DKO

STAGE 2A

CORRIMAL COKE WORKS

LEGACYPROPERTY

STATE SIGNIFICANT DEVELOPMENT APPLICATION
DESIGN REPORT
OCTOBER 2025

DKO

NAARM/MELBOURNE | WARRANG/SYDNEY | MEANJIN/BRISBANE | BOORLOO/PERTH | TĀMAKI MAKAURAU/AUCKLAND | HO CHI MINH CITY

We acknowledge the Wodi Wodi (Dharawal) people, the Traditional Owners of the Country that this report concerns.

We acknowledge the many other First Nations people who have connection to this Country and the Traditional Custodians of the many lands on which we live and work.

We pay respect to First Nations Elders past and present and thank them for their continuing care of Country, culture, and community.

REPORT PREPARED BY
DKO Architecture
Telephone +61 2 8346 4500
info@dko.com.au
42 Davies Street, Surry Hills NSW 2010

REVISION	COMMENT	DATE	WRITTEN BY / REVIEWED BY
B	Issue for DA	09.09.2025	LB / DK
C	Re-Issued for DA	13.10.2025	LB / DK
D	Re-Issued for DA	29.10.2025	LB / DK
E	Re-Issued for DA	12.12.2025	LB / DK
F	Re-Issued for RFI	26.05.2026	LB / MM

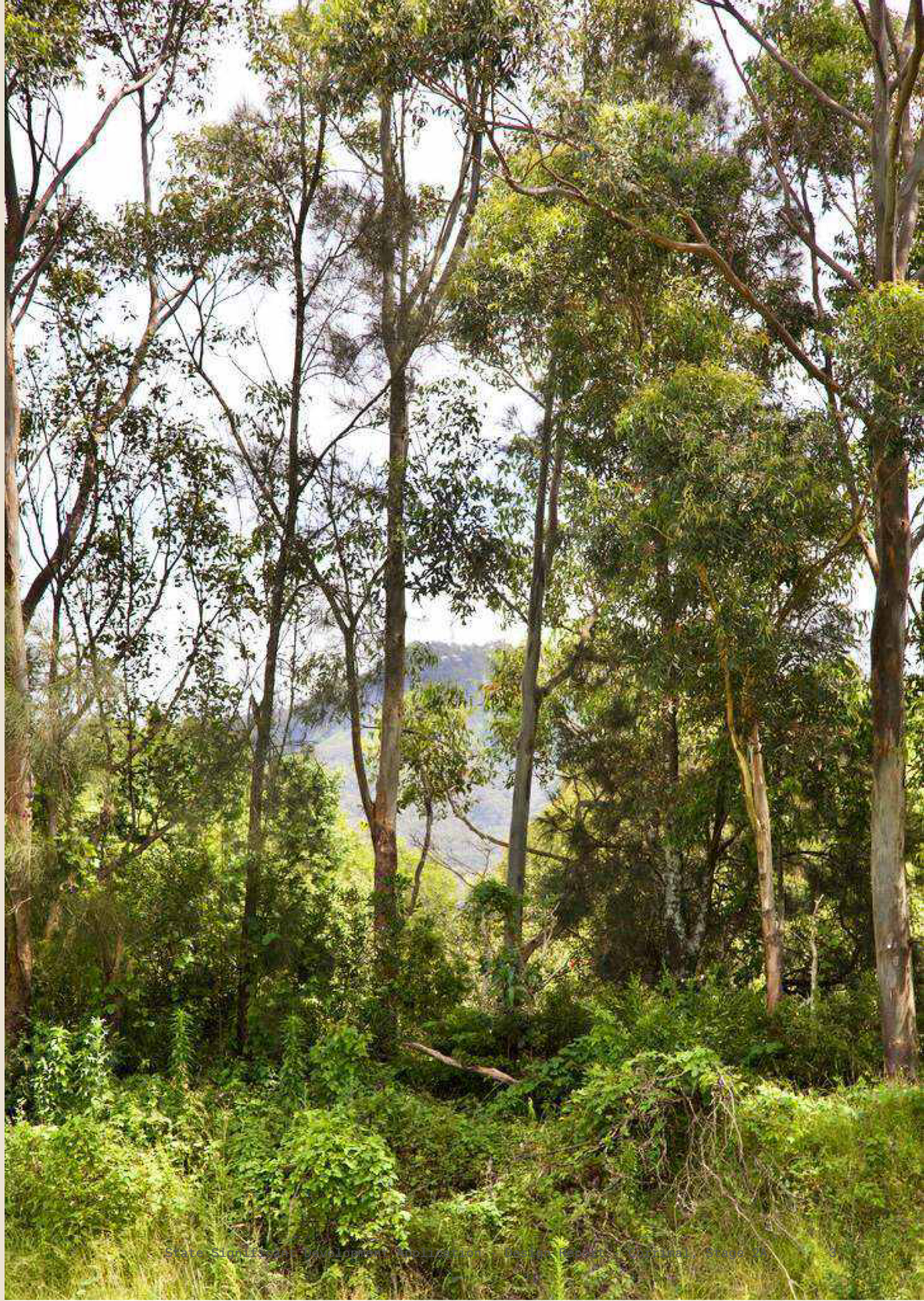
DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

SEEING COUNTRY

Seeing Country is about recognizing and deeply understanding the landscapes, stories, and cultural significance of the land from the perspective of the Dharawal people. It invites us to look beyond the physical environment and appreciate the spiritual, historical, and ecological connections that define Country.

This principle encourages designs that reveal and respect cultural landmarks, natural features, and traditional pathways, ensuring that these elements remain visible and honored within the built environment. It supports the creation of open spaces, view corridors, and interpretive elements that allow all people to experience and appreciate the profound relationship between Dharawal people and their Country.

By embracing Seeing Country, the project fosters awareness, respect, and connection, guiding development that is mindful of cultural heritage and committed to preserving the stories and essence of the land.



CONTENTS

Contents

00	Introduction	5
01	Context & Place	10
02	Understanding Country	27
03	The Masterplan	34
04	Stage 2A	46
04.1	Public Domain & Ground Plane Principles	49
04.2	Built Form Principles & Urban Design Principles	58
04.3	Architecture + Materiality	66
05	ESD + Residential Amenity	83

DKO CLOUSTON associates Land+Form URBIS Waters Consultancy



Clouston Associates, 2025

INTRODUCTION

DESIGN REPORT PURPOSE

This report has been prepared by DKO Architecture on behalf of Wollongong Developments No.7 PTY LTD in support of the State Significant Development Application (SSDA) to be submitted to the NSW Department of Planning, Housing and Infrastructure, for the proposed re-development of the subject site Corrimal Coke Works, Corrimal. It is to be read in conjunction with the corresponding Architectural drawing set, as well as other accompanying multi-disciplinary reports. The Environmental Impact Statement (EIS) prepared by Urbis provides a summary of the complete SSDA application material.

The scope of this report is to provide a collated explanation of the development's design and respond to relevant issues and assessment requirements identified by the Planning Secretary's Environmental Assessment Requirements (SEARS) issued 12th May 2025 - SSA83789711. A detailed list of which SEARS are addressed in this report are provided in the table on pages 06- 07. The content of the report includes details of the proposal's design quality, built form and urban design, public and communal spaces and architectural character. Additionally the report provides analysis of the proposal's impact on the surrounding context including solar access and views.

To achieve the purposes of the report, in addition to an overview of the architectural design, it contains an outline of the Connecting with Country design work, landscape architecture and Ecologically Sustainable Design which are key integrated elements of the propoal's design. Further information and details of these design elements are provided in the Landscape report by Land and Form and ESD report by Integreco.

The report also provides a summary of the State Design Review Panel (SDRP) review process, including a response to the SDRP advice received, as well as an assessment of the proposal against the requirements of the Housing SEPP 2021 - Chapter 4.

DEVELOPMENT DESCRIPTION

The Stage 2a SSDA seeks consent for the construction of four residential flat buildings providing a total of 206 apartments, including 57 affordable housing units.

The key components of the design include:

- 4 residential flat buildings ranging in 4-6 storeys.
- 3 separate single-level basements.
- dwellings in a range of 1-, 2- and 3-bedroom apartments.
- 10% Affordable Housing - 4,283m² (10% of Total GFA), 57 apartments.
- Approx. 20,034m² GFA across the 39,477m² site area,

The Stage 2a Built Form SSDA is submitted concurrently with a separate (but interrelated) Stage 2-4 civil works SSDA (SSD-86131212), which comprises the construction of the Central Park, the Southern Park (including southern park bicycle lane), and roads, drainage and stormwater infrastructure, and paper subdivision.

PROJECT TEAM

DKO — Architecture

URBIS — Town Planning

LAND AND FORM — Landscape Architect

Waters Consultancy — Country

integreco — ESD

CLOUSTON associates — External Landcape

GCC — Civil/Structure/Wind

Access

BITZIOS consulting — Traffic

RENZO TONIN & ASSOCIATES — Accoustic

ELEPHANTS FOOT — Waste

DSC Consulting Building Services Engineers — Electrical/Hydraulic

FULFILLMENT OF PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

In accordance with Section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary's Environmental Assessment Requirements (SEARs) for SSD application 73190458 were issued on 12th July 2024. This report has been prepared to respond to the relevant SEARs as outlined in the table below.

ISSUE	SEARS	PROVIDED RESPONSE & DOCUMENTATION
5. DESIGN QUALITY	– Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in Better Placed. – Demonstrate that the development - where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or - in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.	– Refer to Design Report Appendices: – Appendix A - Design Excellence & Better Placed Assessment – Appendix B - SDRP Review Summary – Refer to Landscape Report completed by Land and Form – Refer to ESD Report completed by Integreco
6. BUILT FORM & URBAN DESIGN	– Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. – If relevant, provide an assessment of the development against: - the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. - the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. – If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	– - Refer to Design Report Sections: – Section 04, Stage 2A – Refer to Design Report Sections: – Section 04, Stage 2A – Refer to BCA Report completed by BM+G. – Refer to Accessibility Report completed by BM+G – Refer to Architetcural Drawing Set.
7. ENVIRONMENTAL AMENITY	– Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. – Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	– Refer to Design Report Sections: – Section 05, ESD + Residential Amenity – Refer to Design Report Appendices: – Appendix C - Design Verification Statement & Housing SEPP - Chapter 4 Assessment – Appendix D - Solar Analysis – Appendix E - View Analysis
8. VISUAL IMPACT	– Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. – If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	– Refer to Design Report Sections: – Section 05, ESD + Residential Amenity – Refer to Design Report Appendices: – Appendix E - View Analysis

ISSUE	SEARS	PROVIDED RESPONSE & DOCUMENTATION
9.TRANSPORT	– Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the Guide to Transport Impact Assessment (GITA) published by TfNSW. – If the construction of the development would cause interruptions to regular pedestrian and transport routes (including public transport, active transport or general traffic), a preliminary Construction Traffic (or Transport) Management Plan (CTMP) should be prepared as part of the TIA to mitigate any such impacts.	– Refer to Design Report Sections: – Section 04, Stage 2A – Refer to Traffic Report by Bitzios – Refer to Accessibility Report by BM+G.
15. ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)	– Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. – Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.	– Refer to Design Report Sections: – Section 05, ESD + Residential Amenity – Refer to Design Report Appendices: – Appendix C - Design Verification Statement & Housing SEPP - Chapter 4 Assessment – Refer to ESD Report completed by Integreco – Refer to BASIX Certificate
23. PUBLIC SPACE	– If public space is proposed as part of the development, demonstrate how the – development: - maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. - provides accessible public space. - maximises permeability and connectivity. - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - maximises street activation. - minimises potential vehicle, bicycle and pedestrian conflicts.	– Refer to Design Report Sections: – Section 04, Stage 2A – Refer to Landscape Report completed by Land and Form – Refer to Landscape Report completed by Clouston Associates

OVERALL VISION

BELONGING TO PLACE

The site's natural features—its historic waterways, ecological zones, and visual link to the escarpment—have long been disrupted by industrial use and carparking. Our vision is to restore these lost connections, reviving the landscape and ecology through thoughtful, regenerative design.

