

EXHIBITION OF STATE SIGNIFICANT MODIFICATION APPLICATION

Modification 4 of the shop top housing development with in-fill affordable housing at Smith Street & Charlotte Street, Wollongong

Application No	SSD-67895459-Mod-4
Location	106 and 120-122 Smith Street and 3A Charlotte St, Wollongong
Applicant	The Smith Street Development Partnership
Council Area	Wollongong City
Consent Authority	Minister for Planning and Public Spaces

Description of the approved development

Construction of a shop top housing development with in-fill affordable housing comprising:

- two x 8-10-storey buildings with ground level retail/commercial uses
- 150 apartments (including 27 affordable housing apartments)
- communal open space at podium and roof top level
- two levels of above ground car parking with 183 car spaces
- vehicular access from Smith Street and Charlotte Street with associated road upgrade works
- publicly accessible through-site link and landscaping works.

Description of proposed modification

Section 4.55(2) modification of the approved shop top housing development to:

- increase the 9-storey portion of Building 2 to 12 storeys (additional 3 storeys)
- increase the total number of apartments to 176 (+26) including additional 4 affordable housing apartments
- make internal layout changes and ground floor amendments to waste storage area, bicycle parking and car parking areas
- amend the car parking allocation.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the department) has received an application to modify the abovementioned State significant development. The application and accompanying documents (including the modification report) are on exhibition from **Thursday 19 March 2026 to Wednesday 1 April 2026**. You can view these documents online at www.planningportal.nsw.gov.au/major-projects.

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.



Department of Planning, Housing and Infrastructure

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require further assistance, please contact Service NSW on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

Before making your submission: You should read the department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact Ayse Lavorato on (02) 8289 6602 or at ayse.lavorato@dpie.nsw.gov.au

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.
