

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Saturday, 20 July 2024 7:07:30 PM

---

Submitted on Sat, 20/07/2024 - 19:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

■

**Last name**

■

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

■

**Suburb/Town & Postcode**

2505

**Please provide your view on the project**

I object to it

**Submission**

Insufficient public transport options and traffic management planning to support such population in flux

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 19 July 2024 5:22:10 PM

---

Submitted on Fri, 19/07/2024 - 17:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Eli

**Last name**

Keenan

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2502

**Please provide your view on the project**

I object to it

**Submission**

This is a monstrosity.

I understand change is inevitable, but to this size and magnitude will kill warrawong and it's surrounding suburbs.

Developers are here to cash in regardless of the impact it has on the locals and surround communities.

The appeal of warrawong and surrounding areas is because of its undeveloped nature and green space that we are so lucky to have.

We don't need another concrete jungle to congest the surrounding area.

**I agree to the above statement**

Yes



potential to make it worse.

- No infrastructure. A suburb with 3 buses an hour, a staged closure of the nearest hospital, and no train station cannot support 3,500 new residents. This would be a 70% increase on the total Warrrawong population.

- No trust in developers. The company submitting this proposal, Elanor Investors Group, did the same thing in Merrylands on Woodville Road. After getting the rezoning through State Govt, they sold the site for \$36m in 2018. Meanwhile, the last 6 years has seen NO new housing or jobs created on the site. Demolition hasn't even started and there haven't been any updates on the development since 2019. What kind of message does this send? Investor \$\$ are more important than actual community benefits.

There's so many more reasons I oppose this rezoning proposal (e.g. Darcy Wentworth Park in shade all through winter so weekend sport washouts will increase). Many of my neighbours similarly oppose this proposal and have indicated that they will launch a campaign to oppose should it get through this stage.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 19 July 2024 3:56:11 PM

---

Submitted on Fri, 19/07/2024 - 15:54

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Blake

### **Last name**

Doering

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Warrawong 2502

### **Please provide your view on the project**

I object to it

### **Submission**

Obviously there is going to be backlash and community outcry whenever a drastic development as such is proposed. But the magnitude to which this is proposing to develop Warrawong is clearly a joke. 1300 new residential dwellings and an increase in population the vicinity of 2500 people and a 75m skyline to the current 24 (22 stories to the current 8 stories)?!

Clearly this pitch is a tactic to highball it to the community so that after the resistance and feedback from the community is received then a modified, scaled-down version is released and it seems more reasonable compared to the initial proposal, and thus more palatable to Joe Public.

The scale of this proposal is outrageous and even half of this (building heights and population increase) would be too much too soon and would significantly affect our region. The change of any region is meant to be gradual and incremental, not drastic.

Asking for a maximum building height extension from 24m up to 75m is outrageous. For some perspective, currently the tallest building in Wollongong is the Signature Tower at 74.6m high. And this proposal is aiming to place a 76m high building in Warrawong, nowhere near the Wollongong CBD. Currently the building height limit is 24m. This proposal is not asking for a minor amendment to the current regulation, not just to exceed it by a small margin but is asking for a tripling of the current limit and from 8 stories to 22 stories!

This would drastically change the skyline of the area and in particular affect thousands of residents who live on the elevated area to the NE of the site, who currently have uninterrupted views of the lake. This proposal is asking to plop a 75m high building right in the middle of their lake views. Even a building half this height would be a joke considering the current height limit is 24m.

The Rezoning Pathways Program and said rezoning of this land to accommodate such a disproportionate development of the Warrawong area is catering to the developers and investors and not the community.

In the proposal it states:

Accordingly, it is considered that the proposal does not give rise to any significant increase in the development capacity or potential residential population of the site compared to existing planning controls. Whilst the proposed amendments to building height limits established by the Wollongong Local Environmental Plan 2009 will facilitate the delivery of housing in a more appropriate manner, it is expected that a similar residential population could be delivered within the existing planning controls but that this would result in a poorer built form outcome and result in adverse effects on the provision of retail and leisure facilities within the existing centre.

If they cannot make the development palatable within the constraints of the planning, environmental and community standards and legislation currently in place (including the Wollongong LEP 2009) then they should not be allowed to develop it to that extent.

If I wish to develop my property I am bound by the rules. If I wish to build an 8 bedroom dwelling on my block I am bound by the current rules. I would not even ask, let alone be allowed to make it 5 stories high. And an attempt to sell it to my neighbours that it's better for everyone if it's 5 stories high instead of a shorter one because there'll be more trees down at ground level and it will look better for everyone than if it's just an ugly, boxy looking house with the same capacity.

As individuals we are bound by the rules and so too should these investors/developers/town planners. If they cannot make a design that is palatable for the community within the current constraints then they should not be allowed to develop to the extent they are asking.

Then there are more, hidden flow-on effects of such a population growth for surrounding areas, for example, the capacity of Port Kembla Beach and Pool and the parking situation there in the Christmas School Holiday period. For 2 months around Christmas it's bedlam in there. It is already an issue and has been an issue for years with Wollongong Council trying to address the issue to no avail. Such a drastic increase in population in the adjacent suburb of Warrawong will only exacerbate this problem and others like it.

Change and development of areas is meant to be gradual and incremental so that it does not significantly negatively alter the region. This proposal of 1300 new residential dwellings is ludicrous, and even half this amount would be way too much too soon. And, similarly, the 75m high building is an outrageous extension on the current 24m height

(over 300% of the current height allowed).

The rules and constraints on development should not be altered for developers. If we as individuals are bound by constraints so too should they. What's good for one is good for all.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 19 July 2024 2:10:06 PM

---

Submitted on Fri, 19/07/2024 - 14:09

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2502

**Please provide your view on the project**

I object to it

### Submission

- The development proposal includes the opportunity for 1,300 new dwellings. This would increase the population by approx. 3000. Such increase will put significant additional pressure on existing community infrastructure and support services which in some cases are limited.
- The proposed development provides for 22 storey residential towers. Currently the highest existing building in Warrawong (the former Port Kembla Hospital) is 5 storeys high and the highest existing unit development (Bent Street) is 4 storeys high. By increasing the height to 22 stories I believe that the proposed height of the residential towers will overwhelm the suburb. The potential for negative impacts on existing views and shading of existing dwellings is a further concern. As is, the likelihood that the proposed height of the residential towers will be used as a height precedent for further developments, not only in Warrawong but other suburbs.
- The basement car park at the existing Warrawong Plaza is often not accessible due to

flooding and that Northcliffe Drive on the southern side of the site is also affected by stormwater flooding. This should be taken into account..

- Increased motor vehicle movements in and out of the proposed development have the potential to have a serious negative impact on motor vehicle traffic flows on Cowper Street and Northcliffe Drive and current traffic congestion. Currently, there is daily traffic congestion at the Northcliffe Drive entrance/exit to Warrawong Plaza and associated congestion at the traffic lights located at the Northcliffe Drive / King Street intersection..
- The NSW Government's commitment to addressing the current housing crisis makes specific reference to "well-located homes close to transport, jobs and existing infrastructure." The location of the proposed development does not appear to meet this requirement. The increase in Warrawong's population will put significant additional pressure on existing community infrastructure. The current public transport options are limited to buses. The nearest Centrelink offices are located at Dapto, Shellharbour and Wollongong. The nearest train stations are located at Dapto, Port Kembla and Unanderra. Bus services from Warrawong to these locations are limited. Many of the Warrawong's existing General Practices have closed their books to new patients. There are limited places available in the local Pre Schools and Schools.
- Elanor Investment Group has indicated that "the development will be staged allowing Warrawong Plaza's Coles, Woolworths and Aldi supermarkets as well as the centres retailers to trade during the redevelopment to provide the essential, every day needs to customers in the region." I am sceptical that such assurance will be upheld. It is a major concern that resident access to the range of everyday goods and services available at Warrawong Plaza will be curtailed during the development construction period. Limited public transport options mitigate against convenient access to alternate goods and services options at Dapto, Shellharbour, Unanderra and Wollongong.

Please note that in principle I am not opposed to a development but I am opposed to it in its current form and without the necessary infrastructure in place.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 19 July 2024 1:09:17 PM

---

Submitted on Fri, 19/07/2024 - 13:09

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Lake Heights 2502

**Please provide your view on the project**

I object to it

**Submission**

Warrawong Plaza Development Proposal - Cowper Street Warrawong.

This submission regarding the Cowper Street Warrawong Plaza Development Proposal is being made by Neighbourhood Forum 7 (NF7).

NF7.

NF7 is an independent community / resident group facilitated and supported by Wollongong City Council as part of its Community Engagement Program. NF7 has a well-developed understanding of:- a) the detail of the Development Proposal having closely monitored successive announcements regarding the potential for Warrawong Plaza to be developed to provide retail, residential and public open spaces, b) the NSW Government's commitment to address the current housing crisis by rebalancing housing growth across the

state with a focus on well-located homes close to transport, jobs and existing infrastructure and c) how the Warrawong Plaza development could ameliorate the impacts of the current housing crisis on residents currently living within and persons aspiring to live within the NF7 boundary.

