

17 July 26

SSD 85464245

4a Flinders St Wollongong NSW 2500

Submission - Objecting

I object to the size of this building - SSD 85464245 - plonked down next to a train station, without thought for providing the infrastructure this city needs to continue to be liveable into the future.

Locals have a right to say what planning occurs in their city in which they live.

Wollongong Council has created an Urban Design Framework (UDF) with input from town planners, architects, with an eye on infrastructure needs along this gateway road into the City of Wollongong.

A vision is laid out with comments from residents who live in the area. It adheres to the planning controls which have been debated and agreed to.

The State Transport Oriented Development plan (TOD) has its own agenda separate to the people of this city – without consultation and is a direct contradiction to the plans of the elected Council and ratepayers who live here.

These SSD (State Significant Developments) are beyond any local planning controls with SSD – 4 Flinders St being 4 x the allowable height from 32 metres to the proposed 130 metres, and near 14x the FSR allowance.

They are being plonked down near to train stations – make sense – but where is the supporting infrastructure plan?

Reasons for my objections continue here:

- without any infrastructure to support the people who will live in this building, and to those that try to drive around it to the city.
- this stretch of road, Flinders St, where people gain access from the north into the city – will become shadowed and less inviting as no setbacks are provided for adequate greening. No one wants to have their main street entry a windswept tower tunnel.
- this stretch of road, Flinders St, there are more SSDs occurring, so far 120-122 Smith St & soon the Bunnings site – an enormous injection of people on one road and no plan how these people will move around, shop, where children will play, what green spaces will be available to them.
- this stretch of road, Flinders St, is already a congested traffic area – it will be hellish as we add so many more attempting to move around.

- The other side of this SSD is a cul-de-sac with an entry to a shopping area – where commuters turn into for train drop offs, is already gridlocked during drops & pick-ups. While the shopping centre access will be slowed for those in cars.
- The VERY BIG CONCERN is that these heights and FSR is said to accommodate for social and affordable housing but only for the next 15 YEARS. Why an end point is not well explained. We build stock back up, to only deplete it causing future problems. While recognising the need to create housing and particularly social housing (after stock being sold off privately and none rebuilt to replace these homes), to place near public transport hubs, and the old condition on big blocks of land (not this case) is sensible, only 15 years? I question, what is that plan?
- Already a flood prone area – although flood studies in this document tell us all will be well – locals know it cannot possibly be with the addition of concrete and no stormwater upgrades.

Thankyou

Regards

A very concerned ratepayer

17 July 2026

To note: I attempted to lodge this objection submission yesterday, but your major projects website was “down” and not responding – see screenshots.

Also says closing in 2 days from yesterday (16th July)