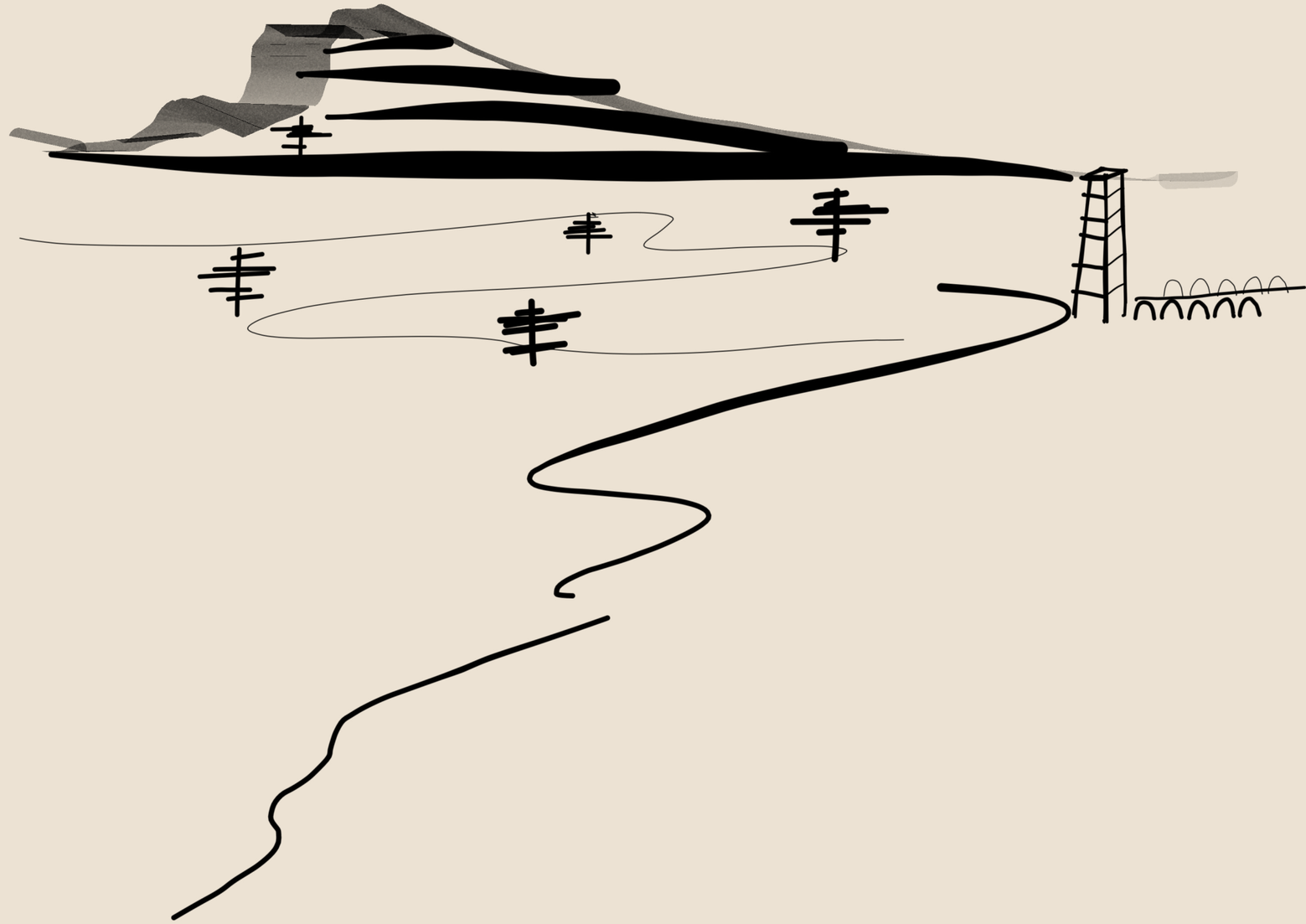
Guided by co-design and cultural consultation, we aim to embed shared knowledge and inclusive values into every aspect of the project. This approach fosters respectful relationships with Country, culture, kin, and community, while honouring the Traditional Custodians—the Dharawal people of the Illawarra.

CULTURAL CONTINUITY

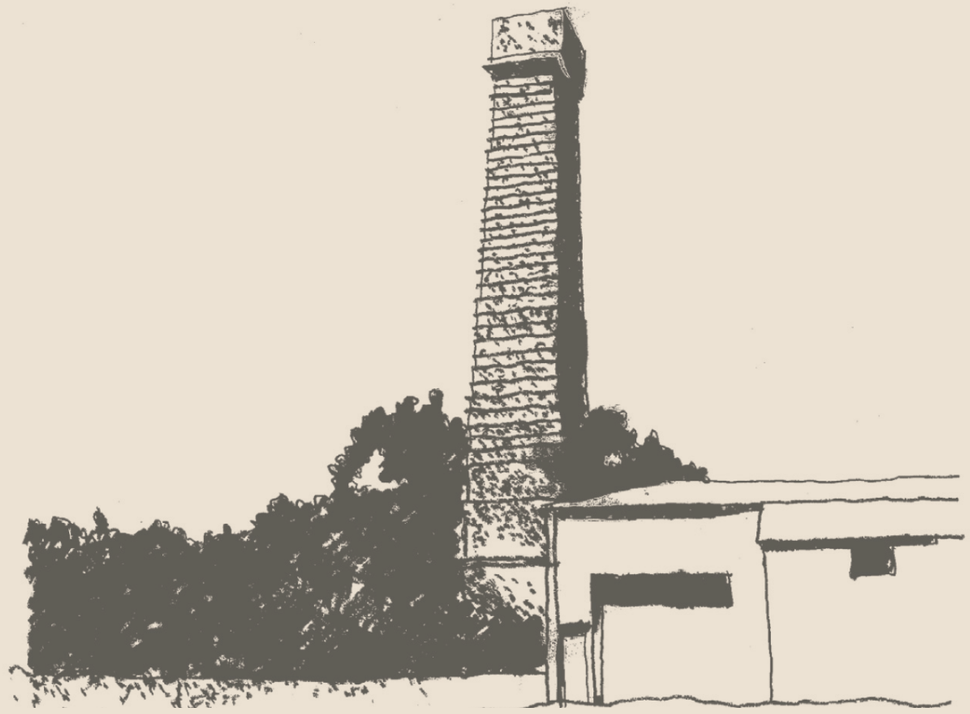
Our vision embraces the unique identity of Dharawal Country by integrating generous planting, a locally inspired material palette, and framed views to Mount Keira and the escarpment. These elements create a deep sense of place and belonging for all who live and visit here.

FOUNDATION OF COUNTRY

Taking cues from the rhythms of Country, our approach seeks to harmonise built form with the land. Through reconnecting historic water corridors, protecting and restoring ecology, and integrating natural elements throughout, the site becomes more than a development—it becomes a shared place of healing, respect, and enduring connection to Country



TIMELINE



2022
Planning Proposal

Planning Proposal was submitted and approved to rezone the Former Corrimal Coke works into a mixed use precinct with public open spaces and environmental conservation zones.

2023
Walk on Country

Walk on Country with the consultant team and elders of the land.

2024
Stage 1
DA Approval

Stage 1 consisted of civil works and four residential buildings. It also included the public heritage plaza and the main entry road.

2024
Stage 2-4
BEW Approval

Earthworks, tree removal, early works, remediation for the Stage 2 area & realignment of the riparian corridor.

Now
Stage 2A
SSDA

Stage 2A is now in the process submission through the State Significant Development Applicaiton process.

Future
Future Stages

Further progression of remaining stages.

01 CONTEXT & PLACE

COUNTRY LANDSCAPE CONNECTIONS

CORRIMAL (KORIMUL)

Corrimal the suburb has been derived from the first nations name for Brokers Nose - Korimul. First Nations Peoples understand landscape features along the escarpment as elements in Dreaming Stories, pathways, and wayfinding markers.

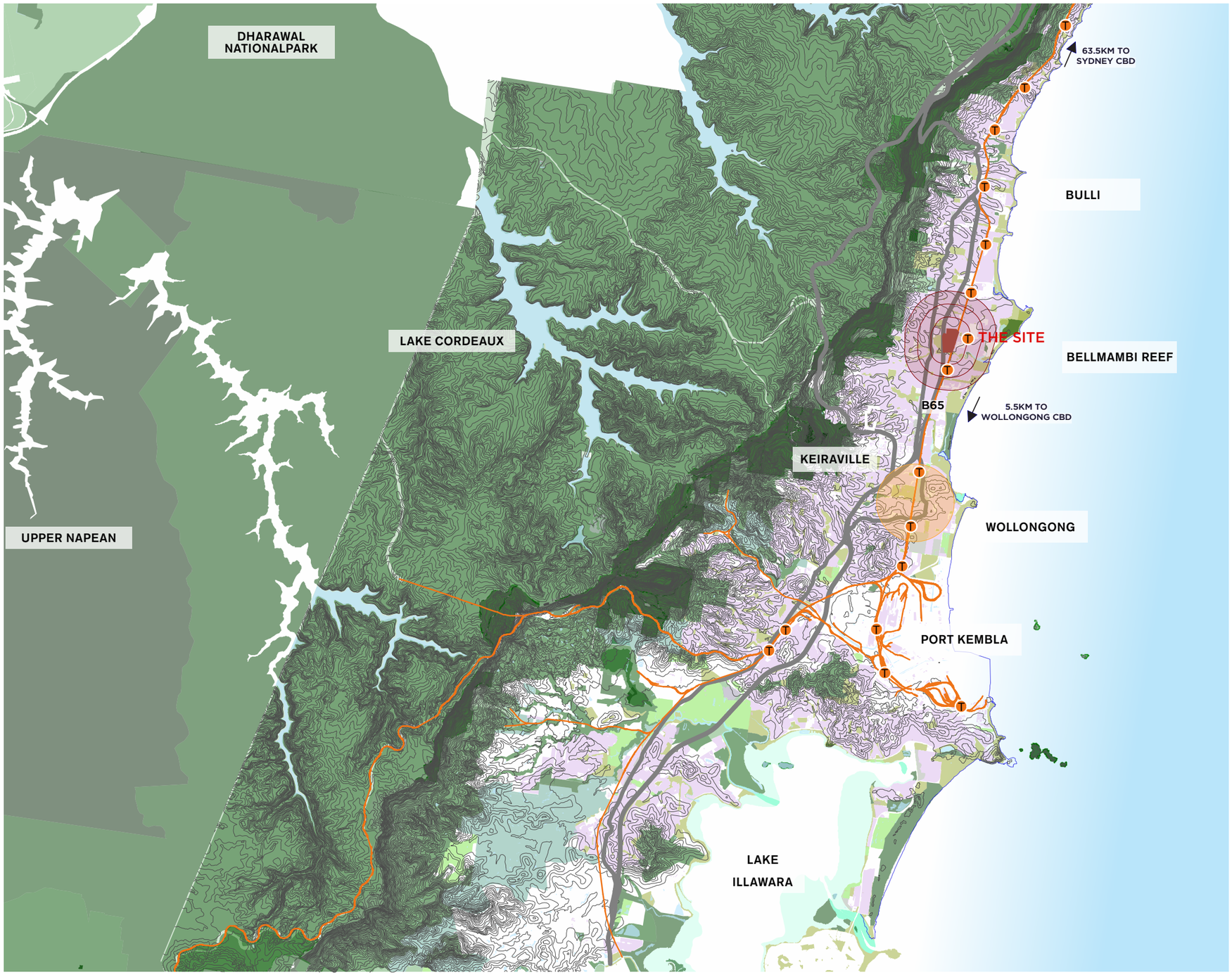
WATERWAYS, MOUNTAINS & VIEW LINES

We have heard from First Nations people with connection to this Country and cultural knowledge holders about a number of key cultural values that are important on this site.

- **Towradgi Creek** which runs along the southern end of the site is a culturally significant waterway, a Dreaming Story runs with it from the escarpment to the ocean.
- **Korimul (Brokers Nose)** Mountain is located to the west of the site and is a culturally significant mountain, part of the Dreaming Track that runs south to Djeera (Keira) and Djembla (Kembla) and beyond. Korimul Mountain is also a resource area and a High Sight Line that visually links places of cultural significance across Country.
- The Cultural View Lines between Brokers Nose Mountain and the Towradji Creek mouth and between Djeera (Keira) and Bellambi Point are culturally significant lines of sight that travel across Korimul and link these important places.
- The importance of not breaking the connection between escarpment Country and sea Country.