## Issues Arising from NF7's Consideration of The Warrawong Plaza Development Proposal.

### 1. Increase In Residents Arising from The Proposed Development.

The development proposal includes the opportunity for 1,300 new dwellings. The most recent Census data (2021) indicates that the average person per Warrawong household in 2021 was 2.4 and that the number of persons living in Warrawong in 2021 was 4,659. Accordingly, it can be estimated that the number of additional persons residing in Warrawong because of the proposed development will be 3,120 and the total number of persons residing in Warrawong will be 7,779. This represents a 66.97% increase in the suburb's population. The proposed development is effectively the size of a new suburb. Such increase will put significant additional pressure on existing community infrastructure and support services which in some cases are limited.

### 2. Height and Size of The Development.

The proposed development provides for 22 storey residential towers. Currently the highest existing building in Warrawong (the former Port Kembla Hospital) is 5 storeys high and the highest existing unit development (Bent Street) is 4 storeys high. NF7 is concerned that the proposed height of the residential towers will overwhelm the suburb. The potential for negative impacts on existing views and shading of existing dwellings is a further concern. As is, the likelihood that the proposed height of the residential towers will be used as a height precedent for further developments, not only in Warrawong but other suburbs within the NF7 boundary.

### 3. Flood Risk.

NF7 identified that the basement car park of the existing Warrawong Plaza is often not accessible due to flooding and that Northcliffe Drive on the southern side of the site is also affected by stormwater flooding. NF7 suggests that rectification of these circumstances should be a development consent condition.

### 4. Motor Vehicle Traffic and Parking.

Increased motor vehicle movements in and out of the proposed development have the potential to have a serious negative impact on motor vehicle traffic flows on Cowper Street and Northcliffe Drive and current traffic congestion. Currently, there is daily traffic congestion at the Northcliffe Drive entrance/exit to Warrawong Plaza and associated congestion at the traffic lights located at the Northcliffe Drive / King Street intersection. There are concerns about the implications of the proposed development for the Warrawong Streetscape Update Plan which proposes changes to Warrawong's existing road infrastructure and traffic management (Warrawong Streetscape Upgrade | Our Wollongong (nsw.gov.au)). The number of parking spaces available at Warrawong Plaza are currently inadequate on high demand shopping days. NF7 suggests that provision for at least 1.5 car spaces per residential space should be a development consent condition.

### 5. Infrastructure.

The NSW Government's commitment to addressing the current housing crisis makes

specific reference to “well-located homes close to transport, jobs and existing infrastructure.” The location of the proposed development does not appear to meet such requirement. As alluded to in 1. above, a 66.97% increase in Warrawong’s population will put significant additional pressure on existing community infrastructure. The current public transport options are limited to buses. The nearest Centrelink offices are located at Dapto, Shellharbour and Wollongong. The nearest train stations are located at Dapto, Port Kembla and Unanderra. Bus services from Warrawong to these locations are limited. Many of the Warrawong’s existing General Practices have closed their books to new patients. There is no Police station. Anecdotally, there are limited places available in the local Pre Schools and Schools.

#### 6. Curtailed Convenient Access to Every Day Resident Shopping Needs.

Elanor Investment Group has indicated that “the development will be staged allowing Warrawong Plaza's Coles, Woolworths and Aldi supermarkets as well as the centres retailers to trade during the redevelopment to provide the essential, every day needs to customers in the region..” The Forum is sceptical that such assurance can be upheld. It is a major concern that resident access to the range of every day goods and services available at Warrawong Plaza will be curtailed during the development construction period. Limited public transport options mitigate against convenient access to alternate goods and services options at Dapto, Shellharbour, Unanderra and Wollongong.

#### 7. Summary.

Having regard to the above, NF7 has serious concerns regarding the proposed development in its current form. In essence, NF7 believes that the proposed development is an overreach when considered in the context of currently available community infrastructure and support services

Please contact me on [REDACTED] if you require further information.

Regards

[REDACTED]

[REDACTED]

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 19 July 2024 12:46:08 PM  
**Attachments:** [dc-response-to-warrawong-proposal.docx](#)

---

Submitted on Fri, 19/07/2024 - 12:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port Kembla 2505

**Please provide your view on the project**

I object to it

**Submission file**

[dc-response-to-warrawong-proposal.docx](#) (22.91 KB)

**Submission**

Please find attached my response to the proposed development at Warrawong Plaza.

**I agree to the above statement**

Yes

As a resident of Port Kembla, please find below my reaction and thoughts to the proposed development of the Warrawong Plaza/Cowper St complex.

I do not support the proposal as the site is not suitable and the buildings are too high.

**The Warrawong location is not suitable for high density housing with the number of proposed dwellings.** These do not meet the guidelines for a healthy built environment for young families which the proposal says it aims to attract. ([https://policy-futures.centre.uq.edu.au/files/7682/PolicyFutures2021\\_Krysiak.pdf](https://policy-futures.centre.uq.edu.au/files/7682/PolicyFutures2021_Krysiak.pdf)).

Currently the highest buildings in the area are three to four stories. The proposed tall buildings would completely change the landscape and the character of this area. I understand the need for more housing, particularly affordable housing. There are other more suitable areas locally that would suit the purpose.

Wollongong Council already has a number of residential developments being built in the next few years that will provide much needed housing. These developments will already stretch the capacity of existing Council infrastructure without another huge residential development.

**Flood Zone/ Climate Change:**

The area of land proposed for the development is a narrow low-lying area between a major lake and the sea. The site is subject to flooding including flash flooding. The extreme weather events of late are predicted to continue to worsen.

The Warrawong Plaza area unfortunately floods easily, and the basement car park is unusable during these events. The report in the proposal states that the floods abate in thirty minutes, however this comment doesn't allow for periods when the ground is fully saturated and the water levels are slow to recede.

The suggestion to include two basement level parking areas in a flood zone seems incomprehensible and would create potential for inaccessibility and property damage.

### **Public Transport**

This site has no rail link and would rely solely on buses. The current services would be inadequate and there would need to be considerable additions to infrastructure and services which would impact the free flow of traffic.

### **Local Roads**

It is noted in the proposal that the traffic at the intersections of King/Cowper and King/Northcliffe Drive will be over capacity because of the development, on top of the already growing traffic numbers. And of course, there will be hundreds of large trucks involved in the demolition and rebuild of the site – which will cause more traffic problems and damage to the local roads.

The surrounding residential streets would become ‘through runs’ to avoid congestion thereby causing traffic hazards on quiet suburban streets with **no** existing footpaths. Pedestrians, including parents with strollers and older people with mobility issues, already have to walk on the road in the surrounding streets (including Parker, Robertson, Bland, Donaldson, Keira Streets).

### **Noise during the development and ongoing**

A development of this size will create a lot of noise and dust over the years it will take to build and will impact severely on the local population.

### **Light pollution**

There is already a considerable amount of light pollution in the area and the addition of multi-story buildings would increase this dramatically.

### **Impact on local fauna**

The proposed large development and increased densely packed population will impact on the habitat of the large number of birds that roost on the Five Islands Reserve, use the nearby lake and fly over the proposed development site daily.

### **Water and sewerage**

Are there plans to upgrade and enlarge the existing sewage infrastructure? This development will put a huge strain on the current system.



**Lake Illawarra / Ecosystem**

The southwest corner of Lake Illawarra is a known environmentally sensitive area. It makes no sense to create such a major high-rise development in a sensitive area.

I hope you will take my feedback into consideration.

Yours sincerely

A black rectangular redaction box covering the signature area.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Thursday, 18 July 2024 10:45:10 PM

---

Submitted on Thu, 18/07/2024 - 22:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████████

**Last name**

██████████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

Lake Heights

**Please provide your view on the project**

I object to it

### **Submission**

While I fully support most of the development, in particular the inclusion of significant green space, outdoor amenities and revitalisation of the area, I do not support the significant increase in residential apartments from the original proposal.

I also do not support the increase in residential building heights, not only from an aesthetic perspective, but from a practical perspective as I do not believe the surrounding roads will cope with so many more residents.

I live on ██████████, have done for 24 years. Over this time I have observed a huge increase in traffic, such that it is already difficult to drive into / out of my driveway. I am incredulous that this road has become a major thoroughfare given it runs alongside Lake Illawarra, which should be protected from car and truck toxins & pollutants. It should be a local traffic only road, with slowdown islands etc.

And so, I am deeply concerned about the traffic chaos and congestion that will ensue with the proposed 1300 more apartments as well as the increase in visitor numbers to Warrawong for retail and outdoor recreation. I also note from reading the traffic assessment that the proposal isn't supported based on it not being viable in terms of infrastructure.

I understand the need to increase resident numbers however 1300 apartments instead of 850 is excessive, I believe the resultant impacts will be diabolical.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Thursday, 18 July 2024 2:56:16 PM

---

Submitted on Thu, 18/07/2024 - 14:56

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Vicki

**Last name**

Sugars

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2502

**Please provide your view on the project**

I object to it

**Submission**

I have read all the documents provided and also studied the images of the proposed development. My feedback is based on being a home owner in Lake Heights, who uses the Warrawong Plaza as my main shopping precinct.

