

Investing in the future of Wollongong

CORRIMAL
COKE WORKS

Newsletter – May 2020

The regeneration of the Corrimal Coke Works is an opportunity to respect the heritage of the site while transforming this derelict property into a vibrant new residential community. Our plans will build on the strengths of the Corrimal community and bring a significant number of new jobs and opportunities to the Illawarra region. This continues the Coke Works' proud history of being a major contributor to the area.

Redevelopment of the Corrimal Coke Works represents a significant investment in the Wollongong economy, with forecast benefits that include:

- 2,400 construction jobs over the life of the project, providing a significant boost for local trades and suppliers.
- 140 permanent jobs providing local employment opportunities
- \$750 million of direct and indirect benefits to the local economy. For comparison, this is greater than the public hospital expansion, the private hospital development and the expansion of Wollongong Central.

The redevelopment is a project of major economic significance for the local economy and supports Wollongong's evolution to an innovative and sustainable economy.



Corrimal Coke Works will become a community born of diverse people, places and stories that respects the site's past while showcasing Wollongong's future as the city of innovation.



LEGACYPROPERTY

Illawarra Coke Company Pty Ltd

Coke Works Future Focus – Architecture with David Randerson, Director, DKO Architecture

Redevelopment of the former Corrimal Coke Works will revitalise this derelict industrial property and provide a catalyst for growth of Corrimal into its identified role as the major centre for the northern suburbs of Wollongong.

ICC and Legacy Property are working with a team of expert consultants to plan the redevelopment as an exemplar of urban renewal in the region. In the issue, we focus on architecture with David Randerson, Director at DKO Architecture (www.dko.com.au)

How is the approach different between preparing a master plan and designing buildings?

Preparing a master plan involves considering the design of a whole community and connecting buildings with the surrounding environment. While you are planning for the site to go through a process of transformation, it is important that it responds to the existing context. A master plan focuses on the relationship between future built form and public spaces – in particular the parks, plazas and streets. In this respect, it is largely a civic exercise.

What most excites you about the Corrimal Coke Works opportunity?

The Coke Works was off limits to the broader community during its operational life, so the opportunity to unlock new connections is incredibly exciting. Community, by definition, is about connection – this has been so apparent in recent times when our ability for physical connection has been heavily reduced.

The redevelopment will establish new physical connections, including regional cycleways and paths, and significantly enhanced access to Corrimal Station. Just as importantly, we are creating a range of new spaces that will facilitate opportunities for people to gather, socialise and build connections.

New development can sometimes cause concerns in the local community. What would you say to residents in Corrimal about the redevelopment of the Corrimal Coke Works?

Our approach is always site-specific with a focus on community outcomes. Urban renewal projects can often cause concern in the community, but our experience is that local communities ultimately embrace these projects once they see the real benefits starting to emerge. This project is undergoing a thorough and rigorous assessment to ensure that all technical matters are satisfactorily addressed and the outcomes will deliver an exemplar of urban renewal.

How do you see the redevelopment of the Corrimal Coke Works being a positive for the Corrimal community?

Master planning a site like this is hugely transformative and exciting. The redevelopment of the Coke Works will result in a broad range of benefits to the local community – high quality new parks and green spaces, improved flooding outcomes, new housing choices and a unique heritage precinct to name a few. Corrimal already has many great attributes, but the community has shown its desire for further revitalisation through the Corrimal Town Centre Plan and this project can provide a real catalyst in this respect.



Images of other projects by DKO

Progress Update

Illawarra Coke Company (ICC) and Legacy Property are continuing to work with Wollongong City Council to satisfy the requirements of the Gateway Determination so that the Planning Proposal (rezoning) can progress to the public exhibition stage.

Rezoning Progress

Various technical matters have largely been resolved with Wollongong City Council and it is expected that the proposal will move to public exhibition in coming months.

The Gateway Determination for the Planning Proposal was recently revised by the Department of Planning, Industry and Environment to extend the timeframe for rezoning. Council is now required to finalise the rezoning by April 2021.

Monitoring of the flying fox camp continues to establish ongoing data about its usage. While there was a brief increase in numbers in January associated with significant bushfire activity, the camp has since reduced to levels consistent with its historic use. An expert peer review has endorsed the management strategy being proposed as part of the development.

Wollongong City Council has exhibited a heritage listing for the property separate to the overall rezoning process. While ICC and Legacy Property recognise and support the general intention of a local heritage listing for part of the site, dealing with heritage in isolation from the overall rezoning is not a sound planning approach. The essence of the NSW planning system, as embodied in the objects of the Environmental Planning & Assessment Act 1979, is to provide balanced consideration of a broad range of matters and this cannot occur when heritage is considered in isolation.

