

Illawarra Coke Company and Legacy Property submit updated Planning Proposal



LEGACYPROPERTY

Illawarra Coke Company Pty Ltd

Updated Planning Proposal

Illawarra Coke Company (ICC) and Legacy Property recently submitted the updated Planning Proposal for the Corrimal Coke Works to Wollongong City Council.

The Planning Proposal has been updated in response to further technical studies to address the requirements of Wollongong City Council and the Gateway Determination issued by the Department of Planning & Environment.

Key changes to the Planning Proposal include:

- Greater housing diversity on the site to meet community needs and create an inclusive community. This ranges from medium-density housing, townhouses and residential apartments, and the inclusion of affordable housing and the potential for retirement and seniors living.
- An increase in open space from 39% to 43% of the total site area, with an additional local park, amphitheatre and community garden.
- A significant increase in the retention and interpretation of heritage elements, celebrating the site's history.
- Provision of a small neighbourhood retail precinct to help activate the train station.
- A new hierarchy of streets to ensure easy and adequate access for residents and visitors, and to facilitate easy connections with the train station including 'kiss and ride'.

- Additional cycle and pedestrian connections throughout the site, linking the site with the wider Corrimal community infrastructure and pathways.
- A comprehensive landscape master plan, informed by consultation with local ecologists to emphasise local character and native flora species.
- Identification of different architectural character precincts to provide variety in the look and feel of the development and avoid bland and monotonous buildings.

The updated Planning Proposal further addresses various technical issues such as traffic, flooding, geomorphology, flora and fauna, European and Aboriginal heritage, and site remediation. These comprehensive studies demonstrate that the proposed development is appropriate for the Site and achieves the right balance between development and environmental considerations.



A new plaza at Corrimal Station will showcase the site's heritage

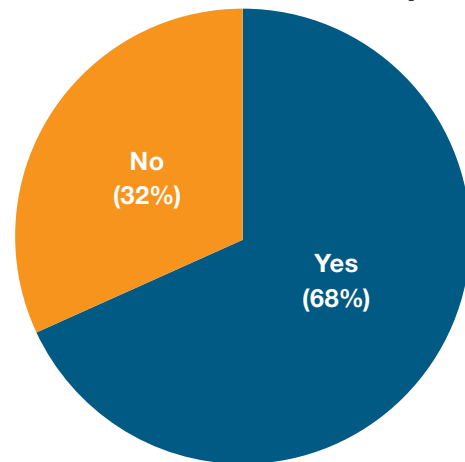


Community Consultation

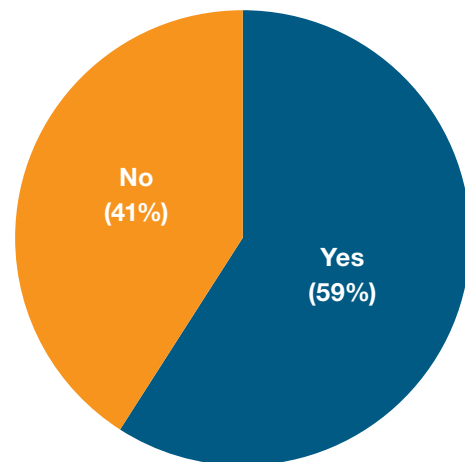
Legacy Property and ICC undertook further community consultation as part of finalising the updated Planning Proposal. This included a community information session, 'pop up' information stands around the community and meetings with key stakeholder groups in March 2019.

Residents had the opportunity to provide formal feedback during this consultation and a total of 122 surveys were completed. Results from the survey are shown below and show broad support for the proposed redevelopment of the Corrimal Coke Works.

Are you generally supportive of seeing the former Corrimal Coke Works site reused as a new residential community?



Do you believe the proposed redevelopment will have a positive impact on the revitalisation of Corrimal?



There was strong support for the provision of new walking and cycling paths, the retention of ecological areas and celebrating heritage features in the development.

At the same time, the community feedback continued to highlight concerns about traffic impacts in the area.



Interim Heritage Order

Following the closure of the Corrimal Coke Works in 2014, many of the buildings have deteriorated and have been subject to extensive vandalism. The site is subject to frequent trespassing posing considerable safety risks.

We actively deter trespassers with security patrols, on site surveillance and support from Wollongong City Police to issue trespassing infringement fines.

In line with our responsibility to manage the inherent risks on our property, our intention was to demolish a series of derelict buildings and structures that were not deemed of high heritage significance. This information formed part of our recent engagement with the community and discussions with Council in late March 2019.

Wollongong City Council recently applied an Interim Heritage Order to the Corrimal Coke Works property to prevent any demolition works while the rezoning process is ongoing.