I have concerns about about traffic congestion in and out of the Plaza given that the new additional residential dwellings will come with an increase cars in/out of the Plaza, namely off Northcliffe Drive and also off Cowper street. Already, now with the new Woolworths installed, traffic in and out has increased considerably, with cues of cars waiting to enter the carpark, or exit back onto Northcliffe Drive. It's too choked. I would expect too that there will be a greater demand on parking space in the Plaza, given (at a guess) parking spaces provided to the 1300 new dwellings will be limited to 1 parking space underneath the new towers and there will be an overflow into the retail carpark. Of course, this can be managed by charging by the hour for parking in the retail carpark, but if this was the case,

it would certainly deter many from shopping here, given the age and low socio-economic demographic of the neighbourhood. As someone like myself who is over 60 years of age, retired, and also works as a volunteer 3 days a week for an organisation assisting elderly with their shopping by driving them to Warrawong Plaza, any more complexities added to an already choked shopping precinct, will have us shopping elsewhere - namely Dapto Plaza or Fairy Meadow, where parking and access to supermarkets (Woolworths, Aldi, Coles) and their carpark is easy ie. not congested at anytime and FREE).

Overall, it beggars belief that the MAJOR and ONLY shopping precinct for all of Warrawong, where most of the traffic into the Plaza is via vehicle and NOT on foot because people need to carry weekly shopping bags and its too far from their home to walk, that it be further congested by residential towers and the accompanying vehicle traffic that comes with it. With all the space that comes with the region, WHY BUILD ON TOP OF EACH OTHER IN SUCH A CONFINED WAY???

Why choke this shopping precinct with residential living when there is the very under utilised sports oval across the road on Northcliffe Drive that remains dormant? I certainly support the proposal that the region and even the state of NSW needs more residential living but why sandwich a footprint of retail land with further limitations on parking, flow of traffic and access for the elderly and those compromised with their mobility by squeezing in 1300 apartments. Simply ridiculous planning.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Thursday, 18 July 2024 1:46:18 PM

---

Submitted on Thu, 18/07/2024 - 13:46

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2505

**Please provide your view on the project**

I object to it

### **Submission**

I do not support this direction of high rise and high density towers in Cowper st and immediately surrounding areas.

There is no train line close by.

It will impact the current community in a negative way and I do not see this as an answer to the need for more housing.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Wednesday, 17 July 2024 12:26:28 PM

---

Submitted on Wed, 17/07/2024 - 12:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port Kembla 2505

**Please provide your view on the project**

I object to it

### **Submission**

This is a very concerning proposal for the Warrawong area and surrounds. I don't believe the existing infrastructure can support it and proposed infrastructure changes are grossly inadequate. This will have a knock on effect to the surrounding areas. This relates in particular to traffic. I see problems with parking not being adequate, existing flooding issues will be exacerbated. Support services for an influx of a great number of new residents, schools, health, disability and aged care and more need to be addressed at a substantial level. This kind of development is not suitable in a place such as Warrawong both socially and physically as its geographical position east of the Lake creates a bottleneck on the major pathway to and from Wollongong.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 15 July 2024 8:40:10 PM

---

Submitted on Mon, 15/07/2024 - 20:39

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Tom

### **Last name**

McColl

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2505

### **Please provide your view on the project**

I am just providing comments

### **Submission**

This is an important proposal. In principle, I support residential development in Warrawong at and/or near this site.

Despite this, there are some clear issues with this proposal. The main issues with it are:

- Huge lack of traffic and transport planning for the whole precinct. King/Cowper/Northcliffe are challenging at the best of times and adding circa 2500 residents with next to no traffic and transport planning or improvement is ignorant and unprofessional.
- Parking will be a major concern. As above, current parking provisions for the shopping centre is already difficult - adding 2500 residents will make it completely untenable.
- There is some mention of removing the 'non-residential floor space' (ie removing the shops). The supermarkets and stores in the existing plaza service residents from



Warrawong, Port Kembla, Unanderra, Cringila, Heights and so on... this development can't go ahead if it's contingent on removing the shops, particularly the supermarkets.

- Regarding overall dwelling increases/urban design, I believe the overall # is too high, though I do support development here. A reduction in overall dwelling numbers of half would be more palatable, decreasing heights and/or density of the apartment buildings.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 1 July 2024 1:22:16 PM

---

Submitted on Mon, 01/07/2024 - 13:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

[REDACTED]

### **Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Mudgee. 2850

**Please provide your view on the project**

I object to it

### **Submission**

Traffic flow through Warrawong+ Car parking - Warrawong Plaza already floods in heavy rain

Transport

Governments plan of medium level housing development was based around close proximity to transport. Port Kembla train station isn't exactly close & probably couldn't manage the increase in passengers anyway.

The aerial view of Warrawong Plaza clearly shows a development of this major proportion is well out of character for the region.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 1 July 2024 12:58:09 PM

---

Submitted on Mon, 01/07/2024 - 12:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Warrawong 2502

**Please provide your view on the project**

I object to it

### **Submission**

This proposal is badly thought out.

There are no services here ,they have all been moved to Shellharbour and Wollongong. The plaza already floods in its underground carpark after heavy rain proving we have flooding issues.

1300 new residences will create massive parking issues. Bitter resentment between people who have and those that have not.

This is a socially deprived area and the proposal only provides 130 affordable houses. No public housing, which is badly needed. Traffic issues will result in the M1 motorway at Berkley Unanderra and north Wollongong being stationary at peak times and holidays.

Local roads to Wollongong and Shellharbour will also come to a standstill. No rail access can be provided to help alleviate transport issues

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 1 July 2024 8:45:12 AM

---

Submitted on Mon, 01/07/2024 - 08:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2500

**Please provide your view on the project**

I am just providing comments

### **Submission**

Consult the local community in Warrawong- face to face as many locals will ever be on this website. I live in Wollongong not Warrawong but I know the area well.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 28 June 2024 8:29:57 AM

---

Submitted on Fri, 28/06/2024 - 08:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Karen

### **Last name**

James

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Warrawong

### **Please provide your view on the project**

I am just providing comments

### **Submission**

I would like to point out that the car park under the existing shopping centre floods during the rains. I hope this has been taken into consideration before renovations and building commences.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Thursday, 27 June 2024 12:44:05 PM

---

Submitted on Thu, 27/06/2024 - 12:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2505

**Please provide your view on the project**

I object to it

### **Submission**

Surely the Police will have a say, & with the the drug & crime problem already at Illawong Gardens (Shellharbour Rd) Todd Ave Warrawong & Northcliff Dr (Lego land) the better option would be to re look at the Old Port Kembla primary school site.

The height of this proposal is well out of character with the area

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Thursday, 27 June 2024 4:28:49 AM

---

Submitted on Thu, 27/06/2024 - 04:28

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2505

**Please provide your view on the project**

I object to it

### **Submission**

I hate the idea of the over population and the surrounding areas. Where will the children go to school? They are full as it is. The traffic. The beach being flooded with even more people. Stop making a buck and think of the locals and what they want.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Thursday, 18 July 2024 5:18:46 PM  
**Attachments:** [submission-to-warrawong-proposal-jul-2024.docx](#)

---

Submitted on Thu, 18/07/2024 - 17:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

PORT KEMBLA 2505

**Please provide your view on the project**

I object to it

**Submission file**

[submission-to-warrawong-proposal-jul-2024.docx](#) (22.34 KB)

**Submission**

See file attached

**I agree to the above statement**

Yes

We would like to register our concerns about the proposed development of Warrawong Plaza/Cowper St. We object to the proposal on a number of grounds and have particular concerns about the impact on the traffic, infrastructure and general amenities of the immediate Warrawong/Port Kembla surrounds.

We absolutely support the development of medium density and low rise housing in the area, and in particular projects that allocate a percentage to social housing, but this proposal is for high rise in an area that is predominantly single dwelling houses with a small amount of low rise apartment blocks, and is also for a very large number of dwellings on a single site.

After reading the Planning Proposal documents on public exhibition we'd like to make the following points:

- **Significant negative impact on local traffic:** The ARUP traffic impact study makes it clear that the volume of local traffic would increase significantly, but only considers the impact on the immediate intersections. This ignores:
  - The likelihood that surrounding residential streets will be used by cars to avoid the intersection congestion and that this is likely to create dangerous traffic on currently very quiet streets that have no pedestrian footpaths.
  - The fact that there is a primary school and pre-school on the Shellharbour/Northcliffe Drive intersection that is very busy with parents and children in all four directions morning and afternoon. Increasing the traffic demand on this intersection by the amount predicted increases the potential for accidents involving pedestrians.

The traffic impact study itself suggests that mitigation strategies are required, including reduction of the number of dwelling units to be built. Other suggestions of reducing the number of motor vehicles associated with the development by changing people's transport behaviour are simply disingenuous – people moving into the proposed units will have limited public transport options other than the bus routes, and are unlikely to take to 'active transport' options and start walking, cycling or using car share options. The infrastructure changes that are going to be needed are simply shifted on to State and Local Government.