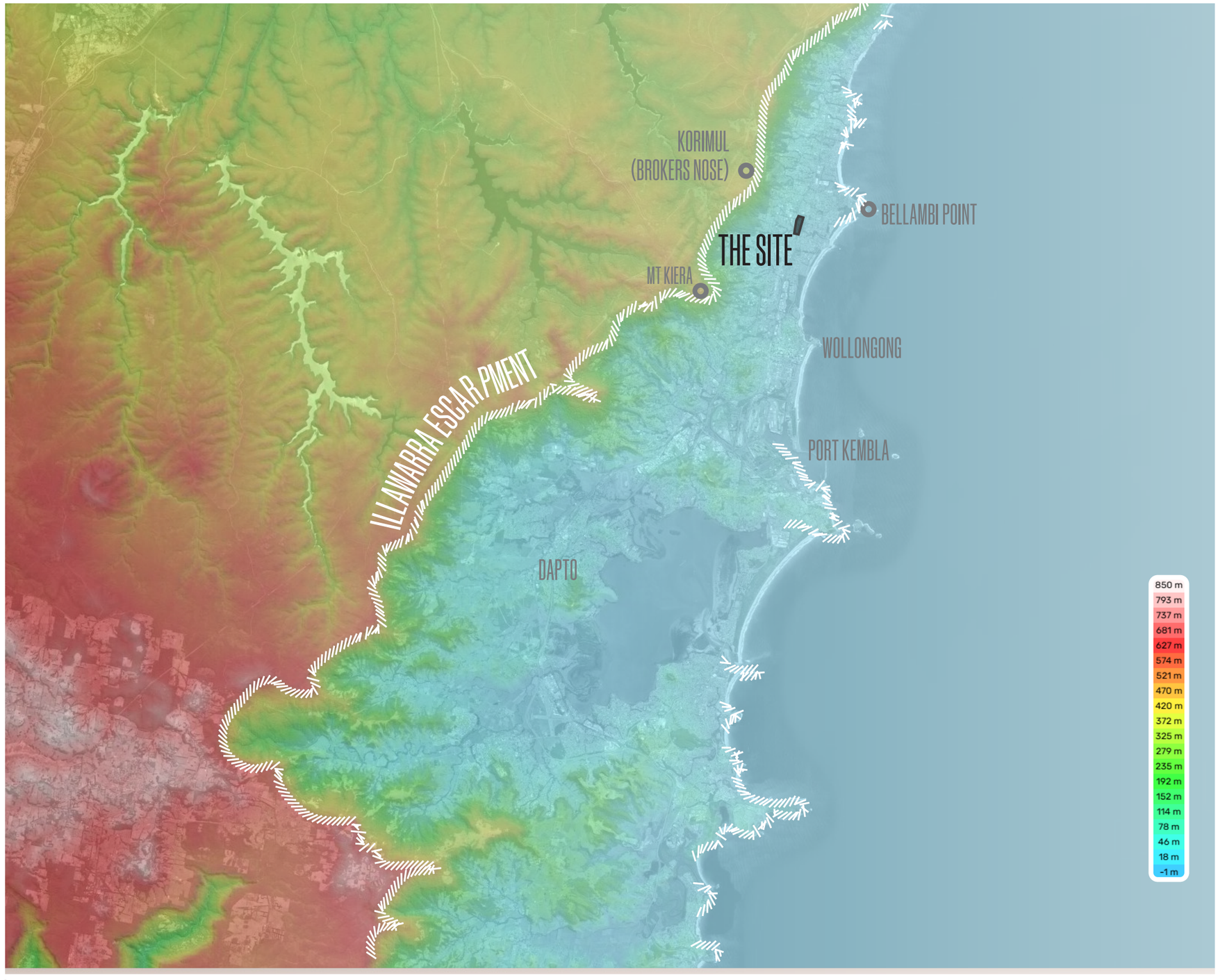
REGIONAL CONTEXT



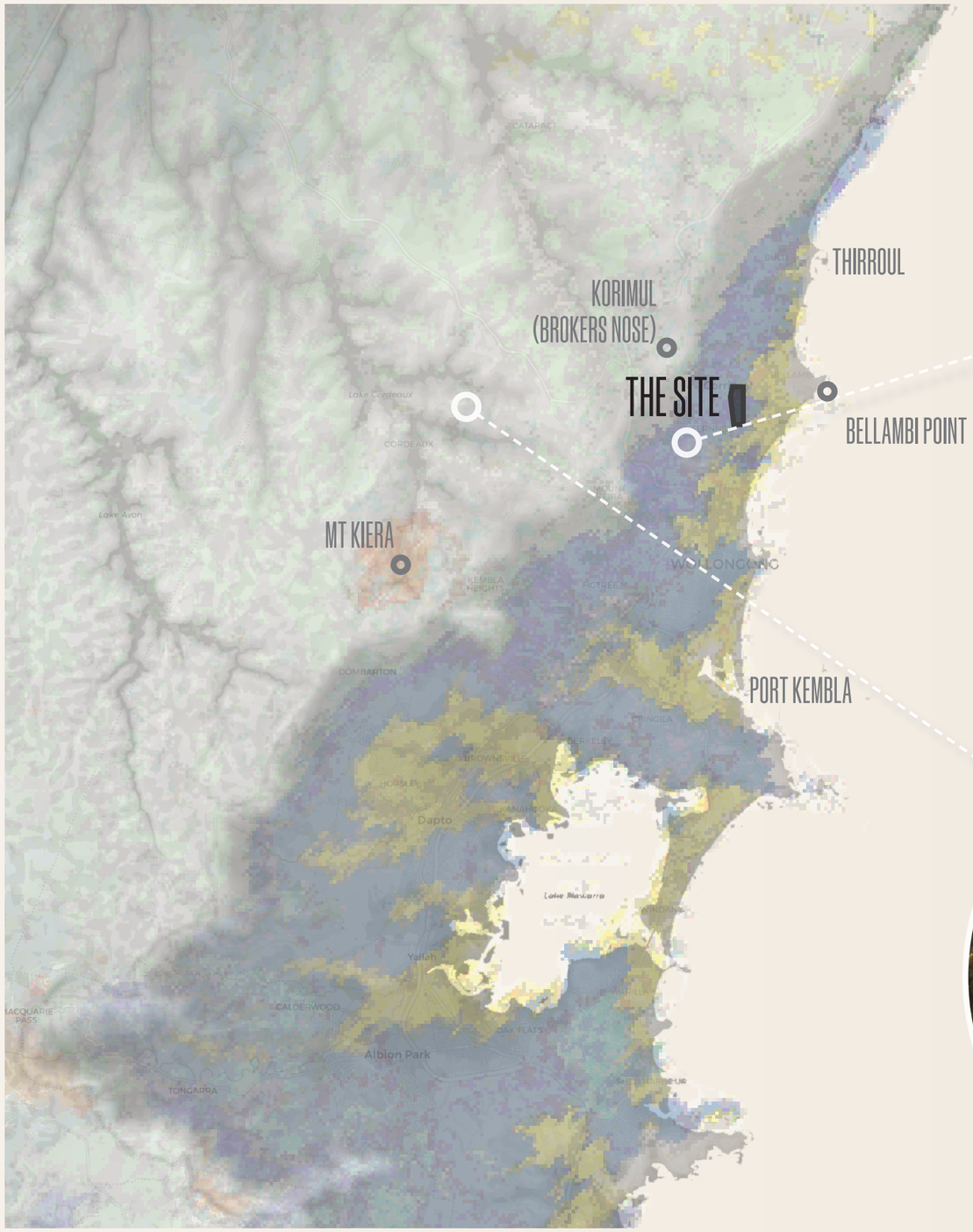
LEGEND

- SUBJECT SITE
- 10m Contour Line
- Railway line
- Motoway/ Highway
- Waterbody
- Development Area
- Site Catchment Zone
- Wollongong CBD
- National Parks
- Environmental Conservation
- Environemtna Management
- Environmental Living
- Primary Production
- Rural Landscape
- Public Recreation
- Private Recreation

TOPOGRAPHY


KORIMUL
(BROKERS NOSE)
BELLAMBI POINT
THE SITE
MT KIERA
WOLLONGONG
ILLAWARRA ESCARPMENT
PORT KEMBLA
DAPTO
850 m
793 m
737 m
681 m
627 m
574 m
521 m
470 m
420 m
372 m
325 m
279 m
235 m
192 m
152 m
114 m
78 m
46 m
18 m
-1 m

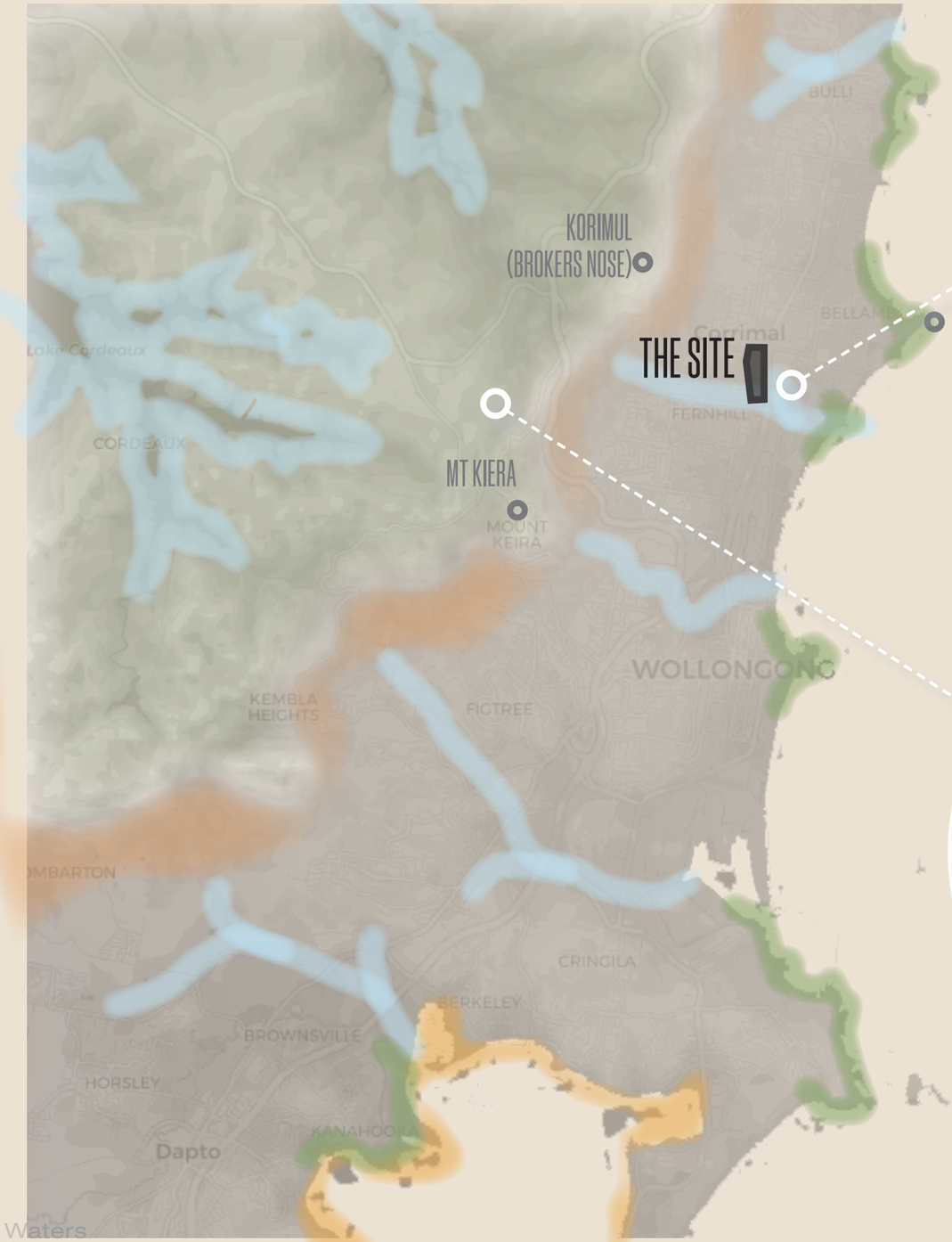
KEY GEOLOGICAL ZONES







ECOLOGICAL COMMUNITIES





SUBTROPICAL RAINFORESTS



DRY SCLEROPHYLL FORESTS

SITE LOCALITY

The subject site is the existing Corrimal Coke Works, bound on the east by the Railway Corridor, to the west by Memorial Drive, to the south by Towradgi Road and to the north by Railway Street.
The site was previously occupied by the Coke Works Industrial plant, with significant heritage items retained within the Heritage plaza, the remaing site has since been decomissioned.
The site is located within approximately:

- 800m/12 minutes walk from the Corrimal Centre (Princess highway)
- directly adjacent from Corrimal Train Station
- 750m/10 minutes walk from North Wollongong Train Station

Regionally, the site is also highly accessible to other metropolitan regional centre and sub-centres:

- 15 minute drive/ 25 minute train to Wollongong (Town Centre)
- 45 minute drive/ 90 minute train to Campelltown-Macarthur (Metropolitan Cluster)
- 70 minute drive to Western Sydney Airport-Bagerys Creek Aerotropolis (Metropolitan Cluster)









PLANNING CONTEXT

FORMER CORRIMAL COKE WORKS SITE

An inital planning proposal had been developed, with a site specific DCP intended to supplement the Wollongong LEP due to the unique site qualities of the site. Stage 2A strategically utilises the maximum height provisions permitted under the Housing SEPP and Transit-Oriented Development (TOD) bonus incentives for affordable housing.

WOLLONGONG CITY COUNCIL LOCAL ENVIRONMENTAL PLAN 2009 (LEP)

Appliable LEP classifications of the site are shown on the right hand side of the page.

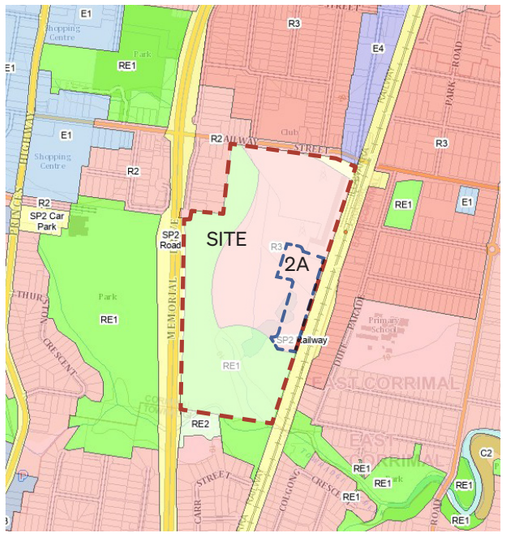
HOUSING SEPP 2021 (HSEPP)

The proposal incorporates Infill Affordable Housing 30% bonus on LEP provsions increases the allowable Maximum Building Height to 22m. Infill applies within the exclusion of the TOD area.

