

Illawarra Coke Company and Legacy Property conduct visioning workshops with key stakeholders



LEGACYPROPERTY

Illawarra Coke Company Pty Ltd

Workshops

Illawarra Coke Company (ICC) and Legacy Property recently held a series of visioning workshops with key stakeholders in the Corrimal area from:

- Wollongong City Council
- Neighbourhood Forum 4
- Corrimal Community Action Group
- Corrimal Region Action Group (CRAG)
- Corrimal Chamber of Commerce

The purpose of the workshops was to discuss the key elements that could underpin the future vision for the Corrimal Coke Works property and to build on the strategic planning direction established through the initial Planning Proposal and Gateway Determination.

ICC and Legacy Property were supported by key members of our project team in conducting these workshops. We have carefully selected our development consultants as their expertise will play a key role in the future success of the project.

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What we heard

The workshops were very productive, reinforcing the significant opportunities presented by redeveloping the Corrimal Coke Works property. There was overwhelming recognition that it is in the public interest to repurpose what is currently a derelict industrial site.

Key themes that emerged from the various stakeholder groups covered:

Connections

The site represents an unprecedented opportunity to create new connections within Corrimal, particularly in terms of east-west connectivity, accessibility to Corrimal Railway Station and the idea of the bush to beach link.

The development should focus on providing a network of good cycling and walking paths, and it is important that the site feels integrated into the wider Corrimal community, not an island or a gated site.

- *“Promote train station access”*
- *“Improve pedestrian links...promote healthy lifestyles”*
- *“Improving the fragmentation of Corrimal”*
- *“Not enclosed but rather connected”*

Diversity and good design

The site can deliver a diversity of housing opportunities which caters to a growing and changing population and this should also include consideration of affordable housing and housing for older people.

- *“Diversity to meet housing needs”*
- *“Housing that includes affordable housing and housing for older people”*
- *“High quality, natural materials”*
- *“Deliver best practice design and architecture”*

Gathering and community

The area currently enjoys a strong sense of local community and the development should enhance opportunities for the community to gather in different contexts. The development can provide new open spaces and retail uses that would contribute positively.

- *“Creating a place where people can put down roots”*
- *“Create a focus for building a stronger community”*
- *“Opportunity for wider community to enjoy site”*

Natural environment

Residents in Corrimal and the Wollongong area strongly value the natural environment and attributes of the area, which is defined by the coast and the escarpment. The development should embrace qualities of the natural environment, for example the development should feel ‘green’ and not feel like a concrete jungle.

- *“Not overly manicured or polished”*
- *“Raw” and “resilient”*
- *“Reflect the natural beauty of Corrimal within the site”*

Heritage

Heritage values, both Aboriginal and European, should be respected and celebrated in the development. There are opportunities to retain and repurpose existing structures as part of the development that will help to create a unique place and character.

- *“Conserve key historical elements as centrepiece to development”*
- *“Integrate industrial heritage/history meaningfully”*
- *“Look to the future while respecting past”*

As part of the workshops, participants were asked to choose a selection of images that best aligned with their vision for the Corrimal Coke Works:



Community garden – building community, wellbeing and connection to nature



Sense of relaxed community



Captures the relaxed coastal lifestyle

Sustainability

It is important that the development embraces sustainability in all aspects, with consideration of elements such as water re-use, renewable energy generation, building materials and promoting more sustainable transport patterns.

- *“Integrate sustainable practices – sustainable neighbourhood”*
- *“Be a development that showcases sustainability and adaptability”*
- *“Think about renewable energy and water management”*

Liveability emerged as a key overarching theme. Residents value the quality of lifestyle offered by Corrimal and the Wollongong area, and it is critical that the development maintains and enhances the liveability of the area.

We also heard that it is important to consider and minimise impacts that could result from the development including:

Density

Concerns were expressed about the overall scale of development, building heights and potential impacts on views.

These will be considered as part of refinements to the master plan.

Traffic

General traffic impacts are a key concern, with a focus on Railway Street as the only entry and exit point for the development. Residents expressed a desire to see a direct connection onto Memorial Drive.

Extensive traffic modelling is being conducted as part of further technical studies, with oversight from key transport agencies – Transport for NSW, Roads and Maritime Services and Wollongong City Council.

Flooding

Flooding is understood as a key regional issue throughout Wollongong and also with specific issues in the Corrimal area. There was clear feedback that the development cannot worsen existing flooding issues.

The original flood study identified that the site can make a positive contribution to managing flooding in the local area. Further flood modelling is being conducted in consultation with Wollongong City Council.

Environmental issues

Stakeholders noted a range of environmental issues arising from the proposed development, including:

- Impact on existing flora and fauna on the site
- The proposed creek realignment, with some stakeholders expressing a desire to see the current creek alignment maintained
- Addressing contamination on the site from past industrial activities

These concerns have been addressed in existing reports as part of the original Planning Proposal and are subject to further investigations which will be incorporated into the updated Planning Proposal.