- **Negative impact on visual amenity:** The proposed 3 very high towers (66-78m) will stand out across the area – the claims that this is not a problem because the towers don't actually block a particular view, or that the area will be eventually developed with higher rise anyway (and, as they claim, setting 'the foundation for a distinct building of outstanding architectural quality that can be a recognisable and welcoming symbol for Warrawong'), are again disingenuous. Anything this height will dramatically impede the amenity of the outlook and have a significant negative impact on views of the sea scape and escarpment. Reducing the number of proposed units would enable the developer to reduce the tower heights without having to increase the number of blocks (particularly to the threatened 20 blocks as an alternative!).

- **Building in a flood zone:** The development area is already subject to flooding including flash flooding, and the impact of climate change means extreme weather events will continue to worsen. While people may be able to evacuate to Cowper St, cars in the basement parking levels will be subject to damage, and the impact of that will flow onto owners and insurance providers. While the flood assessment report assumes that flooding rises and falls relatively quickly, this doesn't allow for times that the water table is already saturated and water levels take much longer to fall, or if creating flood barriers will simply contribute to flooding in surrounding streets and buildings.
- **Length of construction period and level of noise:** The developers are proposing to work sequentially in a staged approach to the development which will subject the residents of the area to a total of **11 years of ongoing construction noise** (3 years construction each for Stages 1-3 and 2 years for Stage 4). This is absolutely unacceptable. The site sits within a topography of a 'bowl like' amphitheatre, and the noise will reverberate across and through the surrounding residential areas of Lake Heights, Warrawong and Port Kembla. Construction dust will also be drifting over the nearby residential areas, and Kemblawarra primary school and the pre schools for that length of time. For a normal construction phase of 12-18 months, this is bad enough, but the local area cannot be asked to put up with over a decade of construction noise and dust.
- **Negative impact on local environmental ecosystem:** The area of Lake Illawarra close by the proposed site is an environmentally sensitive area. It is acknowledged by environmentalists that population growth and increased human activities are a threat to fragile environments. The development proposal seems to consider the nearby lake environment only in terms of its recreational function for the proposed new residents. However, an additional 2,600 people nearby will undoubtedly have a negative impact on the lake ecosystem.

We don't understand why, given that Wollongong Council is on track to exceed its housing targets with a number of residential developments being built in the next 1-3 years, this excessively large number of units is being proposed for a single site. The requirement for consideration under DPHI State-Assessed Planning Proposal (SAPP) pathway for regional areas is a minimum of 300 units, so the addition of 1,000 units to this clearly benefits the owner developer of Warrawong Plaza, but is to the detriment and cost of existing local residents.



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 19 July 2024 7:36:04 AM  
**Attachments:** [warrawongong.docx](#)

---

Submitted on Fri, 19/07/2024 - 07:34

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Linda

### **Last name**

Campbell

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Port Kembla 2505

### **Please provide your view on the project**

I am just providing comments

### **Submission file**

[warrawongong.docx](#) (12.33 KB)

### **Submission**

This development proposal is an opportunity to provide additional housing located close to services needed to support the growth in the community. Traditionally this has been a very disadvantaged community and the proposed development should create vibrancy and economic up lift through the creation of jobs and services.

The creation of a large green heart in the development is a welcome inclusion.

Public transport links require improvement and an increase in availability of buses is required to service the development it could be a catalyst for a southern suburbs free shuttle bus, rapid transport links and improved active transport linkages.

Community concerns relating to flooding and the need to identify a planned timetable of

development need to be addressed.

**I agree to the above statement**

Yes

This development proposal is an opportunity to provide additional housing located close to services needed to support the growth in the community. Traditionally this has been a very disadvantaged community and the proposed development should create vibrancy and economic up lift through the creation of jobs and services.

The creation of a large green heart in the development is a welcome inclusion.

Public transport links require improvement and an increase in availability of buses is required to service the development it could be a catalyst for a southern suburbs free shuttle bus, rapid transport links and improved active transport linkages.

Community concerns relating to flooding and the need to identify a planned timetable of development need to be addressed.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Thursday, 18 July 2024 4:34:41 PM  
**Attachments:** [submission.docx](#)

---

Submitted on Thu, 18/07/2024 - 16:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port Kembla 2505

**Please provide your view on the project**

I object to it

**Submission file**

[submission.docx](#) (20.97 KB)

**Submission**

please see attached submission for the proposed Warrawong Plaza development.

**I agree to the above statement**

Yes

## **Submission Warrawong Plaza/Cowper Street. 18<sup>th</sup> July, 2024**

We are writing this submission to oppose the Warrawong Plaza Proposal. We aren't opposed to change and development and welcome the library and community centre development.

We would like to raise the following concerns in relation to the proposed Warrawong Plaza development.

### **Scale, Density and Flood Prone area**

- The scale density and height of the proposed towers is so significant on the existing low landscape (approx. 3-4 stories). 5-25 stories or up to 70 metres is not in keeping with the area. The visual height of this development isn't attractive and isn't in keeping with the visual landscape.
- The high density housing proposed .... 1300 is excessive in this small 7 hectare area, and the height of the proposed towers and apartments some of the apartments will be above any health and wellbeing guideline. It has been reported that people living above 5 stories high experience poor mental health.
- The language throughout the proposal is about aiming to e.g. provide 10% affordable housing – how will this be part of an accountable requirement when it's only an aim?
- The Flood plain is such a key point in this proposal as realistically no flood plain should be built as the "Site is located within the Illawarra catchment and would be impacted" There are flood figures proposed with possible scenarios, however even with the conservative estimates in this report the proposal notes within some areas of the development "emergency vehicles access only" and areas could be flooded for over 3 hours – how does this work for a young family and or an elderly person. This is reclaimed land, prone to flooding and therefore is unsuitable for a proposal of this scale. In addition, who will mitigate the flooding and the impacts on neighbouring residents.

### **Green Space and Green heart**

The size of the green heart is so small within the scale of this proposed development it won't be able to provide all the opportunities that are identified in the report and therefore unrealistic, this would need to be increased significantly.

### **Local Roads, Traffic and existing infrastructure**

There are only buses in Warrawong and the traffic congestion that already exists through Cowper, King Street and Northcliffe Drive is significant. How will extra cars and residents be accommodated and how will this be resolved? Its also important to note the poor state of existing footpaths and lack of footpaths in a number of residential streets.

The report discussed the community engagement and community development opportunities however it appears these are only listed as community assets and there



has been no community engagement in relation to this development – perhaps commercial engagement has occurred, but not community engagement. The proposal indicates that through the proposed staging of the development shoppers can continue to access crucial services, namely Woolworths, “however Aldi and Coles may choose to not renew their lease” therefore we will lose the variety of current supermarkets which allows for competitive food prices.

We understand the need for increasing housing however we are concerned and question the proposed site as being feasible and the scale of this proposal.

Regards

[REDACTED]

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Tuesday, 16 July 2024 6:01:24 PM  
**Attachments:** [2024-jul-response-to-warrawong-proposal.docx](#)

---

Submitted on Tue, 16/07/2024 - 17:59

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port Kembla

**Please provide your view on the project**

I object to it

**Submission file**

[2024-jul-response-to-warrawong-proposal.docx](#) (19.56 KB)

**Submission**

See attached file

**I agree to the above statement**

Yes

We are writing to voice our opinion on the proposed development of the Warrawong Plaza/Cowper St. We do not support the proposal as the site is not suitable and the buildings are too high.

After considering all the Planning Proposal documents on public exhibition, we have the following concerns:

**Warrawong location not suitable for high density housing with the number of dwellings proposed**

Given there are no commercial or domestic buildings exceeding three to four stories in Warrawong, the proposed tall buildings would be an eye-sore visible to everyone in the vicinity. The area would be more suited for enacting the new NSW Government's low and mid-rise housing reforms to retain young people in the area.

Wollongong Council is on track to exceed its housing targets which means there is already a number of residential developments being built in the next 1-3 years that will provide needed housing. These developments will already stretch the capacity of existing Council infrastructure without another huge residential development proposed.

The housing of the density and height proposed does not meet guidelines for a healthy built environment for young families which the proposal says it aims to attract. ([https://policy-futures.centre.uq.edu.au/files/7682/PolicyFutures2021\\_Krysiak.pdf](https://policy-futures.centre.uq.edu.au/files/7682/PolicyFutures2021_Krysiak.pdf)).

**Flood Zone/ Climate Change:**

The area of land in question is a narrow low lying area between a major lake and the sea. The site is subject to flooding including flash flooding. The extreme weather events of late are predicted to continue and worsen.

The Warrawong plaza area floods readily and the locals know that the current basement car park is unusable during these events. The report in the proposal states that the floods abate in 30 minutes, however this comment doesn't allow for periods when the ground is fully saturated and the water levels are slow to abate. The hundreds of proposed new residents would be displaced or confined to their homes. Also the idea to incorporate 2 basement level parking areas in a flood zone makes no sense

and would create potential for inaccessibility and property damage. We question whether creating flood barriers would possibly add to the flood issues in the surrounding streets.

### **Public Transport**

This site has no rail link and would rely solely on buses. The current services would be inadequate and there would need to be considerable additions to infrastructure and services which would impact the free flow of traffic.