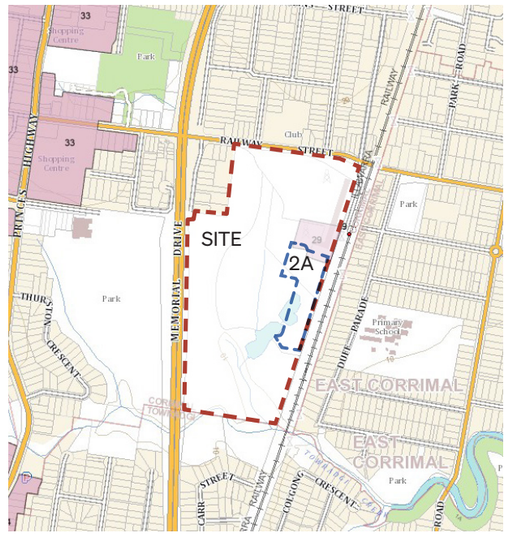
TRANSPORT ORIENTED DEVELOPMENT (TOD)

The proposal incorporates Infill Affordable Housing

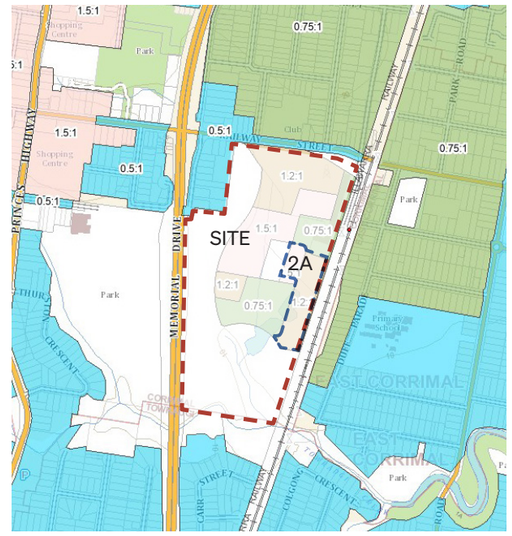
Land Use Zoning - R3 - REI Productivity Support



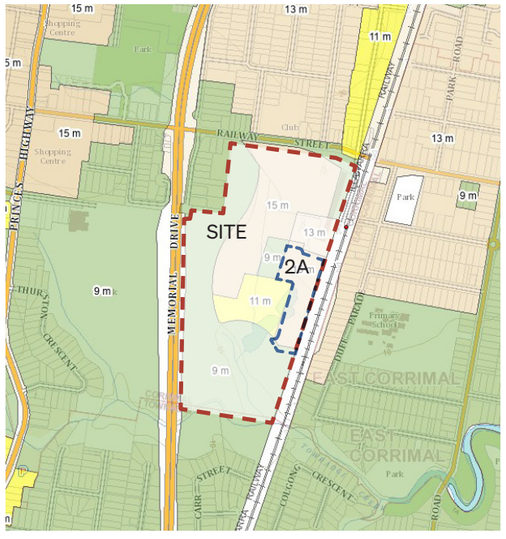
Additional Permitted Uses



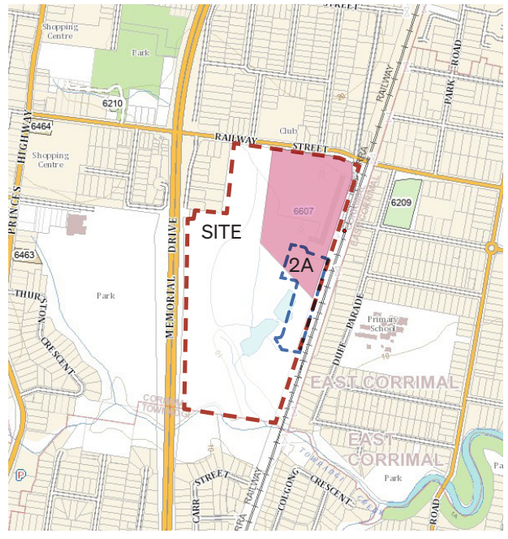
Floor Space Ratio - 1.2:1/1.5:1



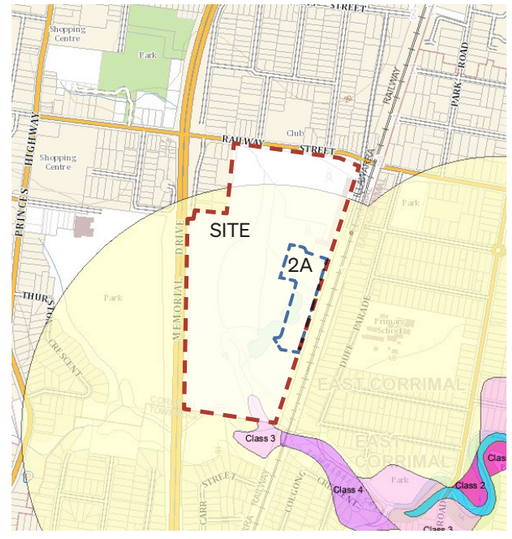
Maximum Height - 9-15m



Heritage - Coke Works Zone



Acid Sulfate Soils - Class 5



SITE CONTROLS

PLANNING PROPOSAL - SITE SPECIFIC DCP

The former Corrimal Coke Works Site Master Plan has been prepared to demonstrate the holistic vision, key outcomes and principles that will guide the future character and development of the Site.

Chapter 19 of the WDCP is intended to supplement the land use planning controls applied by Part B of the Wollongong Development Control Plan 2009 to guide any future development at the former Corrimal Coke Works Site. This site DCP recognises the unique qualities of the Corrimal Coke Works site, and the ability to deliver a range of housing types in a high amenity, open space setting which celebrates the heritage of the site and takes advantage of its proximity to Corrimal Railway Station.

This site DCP should also be read in conjunction with Part A, B, C, D and E of Wollongong DCP 2009, the Wollongong Local Environmental Plan and relevant State Environmental Planning Policies. In the event of any inconsistency between the provisions of this and any other chapters of Wollongong DCP, the provisions of this site DCP shall prevail to the extent of that inconsistency.

Fig 1 Land to Which Site Specific DCP apples

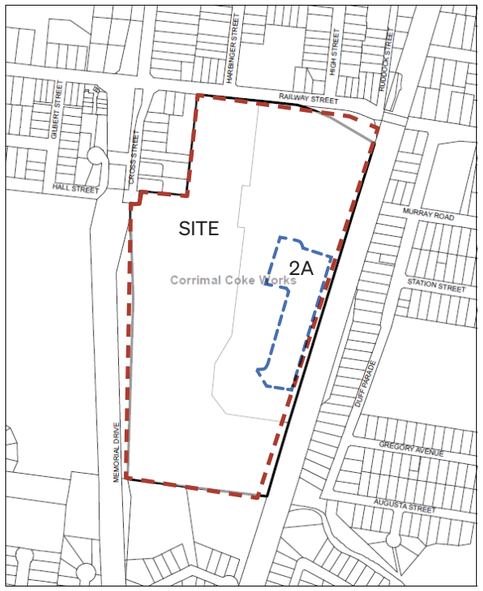


Fig 2. Former Corrimal Coke Works - Masrer Plan



Fig 3. Character Precincts

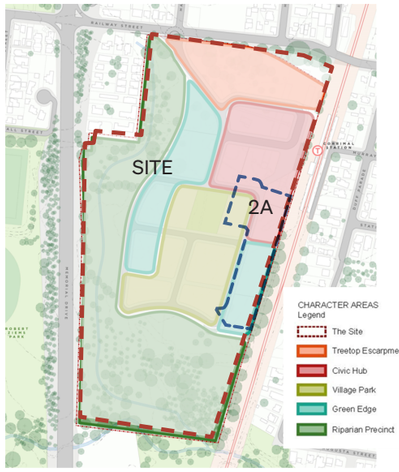


Fig 4. Views & Vistas

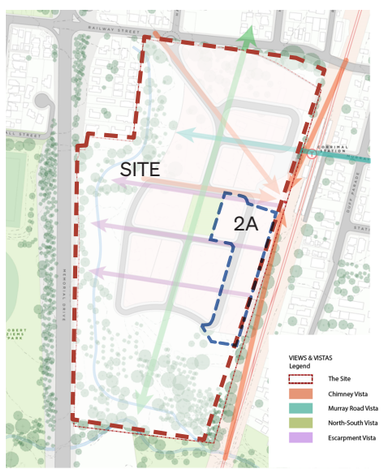


Fig 5. Built Form Setback

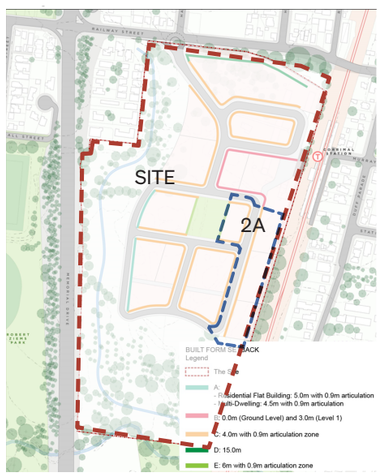


Fig 6. Indicative Land Use

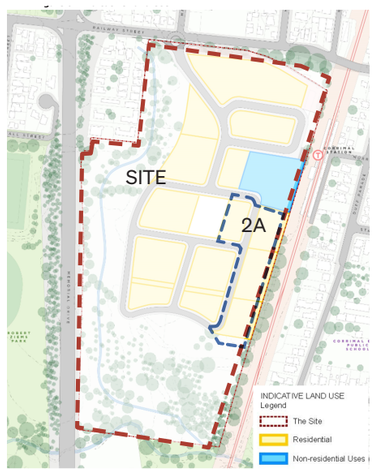
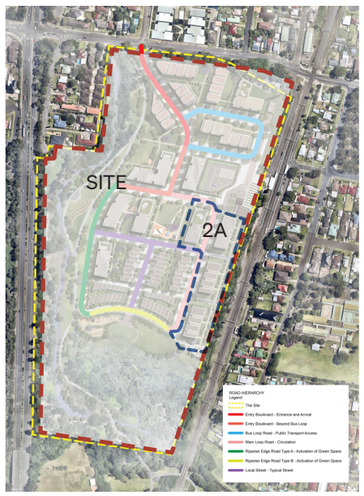


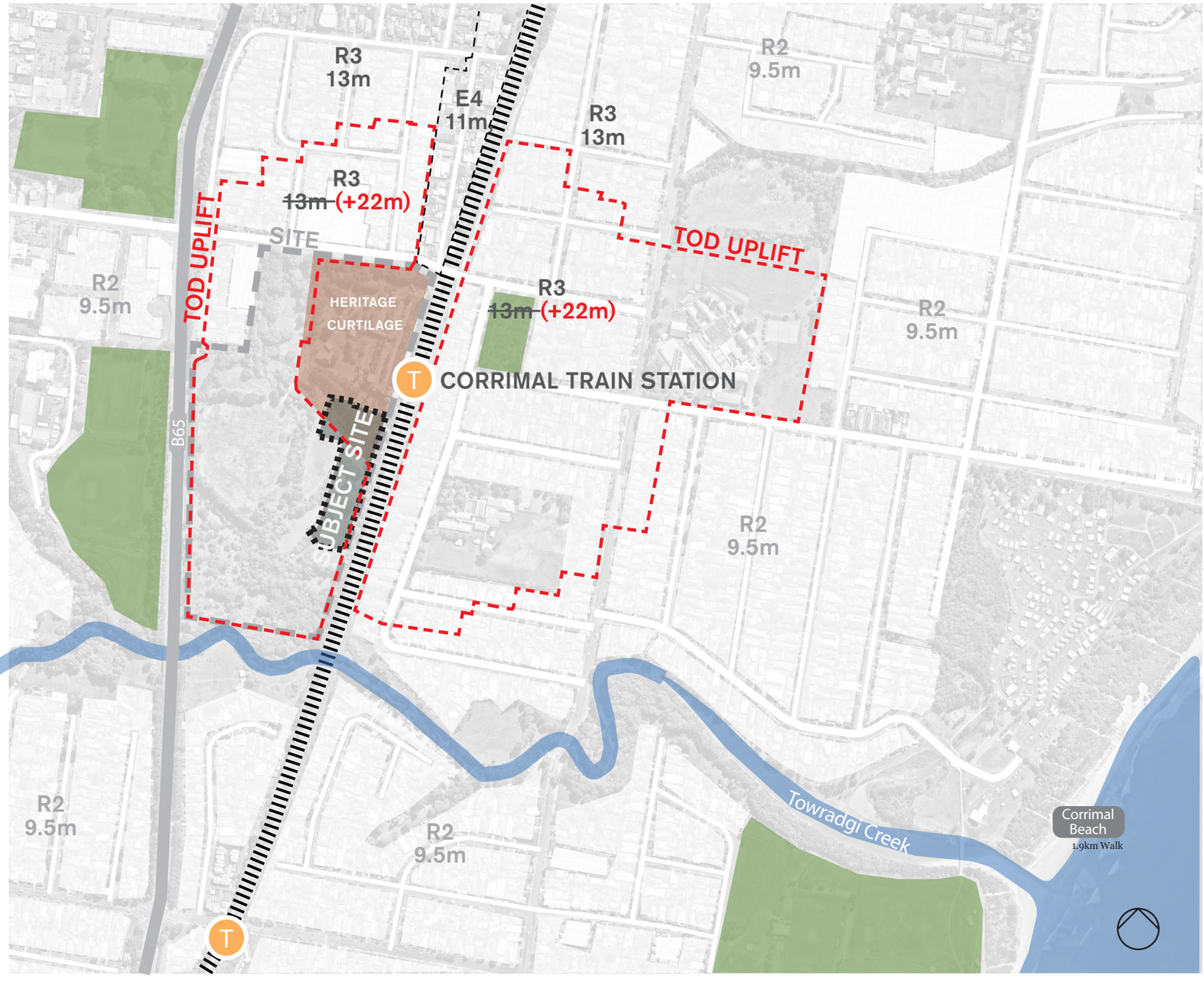
Fig 9. Road Hierarchy



FUTURE CONTEXT - TOD UPLIFT

TRANSPORT ORIENTED DEVELOPMENT (TOD)

The proposal incorporates TOD 30% bonus on LEP provsions, which increases the allowable Maximum Building Height to 22m.