Building with character, reflecting heritage and a sense of timeless design



Greenery is prominent through the development



Human scale buildings with modern design

What happens next

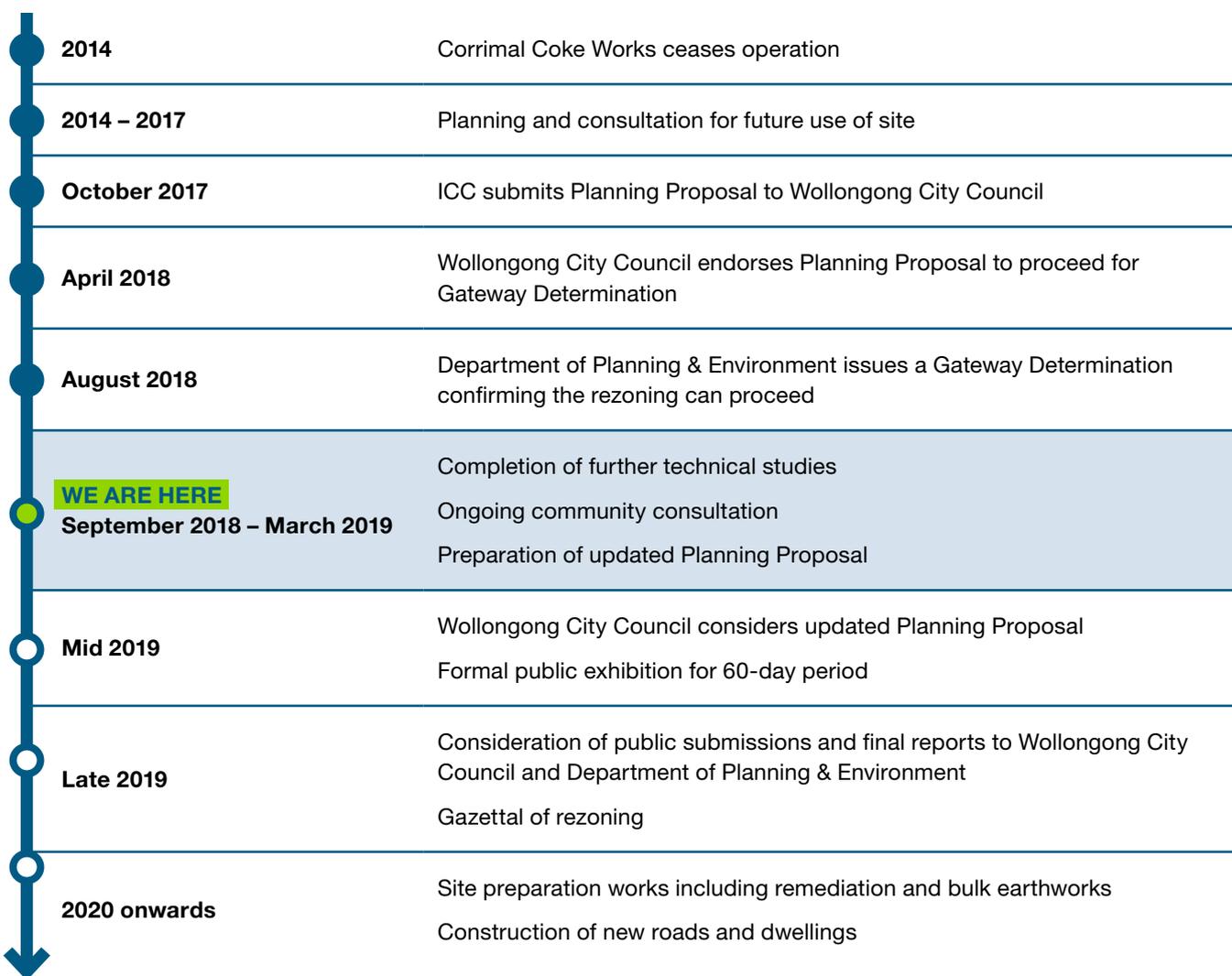
The recent workshops represent just one step in the process of consulting with the community and seeking feedback on the proposed rezoning of the Corrimal Coke Works property.

ICC, Legacy Property and the team are comprehensively documenting all of the feedback received during the workshops. At the same time, we are continuing to work on a broad range of detailed technical studies requested by Wollongong City Council and the Department of Planning & Environment.

We will continue to consider stakeholder feedback and the outcomes of further technical studies as part of refining the master plan for the property and preparing an updated Planning Proposal. It is our intention to further consult with the community in the early parts of 2019 before submitting the updated proposal to Wollongong City Council.

ICC and Legacy Property recognise that we cannot address every opportunity or concern raised by the community. Our objective is to address stakeholder feedback and concerns to the extent possible and also to provide clear explanations where we are unable to directly incorporate feedback.

Timeline



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



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