### **Local Roads**

It is noted in the proposal report that the traffic at the intersections of King/Cowper and King/Northcliffe Drive will be over capacity as a result of the development, on top of the already growing traffic numbers.

The surrounding residential streets would become 'through runs' to avoid congestion thereby causing traffic hazards on quiet suburban streets with no existing footpaths. Pedestrians including parents with buggies and older people with disabilities have to walk on the road in the surrounding streets (including Parker, Robertson, Bland, Donaldson, Keira Streets).

### **Noise during the development and ongoing**

We are very concerned about the noise and dust such a large project would generate over what we imagine could be a number of years.

Although we appreciate the need for recreational amenities, greenspace is far preferred in regional suburban areas to the proposed rooftop playgrounds sports facilities. Also rooftop and other recreational areas would considerably add to the noise pollution of the surrounding area, particularly along the ridgeline.

### **Light pollution**

There is already a considerable amount of light pollution in the area and the addition of multi story buildings would increase this exponentially.

### **Impact on local fauna**

The proposed large development and increased densely packed population will impact on the habitat of the large number of birds that roost on the Five Islands reserve, use the nearby Lake and fly over the proposed development site daily.

**Views Building heights**

The existing buildings fit within the landscape topography of sorts. Adding high rise buildings would impact views from surrounding areas greatly as they would become the focal points rather than the views beyond. We agree that the plaza could do with an upgrade but disagree with the unsubstantiated claim in the proposal that the development would “enhance our overall visual quality”.

**Suitability of bedrock**

We appreciate further studies are required, however from a lay person’s perspective we would question the suitability of creating such large high rises on this narrow coastal land which could well be subject to movement and subsidence.

**Water and sewerage amenity**

We are concerned that adding such a large amount of additional dwellings would place undue stress on the existing infrastructure.

**Lake Illawarra / Ecosystem**

The SW corner of Lake Illawarra is a known environmentally sensitive area. It makes no sense to create such a major high rise development in a sensitive area.

As the former Lake Illawarra Authority Brian Dooley stated in the publication -Lake Illawarra :an ongoing history 2005, “the main challenge to the future well being of the Lake is population growth and human activities”. Concentrating an additional 1300 dwellings on this site could well put much greater stress on the lakes ecosystem.

We appreciate the urgent need for increased housing stock, however we question the feasibility of the proposed development in this location.

Kind regards

A large black rectangular redaction box covering the signature and name of the sender.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 15 July 2024 2:18:50 PM  
**Attachments:** [submission.pdf](#)

---

Submitted on Mon, 15/07/2024 - 14:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Windang

**Please provide your view on the project**

I am just providing comments

**Submission file**

[submission.pdf](#) (116.77 KB)

**Submission**

See attached

**I agree to the above statement**

Yes

### **1. Increase In Residents Arising from The Proposed Development.**

The development proposal includes the opportunity for 1,300 new dwellings. The most recent Census data (2021) indicates that the average person per Warrawong household in 2021 was 2.4 and that the number of persons living in Warrawong in 2021 was 4,659. Accordingly, it can be estimated that the number of additional persons residing in Warrawong because of the proposed development will be 3,120 and the total number of persons residing in Warrawong will be 7,779. This represents a 66.97% increase in the suburb's population. The proposed development is effectively the size of a new suburb. Such increase will put significant additional pressure on existing community infrastructure and support services which in some cases are limited.

### **2. Height and Size of The Development.**

The proposed development provides for 22 storey residential towers. Currently the highest existing building in Warrawong (the former Port Kembla Hospital) is 5 storeys high and the highest existing unit development (Bent Street) is 4 storeys high. I am concerned that the proposed height of the residential towers will overwhelm the suburb. The potential for negative impacts on existing views and shading of existing dwellings is a further concern. As is, the likelihood that the proposed height of the residential towers will be used as a height precedent for further developments, not only in Warrawong but other suburbs within the Ward 3 boundary.

### **3. Flood Risk.**

The basement car park of the existing Warrawong Plaza is often not accessible due to flooding and that Northcliffe Drive on the southern side of the site is also affected by stormwater flooding. Rectification of these circumstances should be a development consent condition.

### **4. Motor Vehicle Traffic and Parking.**

Increased motor vehicle movements in and out of the proposed development have the potential to have a serious negative impact on motor vehicle traffic flows on Cowper Street and Northcliffe Drive and current traffic congestion. Currently, there is daily traffic congestion at the Northcliffe Drive entrance/exit to Warrawong Plaza and associated congestion at the traffic lights located at the Northcliffe Drive / King Street intersection. I have concerns about the implications of the proposed development for the Warrawong Streetscape Update Plan which proposes changes to Warrawong's existing road infrastructure and traffic management (Warrawong Streetscape Upgrade | Our Wollongong ([nsw.gov.au](https://nsw.gov.au))). The number of parking spaces available at

Warrawong Plaza are currently inadequate on high demand shopping days. Provision for at least 1.5 car spaces per residential space should be a development consent condition.

## **5. Infrastructure.**

The NSW Government's commitment to addressing the current housing crisis makes specific reference to "well-located homes close to transport, jobs and existing infrastructure." The location of the proposed development does not appear to meet such requirement. As alluded to in 1. above, a 66% increase in Warrawong's population will put significant additional pressure on existing community infrastructure. The current public transport options are limited to buses. The nearest Centrelink offices are located at Dapto, Shellharbour and Wollongong. The nearest train stations are located at Dapto, Port Kembla and Unanderra. Bus services from Warrawong to these locations are limited. Many of the Warrawong's existing General Practices have closed their books to new patients. There is no Police station. Anecdotally, there are limited places available in the local Pre Schools and Schools.



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Sunday, 14 July 2024 10:47:41 AM  
**Attachments:** [response-to-warrawong-proposal.docx](#)

---

Submitted on Sun, 14/07/2024 - 10:33

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Linden

### **Last name**

Abbot

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2505

### **Please provide your view on the project**

I object to it

### **Submission file**

[response-to-warrawong-proposal.docx](#) (19.63 KB)

### **Submission**

Cop of uploaded file above:

Linden Abbot and Nikki Woolley

[REDACTED]

We are writing to voice our opinion on the proposed development of the Warrawong Plaza/Cowper St. We do not support the proposal as the site is not suitable and the buildings are too high.

After considering all the Planning Proposal documents on public exhibition, we have the

following concerns:

Warrawong location not suitable for high density housing with the number of dwellings proposed

Given there are no commercial or domestic buildings exceeding three to four stories in Warrawong, the proposed tall buildings would be an eye-sore visible to everyone in the vicinity. The area would be more suited for enacting the new NSW Government's low and mid-rise housing reforms to retain young people in the area.

Wollongong Council is on track to exceed its housing targets which means there is already a number of residential developments being built in the next 1-3 years that will provide needed housing. These developments will already stretch the capacity of existing Council infrastructure without another huge residential development proposed.

The housing of the density and height proposed does not meet guidelines for a healthy built environment for young families which the proposal says it aims to attract.. ([https://policy-futures.centre.uq.edu.au/files/7682/PolicyFutures2021\\_Krysiak.pdf](https://policy-futures.centre.uq.edu.au/files/7682/PolicyFutures2021_Krysiak.pdf)).

Flood Zone/ Climate Change:

The area of land in question is a narrow low lying area between a major lake and the sea. The site is subject to flooding including flash flooding. The extreme weather events of late are predicted to continue to worsen.

The Warrawong plaza area floods readily and the locals know that the current basement car park is unusable during these events. The report in the proposal states that the floods abate in 30 minutes, however this comment doesn't allow for periods when the ground is fully saturated and the water levels are slow to abate. The hundreds of proposed new residents would be displaced or confined to their homes. Also the idea to incorporate 2 basement level parking areas in a flood zone makes no sense and would create potential for inaccessibility and property damage. We question whether creating flood barriers would possibly add to the flood issues in the surrounding streets.

Public Transport

This site has no rail link and would rely solely on buses. The current services would be inadequate and there would need to be considerable additions to infrastructure and services which would impact the free flow of traffic.

Local Roads

It is noted in the proposal report that the traffic at the intersections of King/ Cowper and King/Northcliffe Drive will be over capacity as a result of the development, on top of the already growing traffic numbers.

The surrounding residential streets would become 'through runs' to avoid congestion thereby causing traffic hazards on quiet suburban streets with no existing footpaths. Pedestrians including parents with buggys and older people with disabilities have to walk on the road in the surrounding streets (including Parker, Robertson, Bland, Donaldson, Keira Streets).

Noise during the development and ongoing

We are very concerned about the noise and dust such a large project would generate over what we imagine could be a number of years.

Although we appreciate the need for recreational amenities, greenspace is far preferred in regional suburban areas to the proposed rooftop playgrounds sports facilities. Also rooftop and other recreational areas would considerably add to the noise pollution of the surrounding area, particularly along the ridgeline where we live.

#### Light pollution

There is already a considerable amount of light pollution in the area and the addition of multi story buildings would increase this exponentially.

#### Impact on local fauna

The proposed large development and increased densely packed population will impact on the habitat of the large number of birds that roost on the Five Islands reserve, use the nearby Lake and fly over the proposed development site daily.

