



ILLAWARRA COKE COMPANY ENTERS INTO A DEVELOPMENT AGREEMENT WITH EXPERIENCED RESIDENTIAL DEVELOPER LEGACY PROPERTY

The Illawarra Coke Company (ICC) is pleased to announce that it has entered into a development agreement with Legacy Property, an experienced residential development company. ICC and Legacy Property will work in partnership to complete the rezoning and approvals process necessary for the development to proceed, with Legacy Property assuming responsibility for construction and delivering the project. Together, our vision is to ensure the Corrimal Coke Works becomes the most desirable new residential precinct in the Illawarra region, providing a diverse mix of housing opportunities and high quality open spaces whilst ensuring that the site's heritage shapes the character of the new development. The Gateway Determination recently received from the Department of Planning and Environment provides approval for us to continue to progress the rezoning of the Corrimal Coke Works.

Who is Legacy Property?

Legacy Property is a privately owned, Australian residential property development company focused on creating great places across master planned communities and mixed-use apartment projects. See www.legacyproperty.com.au for more information.

What previous projects has Legacy Property completed?

Legacy Property has been involved in the planning and development of over \$3 billion in property representing over 3,600 dwellings. Their projects include major residential communities at Greenway and Caddens Hill as well as Montrose, North Sydney. One of their flagship projects, Capitol at Bondi Junction, was recognised in the 2017 Urban Taskforce Development Excellence Awards.

How will Legacy Property benefit the planned development?

Legacy Property will utilise its development expertise to ensure that the vision for the Corrimal Cokeworks property, embedded within the Planning Proposal lodged with Council, becomes a reality.

Legacy Property is focused on creating great places and intends to see the Corrimal site become the most desirable new residential precinct in the Illawarra region. This will include delivering a diverse mix of housing opportunities, high quality open spaces and ensuring that the site's heritage shapes the character of the new development.

How will the agreement with Legacy impact neighbours and local residents?

Legacy Property and ICC will work together to consult with the local community and stakeholders in developing the plan for the Corrimal Coke Works. Legacy Property is committed to ensuring that a high level of consultation and communication continues as the development progresses.

What about the community benefits contained within the Planning Proposal?

ICC spent considerable time working to identify a development partner who not only supported its development concept but who also had the capabilities and proven credentials to deliver its vision for the Corrimal Coke Works property. ICC's commitments to the Corrimal community are embedded in the Planning Proposal that we lodged with Wollongong City Council. Legacy Property supports the proposal.

We remain committed to the community benefits articulated in our concept plan e.g. pedestrian and cycle ways, open space and environmental rehabilitation and protection. Legacy also understands neighbour's concerns about potential traffic and pedestrian issues and will work with WCC, RMS and Sydney Trains to ensure these matters are properly addressed and resolved.

What are the next steps in the planning approvals process?

The Department of Planning & Environment recently completed its review of our rezoning proposal for the Corrimal Coke Works and issued a Gateway Determination. The Gateway Determination provided approval for the rezoning process to move forward, subject to the completion of additional detailed studies. We have commenced work on these studies and will carry out further community consultation as the rezoning progresses.

When will construction start?

Construction will commence as soon as the site is rezoned by the NSW government and approved for development by WCC. Although the coke making process used by ICC produced relatively little contamination, some remediation will be required. Remediation of the property will be the first step and will commence promptly after the rezoning.

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Who are the key point of contacts going forward?

The key point of contact for ICC will continue to be ICC Director, Kate Strahorn and for Legacy Property, Mike Williams.

Like to stay informed?

We are committed to ensuring the local community is kept updated throughout the planning process. We will continue to release community newsletters on our website and by email, and encourage you to register to receive updates.

Please register online to receive project updates via email and stay informed.

Website: corrimalcokeworks.com.au

Email: info@corrimalcokeworks.com.au



**Kate Strahorn, Director
Illawarra Coke Company Pty Ltd**