

# An update from Illawarra Coke Company and Legacy Property



LEGACYPROPERTY

Illawarra Coke Company Pty Ltd

## Local student receives the Ruth Churchill Memorial Award

ICC has partnered with Corrimal High School to establish a memorial award in honour of former colleague Ruth Churchill, to be awarded each year at the Corrimal High School presentation evening. Thanks go to Paul Roger, Principal, and Sarah Whiddon, School Administration officer, for their support and assistance in establishing this award.

Ruth Churchill was the former General Manager of the Corrimal and Coalcliff Coke Works and sadly passed away in 2019. She was a respected and admired colleague, and a pioneer in her field holding an MBA and a Bachelor of Engineering, Chemical (Hons).

We are pleased to announce that the first recipient of the award was local Corrimal High School student, Madeleine Devitt. It is our hope that this award continues to inspire and encourage female students excited by Science. Madeleine received a book voucher and is now the first student to have her name engraved on the shield.



Picture: Steve Brine, ICC Site Supervisor, presents Madeleine Devitt with her award.

## Spring into Corrimal

Legacy Property was pleased to support Spring into Corrimal as a platinum sponsor. As the largest one-day free family festival in regional NSW, Spring into Corrimal is a testament to the Corrimal Chamber of Commerce and all the local business and community members that make it a success.

## Vale Rex Wright

ICC and Legacy Property were deeply saddened to learn of the passing of Rex Wright, the former Managing Director of the Illawarra Coke Company. Mr Wright passed away in a hiking accident in New Zealand in December 2019.

Mr Wright worked at the Coke works for over 18 years and drove many of the technological, operational and environmental innovations and improvements that were implemented during his tenure with the company.

Rex was an effective leader. He displayed genuine care and empathy for his staff and formed strong, trusted relationships with the broader community. Rex sensitively managed the closure of both the Corrimal and Coalcliff Coke Works, a difficult period for the company and its workers.

Our thoughts and deepest condolences are with Mr Wright's family.



# Coke Works Future Focus – Landscape architecture with Crosbie Lorimer, Managing Director, Clouston Associates

Redevelopment of the former Corrimal Coke Works site 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 landscape architecture with Crosbie Lorimer, Managing Director at Clouston Associates ([www.clouston.com.au](http://www.clouston.com.au))

Landscape architecture is the design of outdoor spaces in both the public and private domain.

## Can you share some other projects that Clouston has been involved with?

How much time have you got? We've been involved in more than 5,000 projects across Australia and overseas during our 30 years of practice! But one of our most recent project completions – the spectacular park at the Coal Loader on Sydney Harbour at Waverton – encompasses so much of what we have strived to deliver through all of our projects over those three decades – landscape with meaning and place with purpose.

A massive and abandoned industrial waterfront structure has been transformed into a major new public parkland on the harbour foreshores with an amazing, elevated view up the Parramatta River. The park is largely self-sustaining too, powered by solar panels and harvesting all of its stormwater for reuse.

The heritage of this site now integrates every aspect of the site's rich history, from Aboriginal rock carvings to the adaptive reuse of the Coal Loader that retains a very legible record of its prior industrial uses.

All this in a classic Angophora and sandstone foreshore setting.

The result is already much loved by locals and visitors from further afield.

## What most excites you about the Corrimal Coke Works opportunity?

Breathing new life, purpose and meaning into a post industrial property is a wonderful opportunity for any landscape architect to be involved with, so we're excited to make the most of this challenge with the project team.

There were no shortages of 'wow' moments when we first visited the site – the industrial structures are spectacular – so the opportunity to adaptively reuse some of these dramatic elements in a new residential community, while also restoring the natural values of the site, will provide a unique identity to this place.

## Are you drawing inspiration from other landscapes in the region?

This part of Australia has more than its fair share of inspiration and the key for us will be how we make this place distinctly at one with its local and regional landscape and cultural heritage. The escarpment backdrop, natural creeks, coastal environment and exquisite array of native plants have all influenced our design. The industrial and cultural heritage of the south coast is also celebrated, creating a strong identity for the site.

## How do you see the future landscape at Corrimal Coke Works having a positive impact for the Corrimal community?

The Coke Works have been integral to Corrimal's very existence as a town. So the chance to reconnect the surrounding neighbourhood to what has essentially been out-of-bounds for 100 years, while also telling its story through contemporary and contextual landscape and architecture, is going to be a big win for Corrimal.

This is the next chapter, bringing the vitality of outdoor recreational spaces, a restored creek, shady streets, plaza spaces, walking trails and bike paths for the Corrimal community. We're looking forward to being part of that journey!





## 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

The following is a snapshot of various matters that have been progressing in recent months:

- While the road access arrangements proposed in the updated Planning Proposal complied with relevant standards, Council staff asked us to incorporate a new roundabout at Harbinger Street. This will provide an improved access arrangement for the development while also providing a benefit to existing residents north of Railway Street. Road works will also include an upgrade to the intersection of Memorial Drive and Railway Street to provide additional capacity for future traffic flows.
- We have been working with Council staff and our consultants to address detailed technical considerations relating to the proposed realignment of North Corrimal Creek through the property. The realignment does not cause any increase in flooding and actually provides flooding benefits for some areas surrounding the site as well as the opportunity for improved riparian and ecological outcomes. The design will also ensure that the creek provides a long-term stable environment to minimise future maintenance requirements.
- Our expert consultant, EcoLogical Australia, has been undertaking an ongoing monitoring program in relation to the flying fox camp on the site. This monitoring has indicated that flying foxes were not present on site for around five months from July – November, which covers the breeding season, and only returned to the site in small numbers in early December. More recently there has been an increase in numbers as a result of other camps being displaced by bushfires. Monitoring of the camp will continue on an ongoing basis to inform the best approach for long-term management.
- The updated Planning Proposal incorporates a Conservation Management Strategy and Heritage Interpretation Strategy prepared by eminent heritage consultancy Urbis. We have subsequently commissioned a third party peer review of these heritage studies by another eminent heritage consultancy, Weir Phillips, to ensure that the site's heritage is appropriately reflected in the future development.
- At its meeting on 28 October 2019, Wollongong City Council voted to extend the Interim Heritage Order applying to the property for a period of 6 months while heritage matters continue to be resolved through the Planning Proposal.
- We have undertaken a program of targeted excavation on the site to investigate any archaeological potential relating to the former colliery tramway that traversed the property. Some remnant materials from the tramway were identified, such as rail sleepers, however these had mostly been reused for backfill across the site.
- Our architect, DKO, has been working with Council staff to finalise the master planning of the built form on the site, including the distribution of building heights and detailed planning controls. This has included undertaking a benchmarking study to demonstrate that the building heights proposed for the site are consistent with comparable sites and centres throughout Wollongong.



## 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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