LEGEND

- SUBJECT SITE
- Transport Oriented Development Lots
- Towradgi Creek
- Railway line
- Motoway/ Highway
- Public Open Space

DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

URBAN CONTEXT

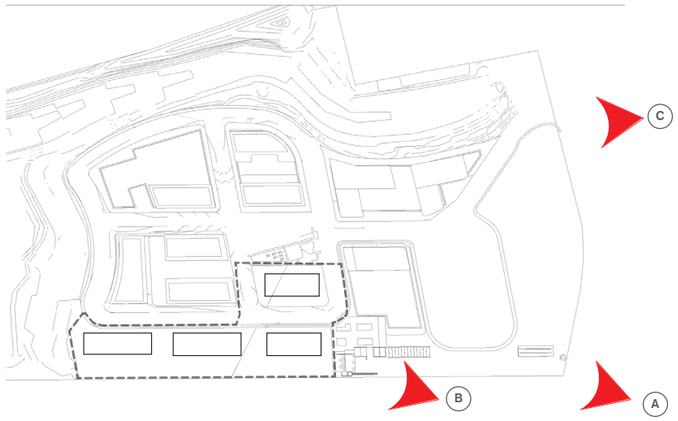
EXISTING STREETSCAPE CHARACTER

The proposed built form has been carefully designed to respect and enhance the existing character of Corrimal, responding sensitively to the established urban fabric and contributing to a cohesive and contextually appropriate streetscape.

A key focus of the design is the integration with the surrounding low- to mid-scale built form, including any nearby heritage elements or community landmarks that contribute to Corrimal's identity. Where the proposal adjoins existing community or civic buildings, the scale, materiality, and articulation have been carefully considered to maintain their visual prominence and reinforce their role within the local streetscape. Transitions in height, thoughtful setbacks, and landscaping strategies have been employed to soften the built form and ensure it sits comfortably within the broader context.

The proposal also responds to Corrimal's evolving town centre and its mix of residential, commercial, and civic uses. The interface along key streets—such as the Princes Highway or other local connectors—is designed to reflect the existing rhythm and scale of development, contributing positively to the walkability and activation of the public domain.

In line with broader strategic planning objectives for the Wollongong LGA, the built form embraces principles of human-scale development, fine-grain design, and active street frontages. Varied façades and a strong public realm interface support a vibrant and legible urban environment—one that reflects Corrimal's unique character while accommodating future growth in a respectful and place-based manner.



A



B



C



GREEN NETWORK

EXISTING OPEN SPACE NETWORK

The site is situated within a predominantly industrial and commercial precinct on the western side of the railway line, where there is currently a noticeable lack of accessible public open space and greenery. While Corrimal features several high-quality open space assets, these are located primarily to the east of the railway corridor and are less directly accessible from the site.

Memorial Park and the Corrimal Town Centre form a key community hub, offering a mix of civic, recreational, and cultural spaces. Ziems Park, located to the north-east of the town centre, provides additional opportunities for passive recreation and community sport. Further east, Corrimal Beach Park offers expansive coastal open space and recreational amenities, though its location makes it more suited to regional access than day-to-day local use for those west of the rail line.

The proposal acknowledges this lack of open space on the eastern side of the railway and seeks to enhance local amenity by contributing to a more connected and accessible open space network that supports Corrimal's growing community.

Memorial Park



Town Centre



Ziems Park



Beach Park





AMENITY & CLIMATE

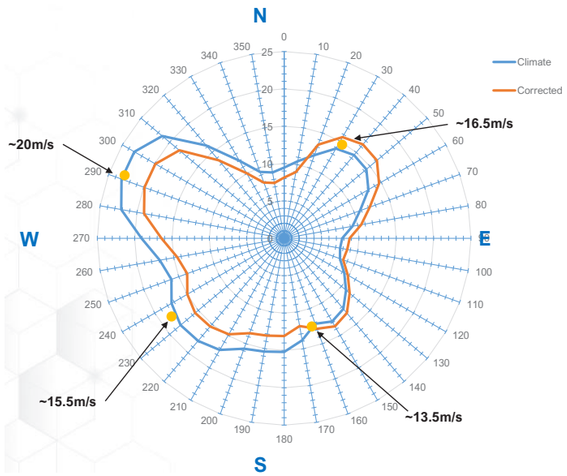
CLIMATE

The site is surrounded by predominantly low-rise residential buildings, with the railway line forming a key boundary to the east. The site benefits from excellent solar access throughout the year due to its relatively open surroundings and low built form in the immediate area.

During summer, the site is influenced by cool prevailing winds from the south-east, providing natural ventilation and comfort. In winter, colder winds typically descend from the escarpment to the west, bringing cooler conditions across the site.

VIEWS

The site enjoys expansive views of the Illawarra Escarpment, with Mount Kembla and surrounding ridgelines forming a dramatic natural backdrop to the west. At upper levels, there are also glimpses of the coastline and ocean to the north-east, reinforcing the site's strong connection to both the escarpment and the coastal landscape.





THE SITE - CONSTAINTS

EXISTING LEVELS

The site is bounded to the east by an active railway corridor, which presents a significant physical and acoustic barrier to surrounding areas. This infrastructure limits direct pedestrian and vehicular access to the adjoining residential neighbourhoods and restricts convenient connectivity to key local amenities such as Corrimal Town Centre, Memorial Park, Ziems Park, and Corrimal Beach.

As a result, enhanced cross-corridor connections—such as pedestrian bridges or underpasses—will be critical to improving access, walkability, and integration with the broader urban fabric. Additionally, the railway's proximity introduces potential visual and acoustic impacts, requiring careful consideration of building orientation, façade articulation, and the incorporation of effective noise and vibration mitigation strategies to ensure a high level of amenity for future residents and users.



THE SITE - OPPORTUNITIES

OPPORTUNITIES

The site presents a range of significant opportunities that can inform a responsive and place-based development outcome. Its immediate proximity to Corrimal Train Station offers excellent access to public transport, supporting the potential for transit-oriented development that promotes active travel and strengthens connections to surrounding retail, services, and community infrastructure.

The site also enjoys scenic views to Mount Keira and Mount Kembla to the west, with opportunities to frame these outlooks through building orientation, open space, and public domain design. At higher elevations, coastal views toward Corrimal Beach further enhance the site's visual amenity and development potential. In addition, the site's location near a heritage conservation area provides the opportunity to integrate and reflect Corrimal's local identity, with architectural language, materiality, and public realm treatments that draw on the area's historic character.

The site's southern boundary offers the potential to establish a green corridor linking to Towradgi Creek, supporting improved ecological function and pedestrian connectivity through integrated landscape and open space strategies.



SITE HERITAGE

Interpretation and Education

- Site boundary
- Ecological Communities
- Water ecology
- Key heritage elements
- Heritage interpretation*

*Indicative (No additional structures, only existing heritage listed items within Heritage Plaza)



SITE HERITAGE

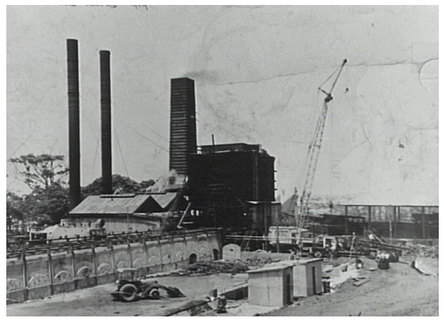
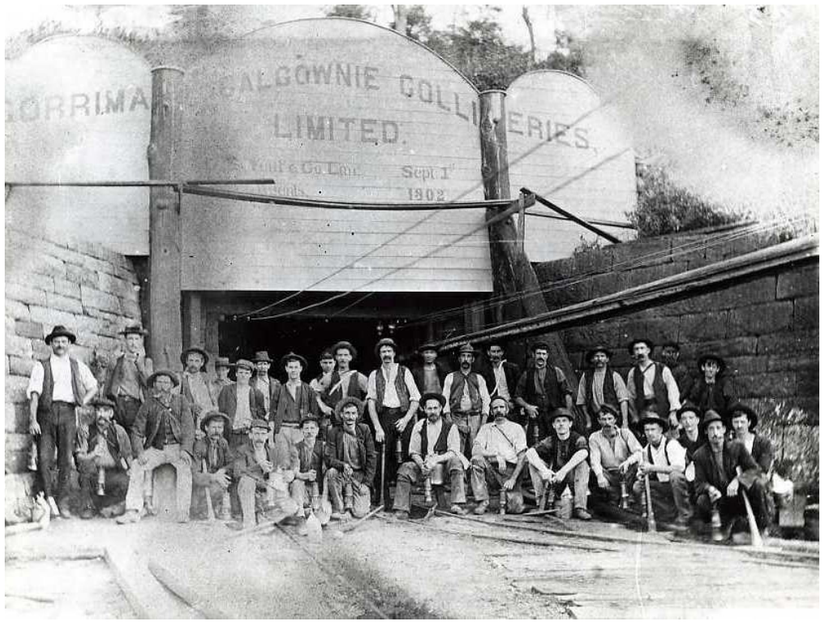
CORRIMAL COKE WORKS

The Corrimal Coke Works, a prominent industrial site with deep historical roots in the Illawarra region, stands as a physical reminder of Corrimal's coal mining and steel production heritage. Established in the early 20th century and operational until its closure in 2014, the site played a vital role in the local economy and community for over a century. The existing structures—including distinctive brick buildings, steel chimneys, spiral exhaust stacks, conveyor systems, and rusting machinery—embody the robust industrial character of the site. These elements, many now overgrown and weathered, reflect the scale and materiality of the coke production process and offer strong opportunities for adaptive reuse and interpretation. In addition to the physical remnants, the site holds significant social and cultural heritage, with historic photos depicting miners and workers at the Corrimal-Balgownie Collieries evoking strong community connections to the area's working-class roots. Any future development presents a unique opportunity to retain, interpret, and celebrate these heritage values while transforming the site into a place of contemporary relevance.







02 UNDERSTANDING COUNTRY

CONNECTION WITH COUNTRY - DHARAWAL PEOPLE



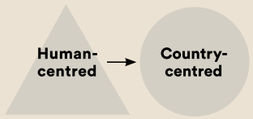
John Prout painted 'Tom Thumb's Lagoon, NSW' in 1847 when about 1,000 white people lived in Illawarra.

CONNECTING WITH COUNTRY FRAMEWORK

Guided by Aboriginal community

The commitment

All NSW built environment projects will be developed with a Country-centred approach guided by Aboriginal people, who know that if we care for Country, Country will care for us.



