

17 July 2026

2210899

Ayse Lavorato
Principal Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Attn: Ayse Lavorato
CC: Andy Nixey

Dear Ayse,

Minor Amendments to SSD-67895459-MOD-4
106 & 120-122 Smith St And 3a Charlotte St, Wollongong
Shop Top Housing with In-fill Affordable Housing

This letter has been prepared by Colliers Urban Planning on behalf of The Smith Street Development Partnership (the Applicant) for SSD-67895459-MOD-4 located at 106 & 120-122 Smith St And 3a Charlotte St, Wollongong (the site) to outline proposed minor revisions to the modification application.

1.0 Summary

Minor revisions to the current s4.55(2) Modification Application are sought, which propose to relocate 3 of the 31 total affordable housing units within the development. The substitution of units does not alter the unit quantum/mix or amenity compliance requirement and retains more than 15% affordable housing provision.

The proposed modification is limited in scope and does not result in any additional planning, environmental or design considerations beyond those outlined in this submission and the accompanying revised plans.

2.0 Description of Proposed Revisions

The proposed revisions seek a substitution of the location of the 3 x proposed affordable housing units, as set out in **Table 1**.

Table 1 *Description of Minor Amendments*

Direction	Building	Lvl	Apt No.	Beds	Area (m ²)	Notes
Remove	A3	5	5.05	1	52.4	1BR type swapped for a like unit
Remove	A3	6	6.05	1	52.4	1BR type swapped for a like unit
Remove	A4	4	4.03	2	79.4	To be replaced with A2-2.04 2BR unit
Add	A2	3	3.04	2	75.0	replaces the A4-4.03 2BR
Add	A3	2	2.05	1	52.4	replaces an A3 1BR
Add	A3	3	3.05	1	52.4	replaces an A3 1BR

Source: Urban Property Group

3.0 Explanation and Assessment

The proposed substitution of affordable housing units is a minor administrative amendment in response to market demand. The minor redistribution does not alter the nature, scale or operation of the approved development and does not result in any change to the overall affordable housing offering, amenity or planning outcome.

The amendment involves the replacement of nominated affordable housing units with alternative apartments of the same typology and consistent floor area within the development. The substitution maintains the approved affordable housing quantum, with the provision continuing to comprise 15% of the development's gross floor area. Importantly, the approved unit mix of affordable housing remains unchanged, comprising 11 one-bedroom, 15 two-bedroom and 5 three-bedroom affordable housing apartments.

The minor revision improves the distribution of affordable housing across the development. Whilst affordable housing is currently concentrated within Buildings A3 and A4, the proposed substitution introduces an affordable housing apartment into Building A2, resulting in a more integrated and dispersed distribution of affordable housing dwellings across the site.

All substituted apartments achieve the required minimum solar access, with at least two hours of direct sunlight to the required habitable rooms and do not impact overall compliance with the Apartment Design Guide (ADG), with development-wide (and affordable housing specific) solar access and natural ventilation performance remaining more than the applicable minimum requirements.

Accordingly, the amendments are negligible. The revision does not diminish the affordable housing provisions, alter the approved dwelling mix, reduce residential amenity, or give rise to any additional environmental or planning impacts. The proposal remains of the same typology and comparable floor area consistent with the intent of the approved development and continues to achieve all relevant affordable housing and design quality outcomes.

3.1 Affordable Housing Provision

The revision retains the same amenity, compliance and unit mix of affordable housing, with no change to overall building envelope, or floor area. While there is a marginal difference in affordable housing GFA (3.7sqm), the proposal continues to provide in excess of 15% of the total GFA.

Table 2 *Affordable Housing Provision*

	Existing (Mod 4 As submitted)	Proposed Revision	Change (sqm)	%
Affordable	2,751.5sqm	2,747.8sqm	-3.7sqm	15.03%
Total GFA	18,275.5sqm	18,275.5sqm	-	-

3.2 Summary

As set out above, there are no new or varied assessment matters that arise associated with the amendments, including in relation to *State Environmental Planning Policy (Housing) 2021* (and ADG) and *Wollongong Local Environmental Plan 2009*.

3.3 Revision to Submitted Documents

The following documents have been amended and are provided attached to this cover letter (and uploaded to the Major Projects Portal)

- Revised Architectural Plans (Attachment A to the Modification Report)
- Apartment Compliance Table (Attachment C to the Modification Report)

Given the minor nature of the modification, a revised Planning Justification Report has not been provided.

4.0 Conclusion

We trust the above and attached information provides the necessary clarification to enable inclusion in the finalisation of the modification. Should you have any questions or require any further clarification, please contact me on the details below.

Sincerely,



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Director- Planning
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