#### Views Building heights

We currently look out onto Warrawong plaza and beyond and the existing buildings fit within the landscape topography of sorts. Adding high rise buildings would impact our views greatly as they would become the focal points rather than the views beyond. We agree that the plaza could do with an upgrade but disagree with the unsubstantiated claim in the proposal that the development would “enhance our overall visual quality”.

#### Suitability of bedrock

We appreciate further studies are required, however from a lay persons perspective we would question the suitability of creating such large high rises on this narrow coastal land which could well be subject to movement and subsidence.

#### Water and sewerage amenity

We are concerned that adding such a large amount of additional dwellings would place undue stress on the existing infrastructure.

#### Lake Illawarra / Ecosystem

The SW corner of Lake Illawarra is a known environmentally sensitive area. It makes no sense to create such a major high rise development in a sensitive area.

As the former Lake Illawarra Authority Brian Dooley stated in the publication -Lake Illawarra :an ongoing history 2005, “the main challenge to the future well being of the Lake is population growth and human activities”. Concentrating an additional 1300 dwellings on this site could well put much greater stress on the lakes ecosystem.

We appreciate the urgent need for increased housing stock, however we question the feasibility of the proposed development in this location.

Kind regards

Linden Abbot

Nikki Woolley

[Redacted signature]

**I agree to the above statement**

Yes

We are writing to voice our opinion on the proposed development of the Warrawong Plaza/Cowper St. We do not support the proposal as the site is not suitable and the buildings are too high.

After considering all the Planning Proposal documents on public exhibition, we have the following concerns:

**Warrawong location not suitable for high density housing with the number of dwellings proposed**

Given there are no commercial or domestic buildings exceeding three to four stories in Warrawong, the proposed tall buildings would be an eye-sore visible to everyone in the vicinity. The area would be more suited for enacting the new NSW Government's low and mid-rise housing reforms to retain young people in the area.

Wollongong Council is on track to exceed its housing targets which means there is already a number of residential developments being built in the next 1-3 years that will provide needed housing. These developments will already stretch the capacity of existing Council infrastructure without another huge residential development proposed.

The housing of the density and height proposed does not meet guidelines for a healthy built environment for young families which the proposal says it aims to attract. ([https://policy-futures.centre.uq.edu.au/files/7682/PolicyFutures2021\\_Krysiak.pdf](https://policy-futures.centre.uq.edu.au/files/7682/PolicyFutures2021_Krysiak.pdf)).

**Flood Zone/ Climate Change:**

The area of land in question is a narrow low lying area between a major lake and the sea. The site is subject to flooding including flash flooding. The extreme weather events of late are predicted to continue to worsen.

The Warrawong plaza area floods readily and the locals know that the current basement car park is unusable during these events. The report in the proposal states that the floods abate in 30 minutes, however this comment doesn't allow for periods when the ground is fully saturated and the water levels are slow to abate. The hundreds of proposed new residents would be displaced or confined to their homes. Also the idea to incorporate 2 basement level parking areas in a flood zone makes no sense

and would create potential for inaccessibility and property damage. We question whether creating flood barriers would possibly add to the flood issues in the surrounding streets.

### **Public Transport**

This site has no rail link and would rely solely on buses. The current services would be inadequate and there would need to be considerable additions to infrastructure and services which would impact the free flow of traffic.

### **Local Roads**

It is noted in the proposal report that the traffic at the intersections of King/Cowper and King/Northcliffe Drive will be over capacity as a result of the development, on top of the already growing traffic numbers.

The surrounding residential streets would become 'through runs' to avoid congestion thereby causing traffic hazards on quiet suburban streets with no existing footpaths. Pedestrians including parents with buggys and older people with disabilities have to walk on the road in the surrounding streets (including Parker, Robertson, Bland, Donaldson, Keira Streets).

### **Noise during the development and ongoing**

We are very concerned about the noise and dust such a large project would generate over what we imagine could be a number of years.

Although we appreciate the need for recreational amenities, greenspace is far preferred in regional suburban areas to the proposed rooftop playgrounds sports facilities. Also rooftop and other recreational areas would considerably add to the noise pollution of the surrounding area, particularly along the ridgeline where we live.

### **Light pollution**

There is already a considerable amount of light pollution in the area and the addition of multi story buildings would increase this exponentially.

### **Impact on local fauna**

The proposed large development and increased densely packed population will impact on the habitat of the large number of birds that roost on the Five Islands reserve, use the nearby Lake and fly over the proposed development site daily.

**Views Building heights**

We currently look out onto Warrawong plaza and beyond and the existing buildings fit within the landscape topography of sorts. Adding high rise buildings would impact our views greatly as they would become the focal points rather than the views beyond. We agree that the plaza could do with an upgrade but disagree with the unsubstantiated claim in the proposal that the development would “enhance our overall visual quality”.

**Suitability of bedrock**

We appreciate further studies are required, however from a lay persons perspective we would question the suitability of creating such large high rises on this narrow coastal land which could well be subject to movement and subsidence.

**Water and sewerage amenity**

We are concerned that adding such a large amount of additional dwellings would place undue stress on the existing infrastructure.

**Lake Illawarra / Ecosystem**

The SW corner of Lake Illawarra is a known environmentally sensitive area. It makes no sense to create such a major high rise development in a sensitive area.

As the former Lake Illawarra Authority Brian Dooley stated in the publication -Lake Illawarra :an ongoing history 2005, “the main challenge to the future well being of the Lake is population growth and human activities”. Concentrating an additional 1300 dwellings on this site could well put much greater stress on the lakes ecosystem.

We appreciate the urgent need for increased housing stock, however we question the feasibility of the proposed development in this location.

Kind regards  
Linden Abbot  
Nikki Woolley



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Wednesday, 26 June 2024 9:38:35 PM

---

Submitted on Wed, 26/06/2024 - 21:38

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Micael

**Last name**

Macedo

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2505

**Please provide your view on the project**

I support it

**Submission**

I think this will be great for the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Wednesday, 26 June 2024 7:42:42 PM

---

Submitted on Wed, 26/06/2024 - 19:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

2502

**Please provide your view on the project**

I object to it

### **Submission**

I object to the development. It is driven by commerce and greed not by benevolence or compassion. The height of the buildings will change the whole landscape of Port Kembla and Warrawong in a way that cannot ever be reversed. It is no solution to cram that amount of housing into a small place which needs development which actually serves the community (such as the proposed new library- which is excellent). We don't even have a decent playground for the children who already live here.

Furthermore, the 10% social housing means that actually the apartment buildings will cater primarily for the middle class.

The green zone is tiny.

This seems like another blow for the original custodians of the land and yet another win for



the developers.

I own a home in Warrawong and I object to these proposed developments.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Wednesday, 26 June 2024 6:11:26 PM

---

Submitted on Wed, 26/06/2024 - 18:11

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Troy

### **Last name**

Goodwin

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Port kembla

### **Please provide your view on the project**

I object to it

### **Submission**

I am totally opposed to it and think it is ludicrous. Warrawong doesn't need more housing as the older community is moving on. Turning the community into a compact eyesore to suit Sydney's people exiting Sydney and more immigrants is definitely not needed or wanted.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Wednesday, 26 June 2024 5:44:30 PM

---

Submitted on Wed, 26/06/2024 - 17:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2502

**Please provide your view on the project**

I support it

### **Submission**

Whilst I think it is a great way to clean up the area and make it better for the community, I don't agree with moving on the campers, I have travelled across Tasmania and South Australia and Victoria and free camps that provide minimal facilities and dumping for sewerage are everywhere and so well received! They have limits that are enforced to how many consecutive nights they can stay but it gives people a place to be for a few nights at a time.. it brings people into the area to support shops and local business! More caravans and motor homes have been sold than ever before so why not accomodate and give them a decent spot. Also while upgrading that area a round about is desperately needed at the intersection of king street and Illowra Crescent Primbee before you add more employment and traffic flow! I cannot get out of the intersection in the morning at 8.10 or after or get back across in the afternoon ... so no point adding more traffic flow when it comes to a standstill

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Wednesday, 26 June 2024 1:32:07 PM

---

Submitted on Wed, 26/06/2024 - 13:31

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port Kembla

**Please provide your view on the project**

I object to it

### **Submission**

This idea sound ludicrous, have you even seen the plaza? The structure is not sound enough for what you are suggesting. The building leaks, the underneath parking floods in heavy rain and some shops rattle when people drive on the roof. Im sure it looks good on paper somewhere but in reality it's a far cry from a sound idea.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Wednesday, 26 June 2024 12:15:06 PM

---

Submitted on Wed, 26/06/2024 - 12:14

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

mark

**Last name**

lund

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Warrawong NSW 2502, AU

**Please provide your view on the project**

I object to it

**Submission**

Will create a future getto of crime and uemployment

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Wednesday, 26 June 2024 5:20:39 AM

---

Submitted on Wed, 26/06/2024 - 05:20

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Paul

### **Last name**

Love

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Wollongong 2500

### **Please provide your view on the project**

I support it

### **Submission**

I am for this revitalisation. To knock it down like so many development proposals would be a shame. It is going to transform the town, yes it will change the feel but all towns have to do their bit to create a better future and life for everyone.. I am a valuer and I am for a development like this.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 7:58:54 PM