Practices

Reframing our way of working

Changing our approach and processes to support a Country-centred approach



Actions

Implementing the framework

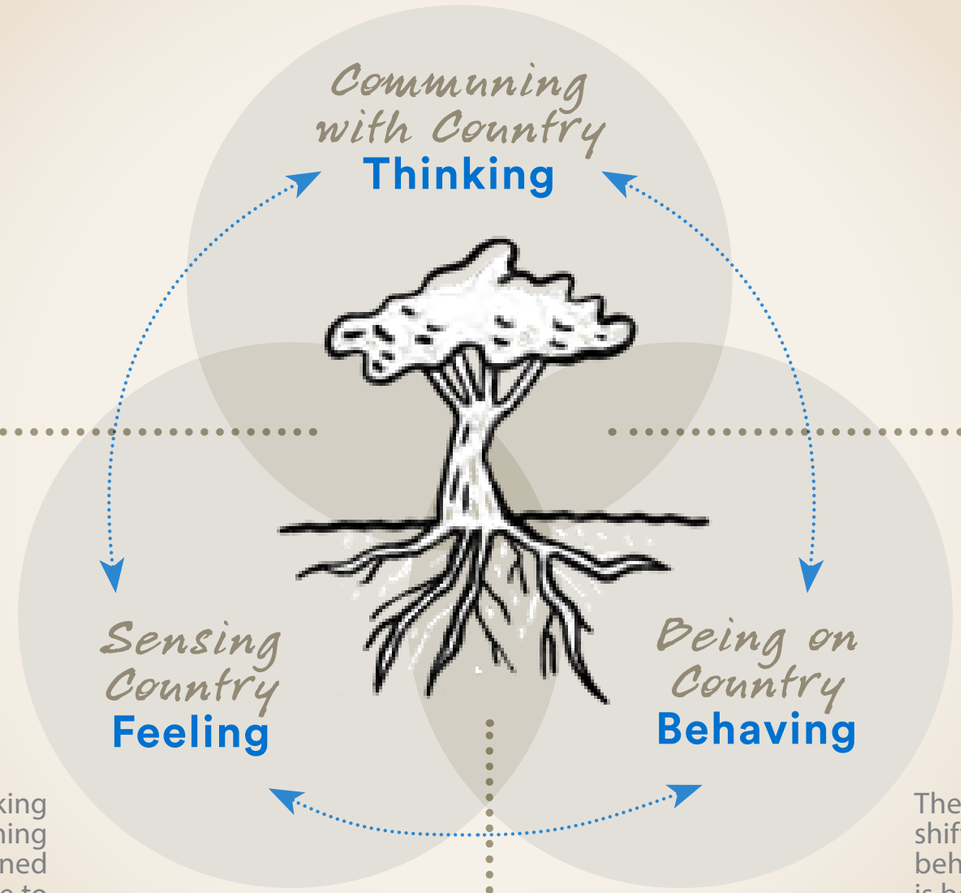
Project life cycle from an Aboriginal perspective



Outcomes for Country

Healthy Country
Healthy community
Protecting Aboriginal cultural heritage
Cultural competency
Better places

Developing cultural awareness through thinking is the first step towards adopting a Country-centred approach.



Knowledge gained from thinking and learning about communing with Country can be deepened by immersion and exposure to cultural practice described in this section – sensing Country.

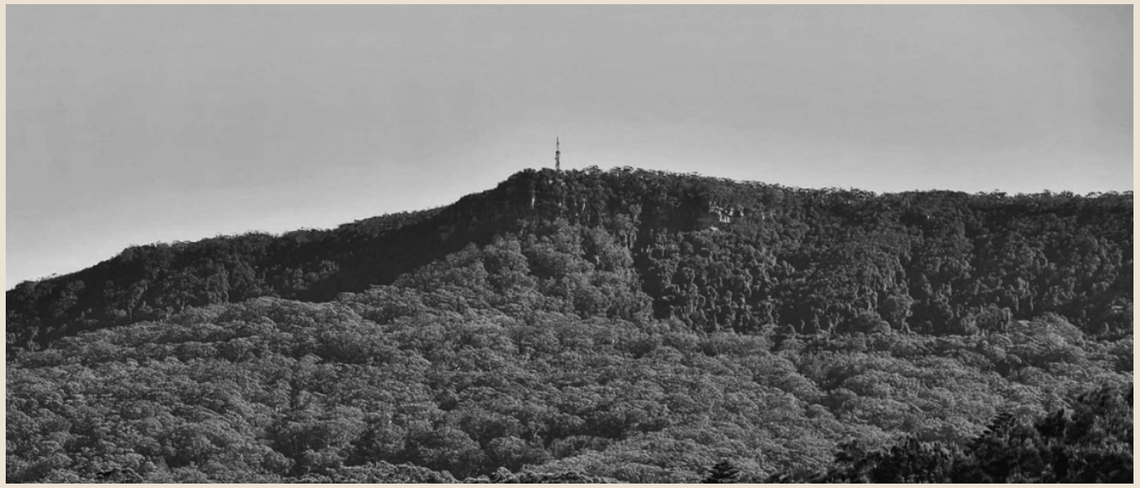
The outcome of this process of shifting our thinking, feeling and behaving in relation to Country is behavioural change, enabling a new way of working.

gansw_ Connecting with country framework issue 3: 2023

DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

CONNECTING WITH COUNTRY





UNDERSTAND COUNTRY

Key Values

Understanding Country means recognising that the land holds deep cultural, spiritual, and ecological significance, particularly for the Dharawal people who have cared for it for thousands of generations. This principle acknowledges the need to restore access to Country for First Nations peoples—many of whom have been disconnected from this land due to decades of industrial use and restricted entry. Beyond physical access, it is about enabling cultural practices, reconnection with sacred places, and the revitalisation of relationships with land, water, and sky.

To support this, the project aims to create opportunities for all people—residents, visitors, and future generations—to learn from and engage with Country in respectful and meaningful ways. Through thoughtful design, interpretation, and storytelling, the site will embed educational elements that honour Aboriginal knowledge systems and promote cultural understanding. Public spaces, landscape features, and materials will reflect the enduring presence of the Dharawal people and encourage a collective sense of custodianship.

By fostering awareness and shared responsibility, the development encourages all who live on or visit this land to care for it—not as owners, but as stewards—deepening their connection to place and contributing to the ongoing process of cultural respect, healing, and continuity.

waters consultancy - cwc value assessment report july 2023

PROTECT COUNTRY

Key Values

Protecting Country means safeguarding the cultural, spiritual, and ecological integrity of the land, recognising its deep significance to the Dharawal people and future generations. At Corrimal, this principle centres on the protection and restoration of Towradgi Creek, a site of cultural importance known as a Dreaming Track—a pathway imbued with ancestral stories, knowledge, and deep-time connections. The creek is not only a cultural corridor but also a vital ecological system, supporting native flora, fauna, and broader water catchment health.

Key to this protection is the preservation of cultural view lines that connect the Illawarra Escarpment to the Pacific Ocean, reflecting the Aboriginal concept of interconnected Country—where land, water, sky, and story are one continuous whole. These visual and spatial connections carry meaning far beyond aesthetics, anchoring cultural identity and traditional knowledge systems that rely on understanding the landscape as a living, sentient entity.

Importantly, the site also includes registered Aboriginal heritage sites such as FCCW AFT 1 / AHIMS 52-2-4505, which require careful management and protection under both cultural protocols and legal frameworks. Their presence reinforces the significance of the area as a lived, storied landscape—not just in the past, but continuing into the future.

SITE SIGNIFICANCE

The broader Country in which the Project is situated holds deep cultural significance, encompassing a rich network of intangible heritage—such as ceremonial sites, Story places, archaeological locations, resource-rich areas, and traditional and historical living places. This cultural landscape also includes waterways, plants, and animals, all of which carry inherent cultural value as part of a connected ecosystem. First Nations cultural advisors have identified several important cultural sites near the Coke Works, including:

Korimul Peak (Brokers Nose)

Djeera (Mt Keira)

Bellambi Point

Towradji Creek



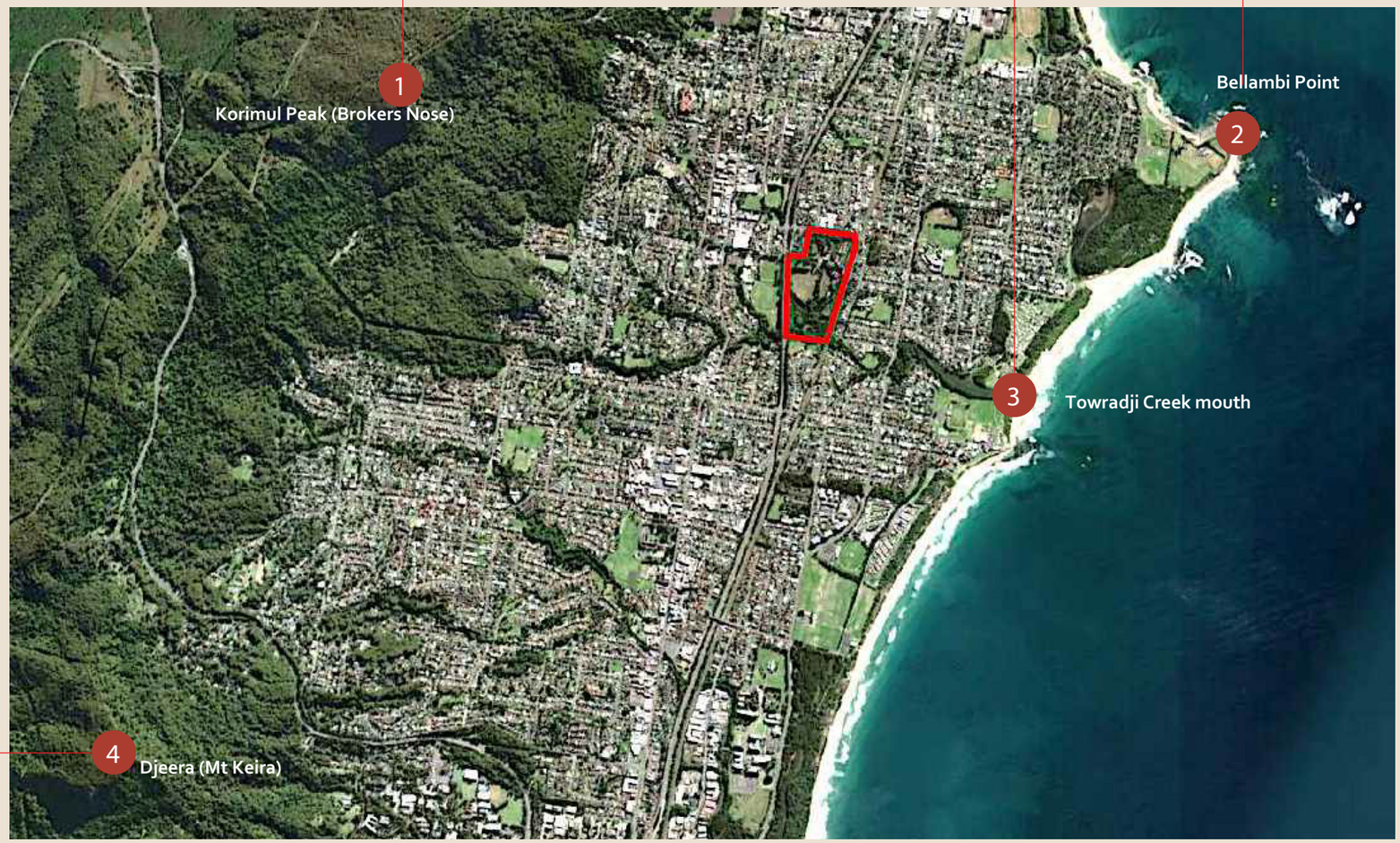
View to Site from Korimul Peak



View to Towradgi Creek from site



View to Korimul Peak from Bellambi Point





View to Site from Mt Keira

waters consultancy - cwc value assessment report july 2023

DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

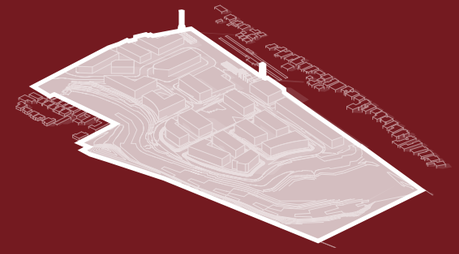
COUNTRY PRINCIPLES

Seven principles have been identified through engagement with First Nations cultural advisors as key to guiding the Projects response to the Connecting with Country framework. These seven principles should inform the approach taken throughout the Project. Protect cultural sites by excluding development. Allow Country to be visible through open green space and view corridors.Support healthy Country through rehabilitation of waterways and revegetation of green space with native plants that support native animals. Facilitate access and capacity of First Nations peoples to undertake cultural practices on Country. Contribute to economic, educational capacity and opportunities for First Nations people. Amplify the Stories of Country and First Nations peoples through interpretation, use of First Languages, education, and cultural events. Contribute to reconciliation through telling the shared history of place.

waters consultancy - cwc value assessment report july 2023



03 THE MASTER PLAN



MASTERPLAN



Source: Artistic Impression by Clouston Associates, SDRP Stage 2 Presentation 2025

