



Re-envisioning the former Corrimall Coke Works

Community Newsletter October 2017

Illawarra Coke Company Pty Ltd

The Corrimall Coke Works closed in 2014 after more than 100 years of metallurgical coke production. The 18-hectare property is directly adjacent to Corrimall train station, and represents an outstanding opportunity to provide affordable and sustainable housing close to public transport. The development of housing adjacent to the station will enliven the station precinct through complementary provision of small scale transit related retail services. The green space of the proposed development will also improve connectivity and provide recreational resources for the entire Corrimall community, while protecting and enhancing local environmental resources.

Since the closure of the coke works in 2014, the Illawarra Coke Company (ICC) has been considering the future of the property. As the land is now surrounded by housing and parkland, 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 Corrimall community and to identify and describe important elements that make up the area's character.

A well-considered concept plan was then prepared by urban designers, that highlighted the opportunity to provide a range of low-rise housing types to deliver affordable and sustainable housing, and to improve amenity for the entire Corrimall community.

Given its proximity to excellent public transport, ICC is proposing that 11 hectares of the land be rezoned to R3 Medium Density Residential in a logical extension of the same zoning adjacent to the property to the north, north-east and east. Approximately 7 hectares or 39 percent of the property is proposed to be dedicated to green space for public recreation and conservation.

ICC will submit a Planning Proposal to Wollongong City Council seeking approval for the rezoning of the property including controls around building height, permissible uses and lot sizes. Rezoning this land will ensure a viable and sustainable mix of residential development. It will also be able to accommodate small-scale neighbourhood and commuter oriented services such as neighbourhood shops and childcare, ultimately transforming a dilapidated and underutilised property into a vibrant and activated part of the community.



The Corrimall Coke Works property boundaries

How will the rezoning benefit the local community?

Rezoning the former Corrimal Coke Works will ensure a viable and sustainable mix of residential development, which ICC believes will benefit the community in the following ways:

Community activation

Adjacent to Corrimal Train Station, the proposed development represents an opportunity to enliven and activate the area around the train station to make public-transit attractive to residents and to the broader community.

Increased connectivity

The proposed redevelopment will significantly improve the access between the Corrimal Town Centre and the railway station, community and recreation facilities.

Housing diversity

A diversity of housing will be offered at the property which will respond to housing demand and demographics.

New jobs and businesses

Redevelopment of the property will include neighbourhood shops, childcare and other local services such as cafés, as well as work from home opportunities which will deliver more than twice the 25 fulltime jobs that the Coke Works property previously supported. The development will offer neighbourhood and commuter services, but at a scale that does not detract from the Corrimal Town Centre.

Improvements to traffic flow in the area

ICC has commissioned a traffic study which shows that proposed upgrades to the intersection of Railway Street and Memorial Drive would significantly reduce the average delay times in the PM peak from 203.5 seconds (current situation) to 69 seconds (after including traffic generated by the proposed development).

Increasing the greenlink network, improving recreational resources

As part of the proposal, approximately 7 hectares or 39% of the property surrounding the creek to the west and south of the property would be rezoned and dedicated to public recreation. This would provide new parkland, open space and pedestrian and cycle paths. The proposed green space will deliver a recreational resource for residents and the wider community.

A “green link” community access path network is proposed that would link the Coke Works property to Robert Ziems Park and associated community facilities, and to the town centre. This will increase connectivity between the property and these community assets and provide new recreational opportunities for residents and the wider community.

Assist in resolving neighbours' flooding and drainage issues

The proposal involves realignment of the degraded North Corrimal Creek, which no longer follows its original course. The realignment will substantially alleviate or resolve the 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 a public plaza, supplemented by a heritage interpretation plan. ICC will also attempt to retain the historic brick chimney adjacent to the railway line.



Working with Wollongong City Council

Under the Wollongong City Council's Corrimal Town Centre Plan 2015-2025 and Implementation Plan, the former Corrimal Coke Works property was identified as a key property to support reshaping the Corrimal Town Centre.

The Town Centre Plan and Implementation Plan stated that: "Residential development may be suitable, where it offers housing diversity and improved connectivity". It is considered that an R3 Medium Density Residential zoning will enable affordable housing options to be delivered with amenity and connectivity improvements benefitting the whole community.

ICC has discussed these plans with Wollongong City Council, outlining the vision for housing diversity, potential neighbourhood and commuter services, connectivity improvements and recreation opportunities.

Next steps

To rezone the property, a Planning Proposal must go through the Gateway Process. This is a five-step process that commences with a review by Wollongong City Council, 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 go on public exhibition for a set period of time, and anyone will be able to make a submission concerning the proposal via the NSW Department of Planning and Environment website.

Like to stay informed?

We are committed to ensuring the local community is kept updated throughout the planning process. During the public exhibition period, ICC will continue to actively consult with the community, updating our website, responding to questions and through holding information sessions in the local area.



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



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

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



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



corrimalcokeworks.com.au



info@corrimalcokeworks.com.au