



# Corrimal Coke Works Planning Proposal Update

Planning Proposal Update February 2018

Illawarra Coke Company Pty Ltd

The Illawarra Coke Company (ICC) lodged a Planning Proposal with Wollongong City Council on 4<sup>th</sup> October 2017 seeking rezoning of the Corrimal Coke Works property.

## **What are the next steps in the Planning process?**

To rezone the Corrimal Coke Works, a Planning Proposal must go through the Gateway Process. This is a five-step process that commences with an assessment by Wollongong City Council (WCC), and includes the consideration of feedback provided through community consultation. Approval from the NSW Department of Planning and Environment is required before the land can be rezoned. The Planning Proposal will then go on public exhibition, and anyone will be able to make a submission concerning the proposal via the NSW Department of Planning and Environment website. Of course, if you have questions, comments or suggestions we would encourage you to contact us directly, through our website feedback link, at [www.corrimalcokeworks.com.au](http://www.corrimalcokeworks.com.au).

The rezoning process is explained here - <http://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/The-Gateway-Process>

Once rezoned, ICC will need to lodge a Development Application (DA), which will then need to be publicly exhibited. Following consideration of the DA and any public submissions, WCC will determine whether the development is approved. This whole rezoning and development approval process typically takes between 18–36 months.

***Throughout this process we will continue to provide you with updates on the Planning Proposal and respond to issues raised by the community.***

## **Here are responses to issues raised recently by community members**

### *Development intensity*

The Corrimal Coke works property is 18.1 ha. Approximately 7 ha or nearly 40% of the property is proposed to be dedicated to open space, mostly for public recreation and conservation. This would include new parkland, open space and pedestrian and cycle paths. The green space will deliver a recreational resource for residents and the wider community.

The proposed lot sizes and apartments will ensure that housing is available for families at an affordable price in an attractive, parklike community, close to schools and public transport. More intensive development close to railway stations is consistent with NSW Department of Planning policies.

### *Traffic*

Wollongong Council, Transport for NSW, Sydney Trains and RMS will all provide input and recommendations to the Department of Planning before any rezoning can occur. None of the authorities will consent to a plan which will create traffic problems. There are well proven traffic modelling systems to predict the traffic impact of development. ICC has provided an initial traffic study to WCC and is working on further traffic studies.

The proposed development is within flat, comfortable walking distance of Corrimal's significant community assets. The planning proposal for the property includes a community access path network which would link the Coke Works property to Robert Ziems Park and associated community facilities (Pool, library, community centre), local schools and to the town centre as well as through to Corrimal Beach.

### *Green buffer along Railway Street*

ICC proposes to retain substantially all of the existing stand of trees along Railway Street to create a green buffer between Railway Street and the proposed development.

The ICC development proposal has recently been modified so that the portion of the property at the north-east of the site, adjacent to Railway Street, will not be rezoned or developed.

Only one 2 story building is now proposed to face Railway Street, so only about 20% of the railway Street frontage will be affected by a building. The building will have a 10m set back from Railway Street.

### *Improved creek habitat*

The ICC Planning Proposal proposes realignment of the North Corrimal Creek. The creek is currently overgrown with Lantana and other weeds and is in a seriously degraded state that dates from the previous ownership of the Illawarra Coke Company. The creek was modified many years ago, so it no longer flows its natural channel. So now, it's not so much a case of *protecting* the creek as it is *restoring* it. The realignment will also involve a substantial repair of the riparian zone along most of the length of the creek through the Coke Works property, improving the creek habitat.

It's important to understand that watercourses are strictly regulated by NSW Department of Primary Industries - Water. All works must be approved by DPI before work commences and completed in compliance with the conditions of approval.

We understand that the creek is a community asset, and that our plans and work must meet community standards and improve this community resource. We are as keen as anyone to see that is achieved. While the details of our proposal have yet to be defined and approved, we are confident that we can achieve an outcome that will be welcomed by the community.