MASTERPLAN VISION

VIEWS TO ESCARPMENT





VIEWS TO HERITAGE





SEEING AND RESPECTING COUNTRY

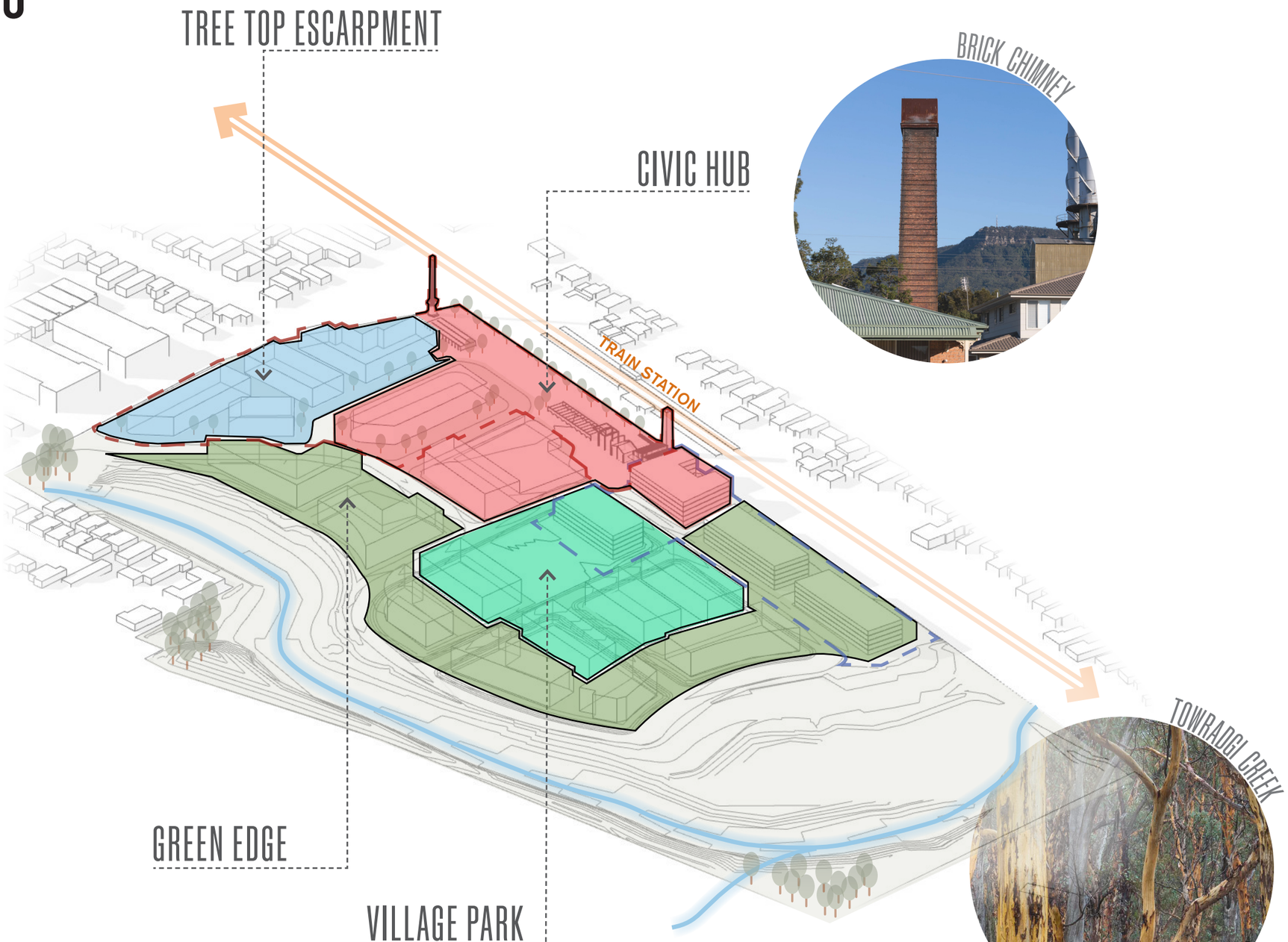
RESTORING HERITAGE AND VIEW LINES TO HERITAGE | CELEBRATING STORIES AND SHARED HISTORY

RESTORING NATURAL SYSTEMS
- TREE TOP ESCARPMENT
- RIPARIAN CORRIDOR
- SOUTHERN PARK

MASTERPLAN CONCEPTS







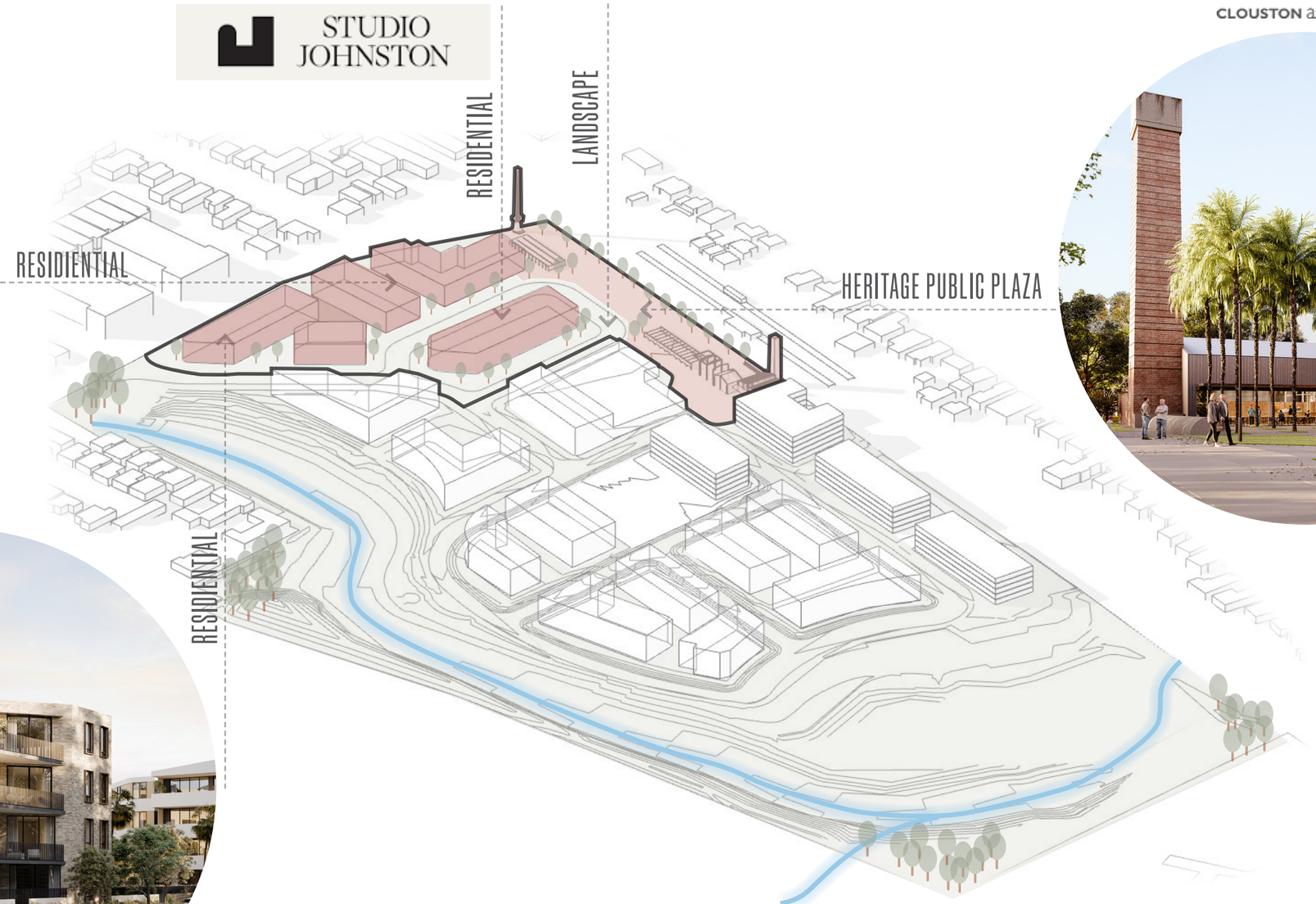
STAGE 1

DKO



FLAME TREE
LANDSCAPE DESIGN

STUDIO JOHNSTON



Aileen Sage
+
CLOUSTON associates

DKO



DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

STAGE 2A

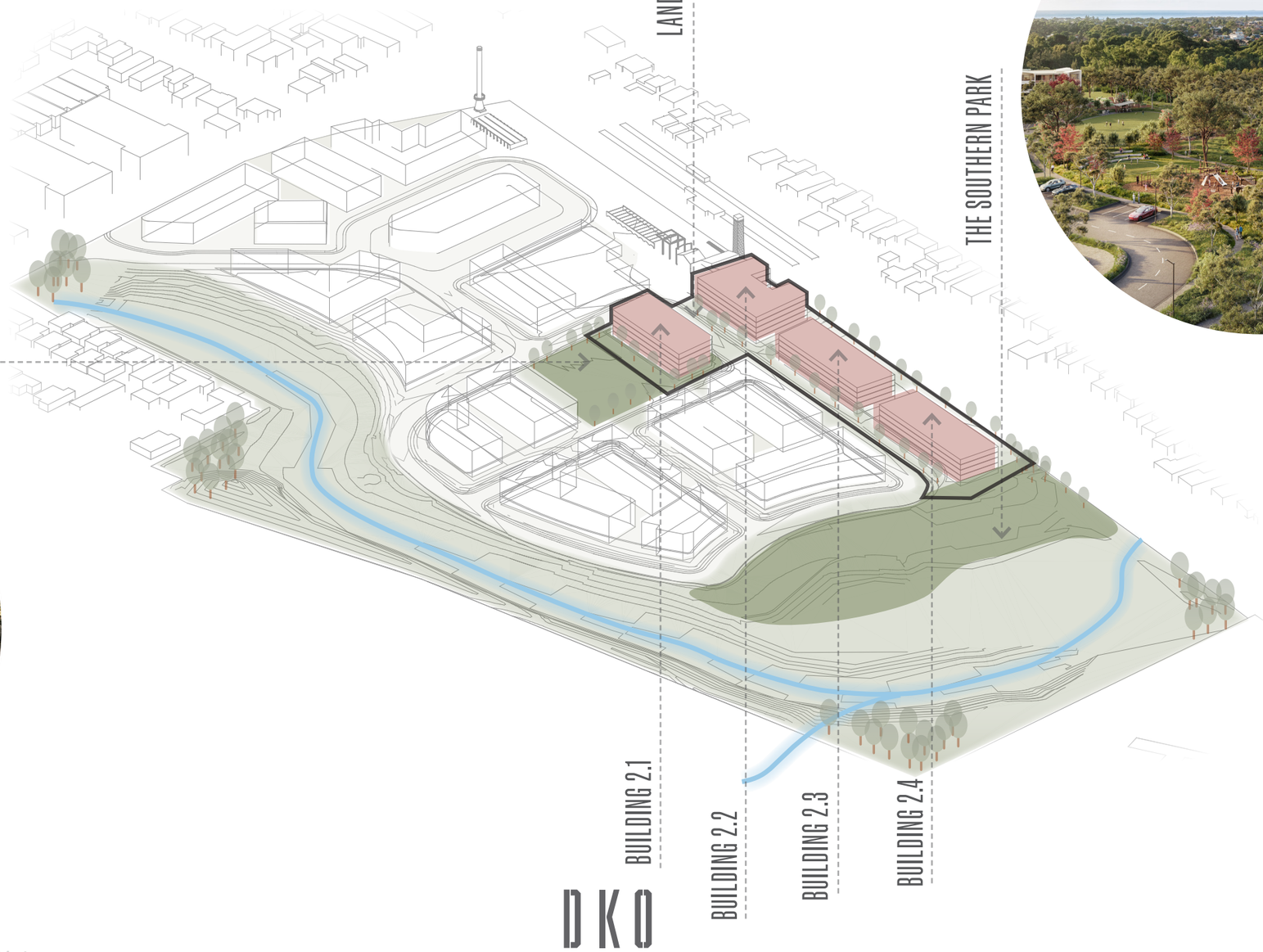
CLOUSTON associates



Land+Form



CLOUSTON associates



DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

MASTERPLAN PRINCIPLES

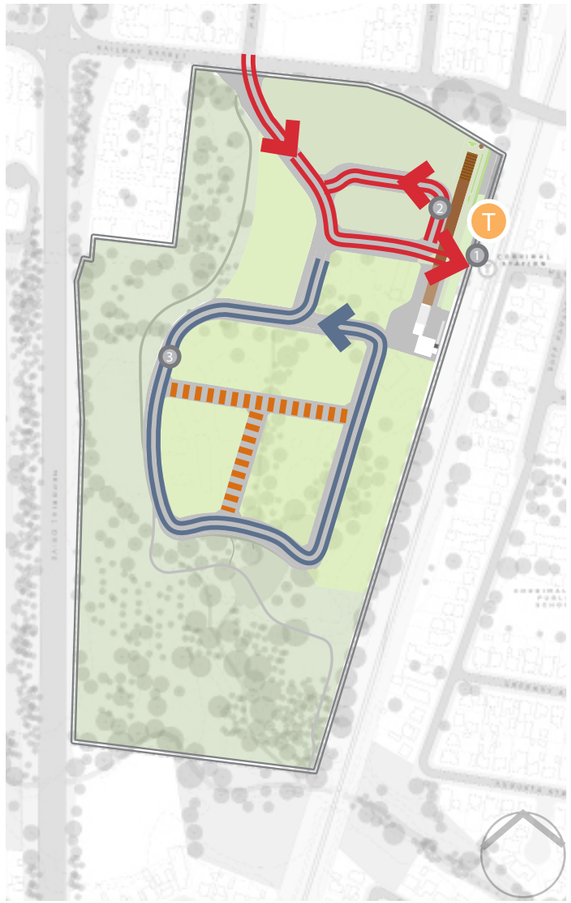
FEATURES



KEY

- CORRIMAL COKE WORKS
- HERITAGE BRICK CHIMNEY
- PROPOSED CREEK REALIGNMENT
- GREY HEADED FLYING FOX COLONY
- ECOLOGICAL ZONE (75,000m²)

VEHICLE CIRCULATION



KEY

- BUS LOOP
- MAIN LOOP
- CONNECTING ROADS
- CORRIMAL TRAIN STATION

BIODIVERSITY & OPEN SPACES



KEY

- CENTRAL PARK (3,000m²)
- HERITAGE PALZA (6,000m²)
- RECREATIONAL PATH
- CORRIMAL COKE WORKS
- RECREATIONAL ZONE (7,000m²)

DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

MASTERPLAN LANDSCAPE STRATEGY

Landscape Design Principles and Strategy



Site Heritage and Story

Harness the drama and scale of the site's First Nations and European cultural heritage, and natural history.



