

## Cowper Street, Warrawong

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This document answers frequently asked questions about the Warrawong planning proposal currently on public exhibition

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The Rezoning Pathways Program focuses on opportunities to rezone land in areas with high potential for increasing housing stock, and maximising community benefit. Cowper Street, Warrawong is one of five proposals that has been identified as part of the pilot program.

### Why has Warrawong been selected as part of the Rezoning Pathways Program?

Warrawong is identified as a Strategic Centre under the Illawarra Shoalhaven Regional Plan 2041.

The site is approximately 8 kilometres from Wollongong and is close to essential community services such as the existing Warrawong Plaza, Kembla Hospital and local schools. It is an existing destination for a number of bus routes that connect to major employment centres in Port Kembla and Wollongong.

The Wollongong Local Strategic Planning Statement (2020) anticipates that over the next 20 years the region will face an increase of at least 45,000 residents with a minimum of 28,000 dwellings being required to accommodate the population growth. The proposed development will help to address the increased need for housing within the region.

### Where is the site located?

The site located at 43-65 Cowper Street, Warrawong is currently a shopping centre (Warrawong Plaza) that occupies the majority of the Warrawong Town Centre, approximately 8.5 kilometres south of Wollongong.

### What is the community being asked to comment on?

The proposal involves amending planning controls to allow for a master planned mixed-use development of Warrawong Plaza, with ground floor retail, several residential towers, public open space and through site connectivity. The project aims to deliver:

- 1,300 new dwellings, of which approximately 10% is proposed to be affordable housing.
- Making residential apartments an Additional Permitted Use.
- Increasing the building height from a blanket 8 storeys to a range from 8 to 22 storeys.
- Introduction of a site-specific clause in the *Wollongong Local Environmental Plan 2009* that requires the retention of at least 50,000m<sup>2</sup> of non-residential floor space within the site.

- Amend street access to the site to include direct building access from parts of Cowper Street and King Street.
- Publicly accessible open space.
- Approximately 540 new jobs for the area.

### Isn't Warrawong flood prone?

The Flood Assessment Report and Flood Impact Assessment Report (2024) has been updated in response to consolidated comments from Wollongong City Council, the SES and the Department of Planning, Housing and Infrastructure, as well as a Flood Peer Review (2024) conducted by Rhelm.

The review included removing all buildings located within the flood-constrained south-eastern corner of the site.

### How will traffic and transport be managed?

As part of any redevelopment a transport plan will be developed and managed through conditions of approval in consultation with Transport for NSW and Council.

### How will new development impact on the area?

The 1,300 apartments will increase housing diversity, as well as increase housing supply in co-location with employment activities, services, and public transport.

The proposed development will revitalise the town centre of Warrawong, whilst also ensuring the existing retail function of the site is protected.

### Will the retail outlets in Warrawong Plaza be affected?

The Urban Design Report (2024) includes a staging plan advising it would be able to continue to provide crucial services during construction.

The staging plan demonstrates that Woolworths would be able to continue to operate throughout construction. Aldi and Coles may only need to close for a short period of time.

### How can you have your say?

Public exhibition and feedback for the proposal will close on **19 July 2024**. To review the proposal and have your say, go to <https://www.planningportal.nsw.gov.au/ppr/under-assessment/cowper-street-warrawong> and click on 'Make a submission'.

### What will happen next?

Feedback received during the exhibition period will inform the finalisation of the plan. A submission report outlining how the feedback was taken into consideration will be developed.

A decision on the proposed redevelopment will be made later in 2024.

### Contact us

For more information contact 1300 420 596 or email [rezoningpathways@dpie.nsw.gov.au](mailto:rezoningpathways@dpie.nsw.gov.au) .