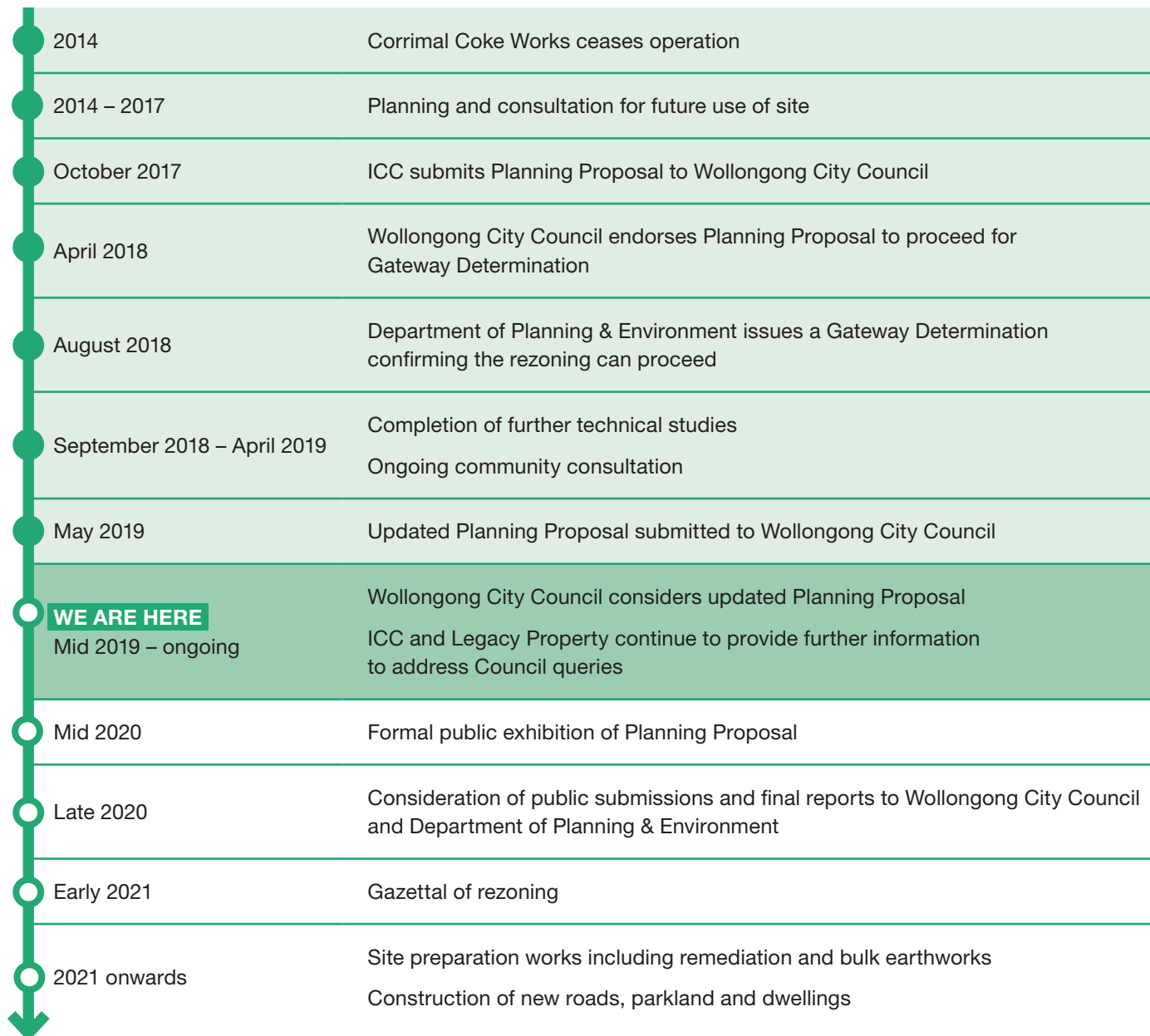
ICC and Legacy Property view heritage as a major asset of the property and our vision will see a unique and exceptional heritage precinct created through the redevelopment.



What happens next?

ICC and Legacy Property will continue to work with Wollongong City Council to finalise the Planning Proposal and supporting technical studies for public exhibition. The community will have the opportunity to review the Planning Proposal and supporting technical studies during the exhibition period.

Timeline



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

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