### **Community contributions**

Since the closure of the Coke Works in 2014, ICC has been considering the future of the property. Investigations have been underway to determine the suitability of the land for housing, community recreation and environmental preservation. As part of this process ICC engaged expert consultants to carefully examine the opportunities and constraints of the property, the needs of the community and to identify and describe important elements that make up the areas character.

A well-considered concept plan was developed by ICC's urban designers to ensure a viable and sustainable mix of residential development whilst

benefitting the community in the following ways:

- **Community activation** – the proposal will enliven and activate the area around the railway station by providing a public square with adjacent retail services. This will make public transit more attractive to Coke Works residents and to the broader community. The development will offer local and commuter retail services at a scale that does not detract from the Corrimal Town Centre.
- **Housing diversity** – ICC proposes a diversity of housing types, responding to a variety of housing needs and local demographics.
- **New jobs and businesses** – Redevelopment of the property will include neighbourhood shops, childcare and other local services such as cafes, as well as work from home opportunities which have been independently assessed to deliver more than twice the 25 full time jobs that the Coke Works previously supported.
- **Improved community connectivity** – the proposed green link community access paths would significantly increase connectivity between the Coke Works property, town centre, Robert Ziem's park and Corrimal the beach. This will deliver a recreation resource and off-road connections for Coke Works residents and the wider community and connect in to the wider Wollongong green link network.
- **Improved recreational resources** – Nearly 40% of the property surrounding North Corrimal Creek to the west and south of the property will become open space, mostly dedicated to public recreation and conservation.
- **Improved or preserved local ecology** – the proposed realignment of North Corrimal Creek will deliver a healthier creek ecology and improved riparian zone. The ICC proposal is to retain key stands of trees in the north-west and south-east of the property, as well as along Railway Street and elsewhere.
- **Assist in resolving neighbours' flooding and drainage issues** – the creek realignment will alleviate or resolve flooding and drainage issues that currently affect residents of Cross Street and part of Railway Street.
- **Celebration of the industrial heritage of the property** - The Coke Works history will be recognised and celebrated by retaining heritage elements in the proposed plaza including preserved examples of the coke ovens, supplemented by other heritage interpretation measures. ICC is also proposing to retain the historic brick chimney adjacent to the railway line, provided it can be safely preserved.



Here is a visual of the latest concept plan for the proposed rezoning of the Corrimal Coke Works.



**PROJECT:**  
CORRIMAL COKE WORKS

**CLIENT:**  
ILLAWARRA COKE COMPANY

**DRAWING:**  
INDICATIVE CONCEPT PLAN

**DATE:**  
9 FEBRUARY 2018

**SKETCH NO:**  
SK\_2062

**REVISION:**

**SCALE:**  
12,000 @ A3 | 1:1,000 @ A1

**PURPOSE:**

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## Expected Timeline

1912	Corrimal Coke Works commenced production
1996	Current owners acquire company
2014	Corrimal Coke Works close operations
2014–2017	Extensive investigative studies are conducted
2016	Community consultation commenced
October 2017	ICC submits Planning Proposal for rezoning to Wollongong City Council for consideration
Late 2017/mid 2018	Submission of the Planning Proposal to the Department of Planning and Environment. Further technical studies are likely to be requested and revisions to the Planning Proposal if required
Mid to last quarter 2018	Formal public exhibition period
Late 2018	Consideration of submissions and post-exhibition report provided to Council & DP&E. Finalisation and gazettal of amendments to the Local Environment Plan

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\*Timeframe subject to Council meeting dates, whether review is required, technical studies needed, consultation period, and government processes

### How can you stay informed?

We are committed to ensuring you are kept updated throughout the planning process. We have created a dedicated website [www.corrimalcokeworks.com.au](http://www.corrimalcokeworks.com.au) which includes information about the project and provides an opportunity for you to register your interest to receive project updates. We'll continue to actively engage with our neighbours and the wider community, update our website and respond to questions raised.

We hope you have found this update useful.

Kind regards,

Kate Strahorn

**Director**

**Illawarra Coke Company Pty Ltd**

If you would like to register  
your interest in the project or  
you have any queries



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