---

Submitted on Mon, 24/06/2024 - 19:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Warrawong 2502

**Please provide your view on the project**

I support it

### **Submission**

I am a current resident living in Warrawong and I fully support this development. I would like to know how this proposal is going to support the current residents living in the proposal zones that are to be developed. I would like to know what the next steps will be if we need to move out of our home and how we will be supported.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Tuesday, 25 June 2024 7:23:59 PM

---

Submitted on Tue, 25/06/2024 - 19:23

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Gary

**Last name**

Howarth

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Warrawong

**Please provide your view on the project**

I am just providing comments

**Submission**

Redevelopment is good and making the area sustainable is also good. But one thing that I believe what should happen is a light rail or a trolley system from Wollongong CBD or train station to the re development of the warrawong plaza. As if this project wants to "Sustainable" electric cars won't do it. As well the amount the people that will be car dependent in redevelopment as there is no true proper public transport besides buses and the lack of frequent train lines as well will make the redevelopment very car dependent. As you can see in the gold coast as well that when you don't have proper public transport you will have massive traffic jams and will cause people to be late to work.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 10:23:40 PM

---

Submitted on Mon, 24/06/2024 - 22:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2508 stanwell tops

**Please provide your view on the project**

I support it

### **Submission**

This will be great for the area. We visit this shopping centre twice a week and it's really in need of a bit of a face lift. With the exception of Woolies going in, it's remained largely the same since I can remember. Really keen to see this come to life!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Tuesday, 25 June 2024 1:25:09 PM

---

Submitted on Tue, 25/06/2024 - 13:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port Kembla 2505

**Please provide your view on the project**

I object to it

### **Submission**

This proposal is a fusion of chaos in waiting and developer money grabbing.

Firstly, there is only 10% social housing!?!? They will no doubt get the bottom apartments. I can see it now. The top floors sold at prices unaffordable to our children, promoting a 'lifestyle' and a 'priceless view' that only older people from Sydney can afford.

Secondly, there is no thought to the infrastructure around, the lack of enough spaces in the schools and the fact that traffic is already incredibly congested along this route both morning and evening as it is, without thousands of more cars added into the mix.

The people making the decision to build here don't live here. They are deluded in thinking that this is going to be beneficial for anyone besides the developers and the people who can afford the high apartments.

It will completely change the culture of the community for the worse. Building on top of the local shopping centre will cause disruption for years. It was bad enough building an extension for Woolworths, that took over a year for something that is a tiny fraction of the size proposed.

This size of development would be better at Kembla Grange or on parts of the Steelworks that can be rehabilitated. Perhaps out the back of Berkley or Dapto. Somewhere where there is better access to commuter roads and where, for once, the developers might consider including a holistic community plan. A plan that includes corner shops, schools and daycare centres into their development, as opposed to, at best, funneling people into the shopping centres they also build.

This will not be the social and affordable housing that people desperately need. In the long term, it will add stress to people's lives and make life harder for the local community. The local community are not going to reap the financial 'benefits' that this development might bring. It's always the developers lining their pockets with more cash that win in the end these days.

The 10% affordable housing, while sorely needed here, seems to be a pittance compared to what the developers stand to reap

Shame on the government for even considering this ill thought out abomination.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Tuesday, 25 June 2024 12:33:19 PM

---

Submitted on Tue, 25/06/2024 - 12:33

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Wollongong

**Please provide your view on the project**

I support it

**Submission**

To Whom It May Concern,

I am writing to express my enthusiastic support for the proposed redevelopment plans for Warrawong Plaza. As a resident and community member, I am deeply invested in the growth and improvement of our local area, and I believe the envisioned changes to Warrawong Plaza will bring substantial benefits to our community.

Thank you!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 7:33:46 PM

---

Submitted on Mon, 24/06/2024 - 19:33

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Kain

### **Last name**

Hawley

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Lake Heights 2502

### **Please provide your view on the project**

I support it

### **Submission**

As a local to the area I support this development, as I believe it will be a massive benefit to the Warrawong area.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 7:10:35 PM

---

Submitted on Mon, 24/06/2024 - 19:10

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Renato

**Last name**

Compagnin

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Corrimal 2518

**Please provide your view on the project**

I object to it

**Submission**

I wouldn't want to live there, as making us more like Sydney doesn't mean we are a part of Sydney.

It will make the outlook for Wollongong in general worse than having a steelworks.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 6:53:48 PM

---

Submitted on Mon, 24/06/2024 - 18:53

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Scott

**Last name**

Topen

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port Kembla 2505

**Please provide your view on the project**

I object to it

**Submission**

Place this in your backyard councillors, no you can't but you want everyone else to have it.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 6:08:32 PM

---

Submitted on Mon, 24/06/2024 - 18:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Gregory

### **Last name**

Desborough

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Warrawong

### **Please provide your view on the project**

I object to it

### **Submission**

No more social housing, social housing will bring more undesirable people to the area which warrawong already has too many problems with currently.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 4:21:58 PM

---

Submitted on Mon, 24/06/2024 - 16:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2505

**Please provide your view on the project**

I object to it

**Submission**

Where will all these people park? This is not good for Warrawong

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 3:33:14 PM

---

Submitted on Mon, 24/06/2024 - 15:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2525

**Please provide your view on the project**

I support it

### **Submission**

Sounds like a good start to a more compact and high-density Wollongong with affordable housing. With an ever-growing population, I think it's time we embrace the idea of building bigger, and higher.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 10:57:05 AM

---

Submitted on Mon, 24/06/2024 - 10:56

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Warrawong

**Please provide your view on the project**

I am just providing comments

**Submission**

As a resident and homeowner living in [REDACTED] Warrawong, I welcome the opportunity to provide feedback on this development.

While I in principle support the renewal of Cowper Street and the creation of homes and jobs, I am very concerned about the maximum (78m) proposed height of this development, which is higher than the current tallest building in the Wollongong CBD.

Without rail, Warrawong is heavily reliant on road transport. A suburb without a train station is ill suited to support the proposed level of housing density.

I support a more modest increase to the current/8-storey zoned height for Warrawong, retaining the mix of architectural forms and view corridors, and including Green Heart and mix of public spaces.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 10:44:53 AM

---

Submitted on Mon, 24/06/2024 - 10:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Warrawong NSW 2502

**Please provide your view on the project**

I support it

**Submission**

I like it . I think that is going to help develop our community, more progression and interests

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 10:40:33 AM

---

Submitted on Mon, 24/06/2024 - 10:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Janet

### **Last name**

Koutsouradis

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Warrawong NSW 2502

### **Please provide your view on the project**

I support it

### **Submission**

I am happy with the project. Go for it.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 9:44:12 AM

---

Submitted on Mon, 24/06/2024 - 09:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Joshua

### **Last name**

Phillips

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Wollongong

### **Please provide your view on the project**

I support it

### **Submission**

I grew up in Warrawong and I always felt the area was always forgotten. We all know we need more housing and this development will definitely help. I see it providing a much needed boost to the local area, especially the businesses in and around Warrawong plaza. This could easily provide a stepping stone to creating a second Wollongong CBD. This along with the proposal up the road at the land bluescope is giving away will provide a bright future for the southern Wollongong suburbs.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Monday, 24 June 2024 8:50:04 AM

---

Submitted on Mon, 24/06/2024 - 08:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████████

**Last name**

██████████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

Port Kembla 2025

**Please provide your view on the project**

I object to it

### **Submission**

As a resident on ██████████ I am not objecting to the project in its entirety, as I think aspects of the plan will help improve the area and revitalize the neighbourhood. However, three areas of concern;

Traffic particularly along Cowper street will be heavily impacted and given it is not a main road I am concerned that this will create difficulties for local residents trying to get in and out of our homes.

Secondly, the size of the buildings seem disproportionate for the neighbourhood. I understand the need for more affordable housing options, however, I don't think 12 story buildings are appropriate in a low density neighbourhood. Perhaps eight and lower would be in keeping with the broader scale of the community and not negatively impact all the homes around it with shadow and views.

Finally, this area is not connected with any functional bike lanes or regular reliable public transport. The nearest train station is not connected with a bike lane and is also not accessible for those with prams or mobility difficulties. To get onto the bike path to Wollongong you would need to go about four km's through Port Kembla. Buses are neither frequent nor direct and start late and stop quite early making them unavailable for many people. This accessibility issue should be addressed to ensure effective transport is in place before increasing the population so significantly.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Sunday, 23 June 2024 11:24:38 PM

---

Submitted on Sun, 23/06/2024 - 23:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

■

**Last name**

■

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

■

**Suburb/Town & Postcode**

Warrawong

**Please provide your view on the project**

I object to it

### **Submission**

I feel this is a little over the top for the area..

I also hope that there will be no hirise or public housing going up around the hospital area.

