housing with in-fill affordable housing Smith Street, Wollongong-Mod-4 (SSD-67895459-Mod-4)

Mr Matt Ballam
Development Manager
Urban Property Group
Suite 110, Level 1, 180 186 Burwood Road
BURWOOD NSW 2134

2 April 2026

Subject: Response to Submissions

Dear Mr Ballam,

The exhibition of the modification application and modification report for alterations and additions at 106, 120-122 Smith St and 3A Charlotte St, Wollongong (SSD-67895459-MOD-4) ended on 1 April 2026.

We have placed all submissions received on the NSW planning portal at:

[Smith Street Mod 4 - Alterations and Additions | Planning Portal - Department of Planning and Environment.](#)

The Department is also considering the proposal as outlined in your Modification Report and will separately forward you a list of the key issues to be addressed.

The Department requires a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

Please lodge your submissions report, including your response to the Department's forthcoming letter, within two months via the NSW planning portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Ayse Lavorato, on 02 8289 6602 or via email at ayse.lavorato@dpie.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "Andy Nixey".

Andy Nixey

Team Leader Assessments

Affordable Housing Assessments

as delegate for the Minister for Planning and Public Spaces