Illawarra Coke Company and Legacy Property are committed to a collaborative planning process with Wollongong City Council to ensure the Corrimal Coke Works history is suitably respected and retained during redevelopment.

Preservation of the intrinsic heritage of the site is a prominent part of our plans as we believe it is a unique asset for the community.

While we believe that applying an Interim Heritage Order is the result of a misunderstanding and we are happy to defer any demolition works to ensure council can complete its assessment of the Planning Proposal.

We are confident our plans respect the site's history and look forward to revitalising the area following further consultation with Wollongong City Council and the community.

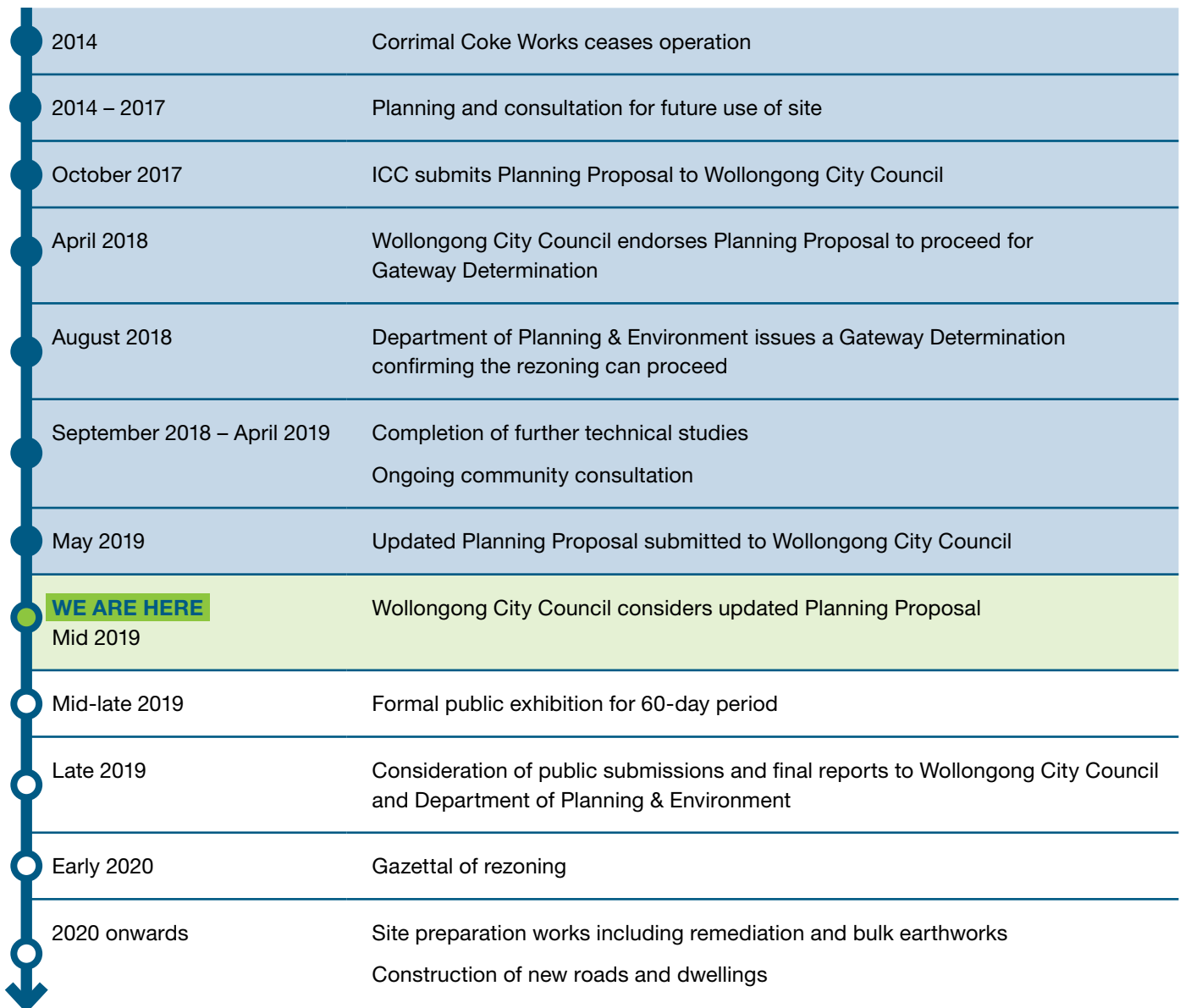


What happens next?

Wollongong City Council will now review the updated Planning Proposal and supporting technical studies. This will be followed by a formal public exhibition period of 60 days which will be advertised.

ICC and Legacy Property are committed to ongoing communication and consultation with the community. We will continue to provide updates as the rezoning progresses.

Timeline



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

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