



Corrimal Coke Works draft Planning Proposal on public display

Community Newsletter November 2017

Illawarra Coke Company Pty Ltd

To assist Wollongong City Council (WCC) in forming an opinion on the Corrimal Coke Works Planning Proposal, Council has notified surrounding land owners and stakeholders of the proposal, and provided copies of the Planning Proposal for public inspection at:

Council's Administration Building

Ground Floor Customer Service Centre at 41 Burelli Street Wollongong on weekdays between 9am and 5pm

Council's Website

www.wollongong.nsw.gov.au – follow the link on the front page

Council's Libraries

Wollongong Central and Corrimal Libraries, during opening hours

The Planning Proposal will be on public display until 24 November 2017.

The Corrimal Coke Works Planning Proposal seeks to transform a dilapidated and underutilised property into a vibrant and activated part of the community.

The images below are based on the concept plan submitted in the Planning Proposal to WCC on 4 October 2017. While only illustrative, the image at left shows how the activation of the proposed Coke Works Square at Corrimal Railway Station might look. The image on the right provides an aerial view of the proposed redevelopment.



Illustrative images developed to support the Corrimal Coke Works Planning Proposal

The Illawarra Coke Company (ICC) currently holds an Environment Protection Licence (EPL) 125 from the Environment Protection Authority (EPA) for coke making. As the Corrimal Coke Works ceased operations in 2014, there is no requirement for ICC to hold this EPA licence. ICC has therefore applied to the EPA to surrender the licence, which the EPA proposes to cancel. Wollongong City Council will then take over environmental regulation of the Corrimal Coke Works.

What is an EPA licence?

The Protection of the Environment Operations Act 1997 (POEO Act) establishes the NSW environmental regulatory framework and includes a licensing requirement for certain activities. The POEO Act contains a list of activities that require an Environment Protection License (EPL) listed in Schedule 1. Coke making is listed in Schedule 1.

What does ICC's EPA licence cover?

ICC's coke making EPL identified discharge points and included limit, operational, monitoring and reporting conditions specific to coke making operations. When coke production ceased in 2014, the coke making license conditions were removed from ICC's EPL 125.

Why does ICC wish to surrender its Environment Protection Licence?

There are currently no industrial or scheduled activities undertaken at the Corrimal Coke Works site. The land-use at the Corrimal Coke Works site changed in 2014 when industrial coke making ceased.

In summary:

1. Coke production at the Corrimal Coke Works ceased in 2014.
2. ICC carried out a land contamination assessment in 2014. The contamination assessment:
 - » involved targeted sampling of soil, sediment, groundwater and surface water across the premises.
 - » identified limited onsite chemical contaminants (consistent with coke-making) that are contained within the boundaries of the premises. This contamination does not pose a threat to the local community under the current land use.
 - » found no offsite migration of contaminants in either soils, surface water or groundwater.
 - » determined that no immediate land remediation was considered necessary under the current land use. The Corrimal Coke Works is fenced and public access to the site is prohibited;

- » When the site redevelopment proposal is finalised, it will be possible to identify if any land remediation is required. Land remediation will then be managed under the land rezoning and redevelopment proposal. This approach is consistent with State Planning law, SEPP 55.
- » the contamination assessment was reviewed by an independent EPA accredited site auditor.

Who will take over responsibility for environmental regulation of the Corrimal Coke Works going forward?

Following the Environment Protection Licence surrender, Wollongong City Council will be the appropriate regulatory authority for the Corrimal Coke Works site. The change in regulators is standard practice for sites where the land-use changes from industrial to residential. The EPA will be available to provide advice and support to Wollongong City Council post EPL surrender.

What is the expected timeline?

The EPA is consulting with local community representatives and proposes to attend the Neighbourhood Committee meeting on 5 December 2017. It is anticipated that the license will be surrendered after this meeting.

Further questions

If you have further questions about this matter, please email info@corrimalcokeworks.com.au. You can also contact the EPA Environment Line on 131 555 or the Wollongong EPA Office on 02 4224 4100.

Like to stay informed?

We are committed to ensuring the local community is kept updated throughout the planning process. During the public exhibition period we will continue to actively consult with the community, updating our website and responding to questions raised by the community.



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

► **Website:** corrimalcokeworks.com.au

► **Email:** info@corrimalcokeworks.com.au

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