As it will make the whole area value plummet

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Sunday, 23 June 2024 8:29:25 PM

---

Submitted on Sun, 23/06/2024 - 20:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Lake heights 2502

**Please provide your view on the project**

I support it

### **Submission**

I agree totally with this I think as an Australian resident we should be able to live happy & stress free not worrying if we can have a place to live in @ to provide more for our loved ones in need we have families who are struggling everyday with everyday needs because of our cost of living we need to make sure that there's always gonna be a place for all families & people to be able to come home to thank you for your time & patience & well done!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Sunday, 23 June 2024 10:17:30 AM

---

Submitted on Sun, 23/06/2024 - 10:17

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Liberty

**Last name**

Cordal-Devon

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Cringila

**Please provide your view on the project**

I support it

**Submission**

This would be amazing for the area!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Sunday, 23 June 2024 8:02:42 AM

---

Submitted on Sun, 23/06/2024 - 08:02

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Windang

**Please provide your view on the project**

I am just providing comments

### **Submission**

That's ok with it is to keep our locals in the area. But it won't be. All the people that are bought into the country will get the housing. It happens everywhere in the country. You don't see them living on the streets it's only the Australians. Take a look at parts of Sydney and Melbourne north west is one part.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Sunday, 23 June 2024 3:26:21 AM

---

Submitted on Sun, 23/06/2024 - 03:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

WINDANG

**Please provide your view on the project**

I object to it

**Submission**

Traffic is bad enough as it is along there

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Saturday, 22 June 2024 11:06:07 AM

---

Submitted on Sat, 22/06/2024 - 11:05

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2528

**Please provide your view on the project**

I object to it

### **Submission**

I strongly object to this project it will cause over crowding in the area and with no improvements to major roads in the area it will increase traffic on already gridlocked traffic in peak hours .. just like the rest of these sites have all over nsw  
Stop trying to profit and leave the Illawarra alone . Just look how built up Sydney has become we do not want to be next . We choose to live down here and not have concrete jungle's to see

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Saturday, 22 June 2024 3:10:55 AM

---

Submitted on Sat, 22/06/2024 - 03:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Wollongong 2500

**Please provide your view on the project**

I object to it

### **Submission**

It is too big, will destroy the feel of a small coastal town and with the housing commission near warrawong already that is dilapidated and ruined. Make the area worse for the blue collar people

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Saturday, 22 June 2024 10:15:11 AM

---

Submitted on Sat, 22/06/2024 - 10:14

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2506

**Please provide your view on the project**

I object to it

**Submission**

Not right for the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Saturday, 22 June 2024 8:21:05 AM

---

Submitted on Sat, 22/06/2024 - 08:20

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port kembka

**Please provide your view on the project**

I object to it

**Submission**

I object ...

Where is the supporting infrastructure .

Port Kembla hospital was shut down , there is no 24 hour police station. Schools are at capacity, ambulance services are stretched, doctors are scarce, there are no transport improvements proposed,

There is no provision for aged care or any social improvements.

This is a potential ghetto that floods wollongongs lowest socioeconomic area with more problems.

Profit before sensible thought is not the answer .

Is it any wonder that society has so much mental illness when plans like this are thrust upon society.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 21 June 2024 10:11:53 PM

---

Submitted on Fri, 21/06/2024 - 22:11

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Port Kembla 2505

**Please provide your view on the project**

I support it

### **Submission**

Port Kembla and Warrawong are in dire need of more housing including diverse high density housing. I support this proposal to be one step toward a more vibrant local community.

For the sake of housing affordability and so locals have more choices for where to live, we need this project to get built.

My only concern is there are not enough homes in this project- add a few more towers or make them all taller please.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 21 June 2024 5:24:48 PM

---

Submitted on Fri, 21/06/2024 - 17:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2505

**Please provide your view on the project**

I support it

### **Submission**

Start drafting the plans. Something needs to be done with this derelict area, it needs some generification. Both developer and authorities need to ensure road infrastructure is considered and in place to cope with the increase in traffic.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Friday, 21 June 2024 1:22:11 PM

---

Submitted on Fri, 21/06/2024 - 13:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

### **First name**

Phillip

### **Last name**

Balding

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Woonona

### **Please provide your view on the project**

I support it

### **Submission**

Strongly support this proposal. The artistic designs look very good. Increasing housing supply here will drastically improve affordability, especially on the older units nearby, the Illawarra needs it and the sooner the better - 2028 is an impressive target to get some built. I think it is the optimal way to increase housing and to meet our targets is near the town centres like this. Bearing in mind traffic being one of the main concerns of locals, the alternative to housing here would be out west/south on far flung paddocks dependent on cars and increasing traffic. The area is also pretty run down and could do with the uplift.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Sunday, 23 June 2024 8:22:47 AM

---

Submitted on Sun, 23/06/2024 - 08:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Evan

### **Last name**

Smith

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

BROWNSVILLE

### **Please provide your view on the project**

I object to it

### **Submission**

The proposal may have merits in the long term however without proper transport links including new medium rail infrastructure, high speed rail connection between Sydney and Wollongong, increased bus services and local light rail the area will not handle increase traffic on roads that are already starting to chock and are in need of renewal due to high heavy road transport from the port. Transport network and private v heavy/port industries transport conflicts need to be resolved before these developments occur to reduce the medium and long-term impacts on the community. This is an isolated city centre that will struggle to accommodate the increase in density.

Flooding and stormwater management are already a critical issue for this area increasing development in the area without first upgrading these critical infrastructure assets will mean increased flooding and impacts in the Illawarra like Illawarra catchment area.

### **I agree to the above statement**



Yes

**From:** [REDACTED]  
**To:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Warrawong Development  
**Date:** Monday, 29 July 2024 4:26:27 PM

---

To Whom it May Concern,

I have grave concerns about the development that has been approved for on top of the Warrawong Mall and so many questions.

How was this approved without community and local government consultations?  
When is this development supposed to be built and how long will it take?

Will the workers be taking the existing parking spots that service the mall, including a large elderly community?  
Are you aware that the mall floods every year?  
Did you know that renovating to put in a Woolworths was hugely disruptive over 18 months and that was one shop, let alone 1200 units?

Are you aware that the traffic is already incredibly congested around the mall at peak hour, and that adding 1,000 - 2,500 cars will be incredibly stressful for the area and surrounding communities?  
The schools are already at capacity. Where will the children go to school? Will you be approving more schools, preschools and public transport?

I'm aware that we need more housing, and in theory this is a good solution, but I think that it's insane to put it on top of Warrawong Plaza. Have you considered reclaiming some steelworks land, land near the helipad just south of Wollongong, or in Unanderra where there may be multiple roads to use, as opposed to one main thoroughfare?

Please reconsider your decision. Please consult with the community and local government. We are locals. Together we can come up with a better solution.

[REDACTED]

**From:** [REDACTED]  
**To:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Warrawong Planning Submission - 43-65 Cowper Street ATTN Mark Raikhman  
**Date:** Tuesday, 23 July 2024 5:52:46 PM

---

Hi There,

I wanted to make a longer and better submission but I ran out of time. I just wanted to quickly make the following points:

- I overall support the plan to rezone and build up, this project is a much needed boost to housing supply in the area.
- The transport plan that is in there is in my view lacking in a few details. There seems to be no affordance for an upgrade to bus services, in particular, it should be envisaged that cowper st between the cinemas and the mcdonalds site might eventually host bus rapid transit or something similar. Much of the focus of entry and exit to the site seems to be about cars which is disappointing.
- The section about cycling was woeful. The cycling access to the site is actually very poor. There is a main cycle way to Wollongong that deviates at Port Kembla North Station. This development should catalyse the completion of a path from here down a suitable flat route to Warrawong which would enable someone to cycle on an e bike to wollongong with ease. King street is a death trap and the current footpath is woeful. I would be happy to come there and show you myself.
- There should be mandated at least 30% affordable housing and also consider key worker housing.
- As for the design, I think it would be best if the design referenced the beautiful heritage of the Coomaditchie people who are the traditional owners.
- The area also has a huge migrant heritage, I have visions of beautiful brickwork with curved brick arches. Would be lovely for the site to properly reference the architectural heritage of the post war migrants of the area.

Regards

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Rezoning Pathways Mailbox](#)  
**Subject:** Webform submission from: Cowper Street Warrawong  
**Date:** Tuesday, 23 July 2024 9:25:53 AM

---

Submitted on Tue, 23/07/2024 - 09:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Warrawong 2502

**Please provide your view on the project**

I object to it

### **Submission**

Whilst the existing shopping centre should be demolished as it has been poorly built, managed and lacks patronage due to the poor management, the location is completely unsuitable as there isn't sufficient infrastructure to support current traffic issues along King Street, Cowper Street and Northcliffe Drive. If government were to attend the section of Northcliffe Drive between Shellharbour Road and First Avenue South on a Saturday morning, they would observe the chaos created by the location of markets, people trying to enter and leave the businesses on the site where McDonalds and Supercheap are, and also the traffic queues to get into and out of the carpark of Warrawong Plaza since the owners of the site have changed the access routes for the carpark. Having lived in the suburb of Warrawong since 1997, I have seen it's growth, the ridiculous amount of second dwellings built on existing blocks and how state government and council have ignored the needs of the community and approved things without truly visiting and experiencing the area.

**I agree to the above statement**

Yes