Celebrate the Creek

The creek must have recreational appeal, and become a coherent connection that forms a familiar rhythm through the site.



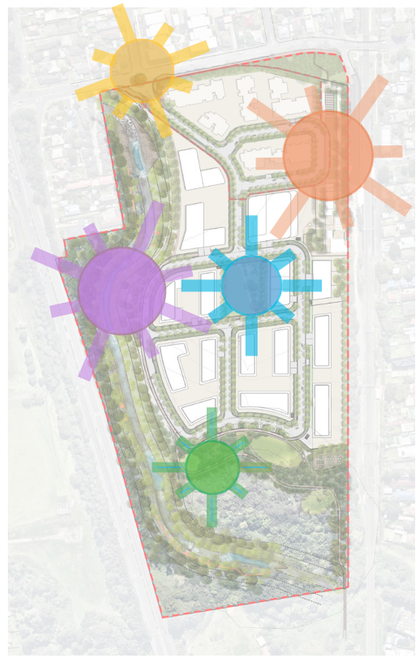
Connect People with Places

Rather than being an island, the site should have a meaningful relationship with the surrounding neighbourhood, town centre, train station, parks, the escarpment and the coast.



Create a Memorable Experience

Public spaces need multiple and varied areas for human interaction. By fostering a sense of belonging – whether it is fleeting/temporary or regular/ongoing- people establish a connection with their experience of the site.



Create Places to Play and Learn

Provide ongoing stewardship of the landscape to maximise amenity, presentation and preservation of the parklands for generations to come.

Clouston Associates, SDRP Stage 2 Presentation 2025

LANDSCAPE MASTERPLAN

The Overall Master Plan

After consultant workshops and community consultations, Legacy Property and the design team developed a concept master plan for the former Corrimal Cokeworks site.

Architects DKO provided land use and built form objectives, which include:

- Provide a diverse range of building forms that respond to the differing conditions and interfaces.
- Define the main access with clear and consistent urban edges.
- Focus the tallest buildings close to Corrimal station and plaza.
- Integrate and re-use of retained structures with new development.
- Locate new retail and services close to Corrimal station.

Landscape design was integrated into the built form and CLOUSTON Associates applied the following landscape objectives to all open spaces:

- Create a new public parkland along the realigned North Corrimal Creek.
- Incorporate landscape edge vegetation to preserve key interfaces for surrounding residents.
- Retain and enhance structures associated with the former uses on the Site.
- Enhance proposed Heritage Plaza adjacent to Corrimal station.
- Create a new Central Park for local residents.
- Designing a multifunctional Southern Park within the development.
- Define a fine grain network of streets, lanes and pedestrian links.
- Frame internal views and vistas.
- Create a system of cycle paths that link to key destinations and connect into wider network.



Clouston Associates, SDRP Stage 2 Presentation 2025

Preliminary artist impression of the overall Master Plan.

KEY VIEWS MASTER PLAN

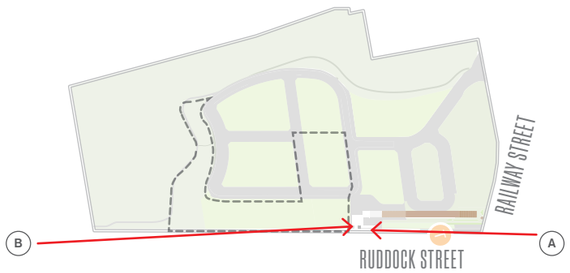
URBAN VIEWS - EXTENDING EXISTING VISUAL LINKS

The Site-Specific Development Control Plan (DCP) for the Corrimal Coke Works site identifies the protection and enhancement of key view corridors as a fundamental urban design principle. Given the site's strategic location at the foothills of the Illawarra Escarpment and its proximity to both natural and urban landmarks, maintaining visual connections to the surrounding landscape is critical in shaping a place-responsive built form.

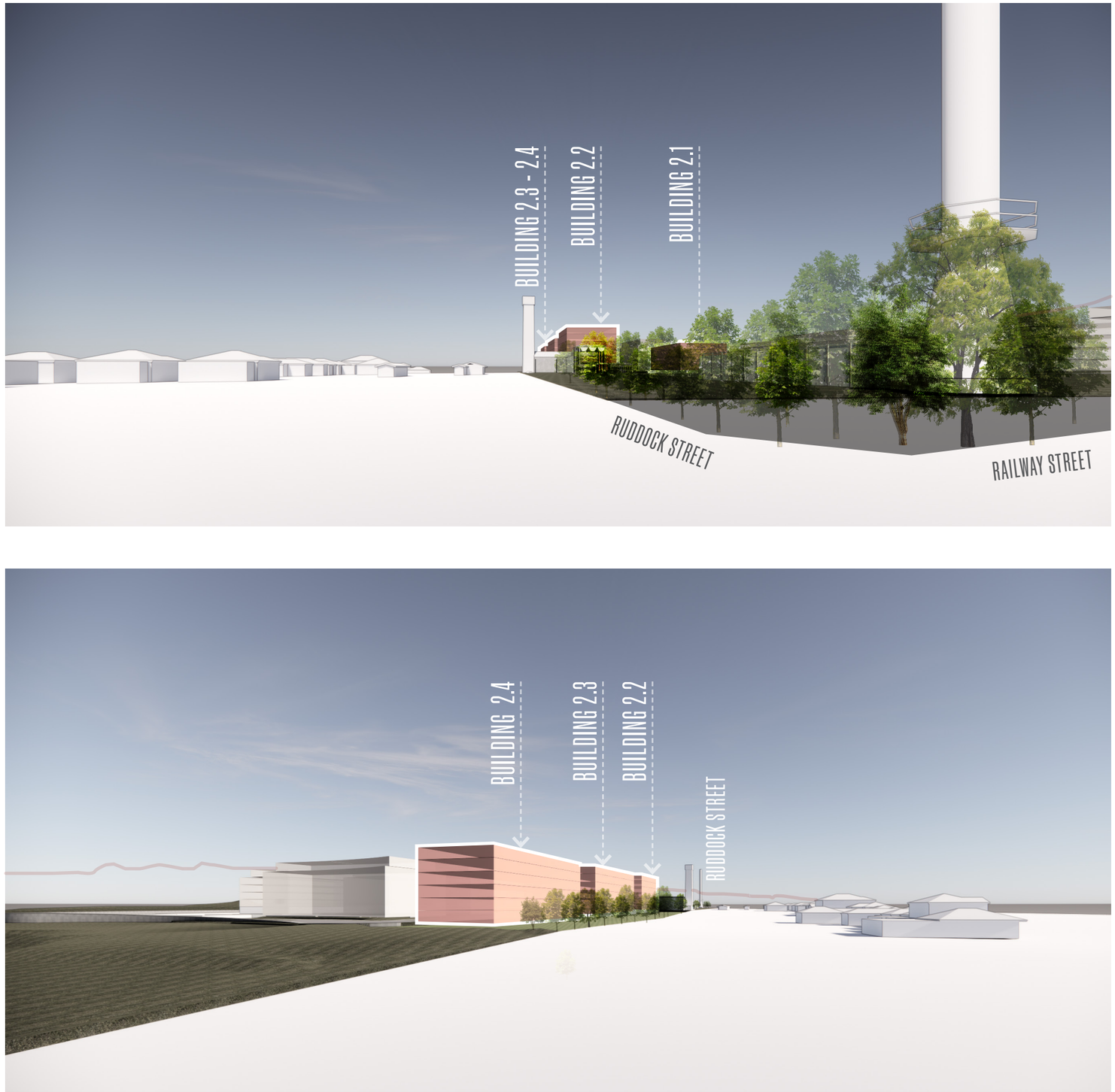
The DCP highlights the importance of preserving expansive western views to Mount Keira and Mount Kembla, which contribute to the area's strong sense of place and identity. These views are considered iconic to the Illawarra region and are to be framed and celebrated through careful orientation of buildings, public spaces, and street layouts.

Additionally, the site recognises elevated opportunities for north-eastern views toward Corrimal Beach and the Pacific Ocean, particularly from higher parts of the site. These coastal views further enhance the amenity and liveability of future development and are encouraged to be maximised where appropriate.

The DCP also supports the protection of internal view corridors, including those that visually connect the site's key heritage structures—such as chimneys, kilns, and conveyors—with the broader landscape. These internal sightlines not only assist in wayfinding but also provide opportunities to interpret the site's industrial history within a contemporary urban framework.



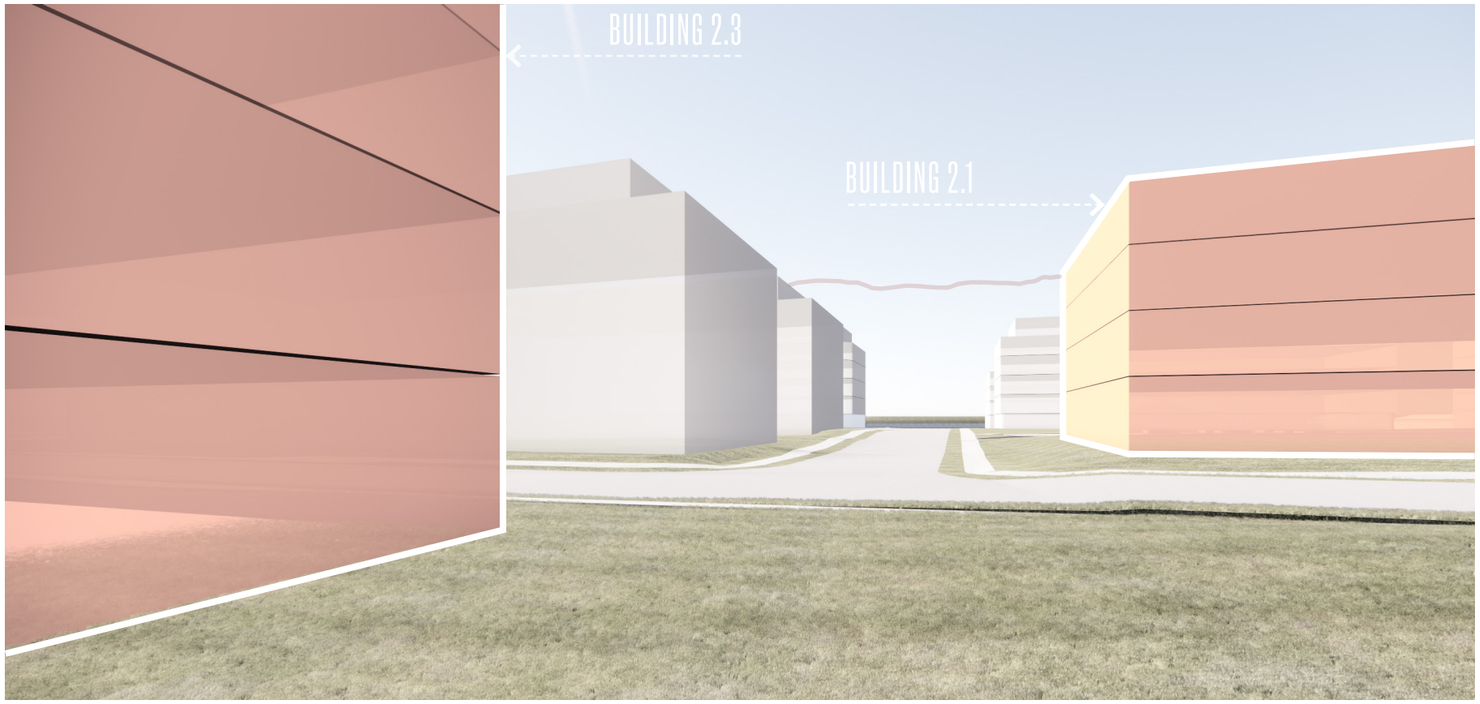
A



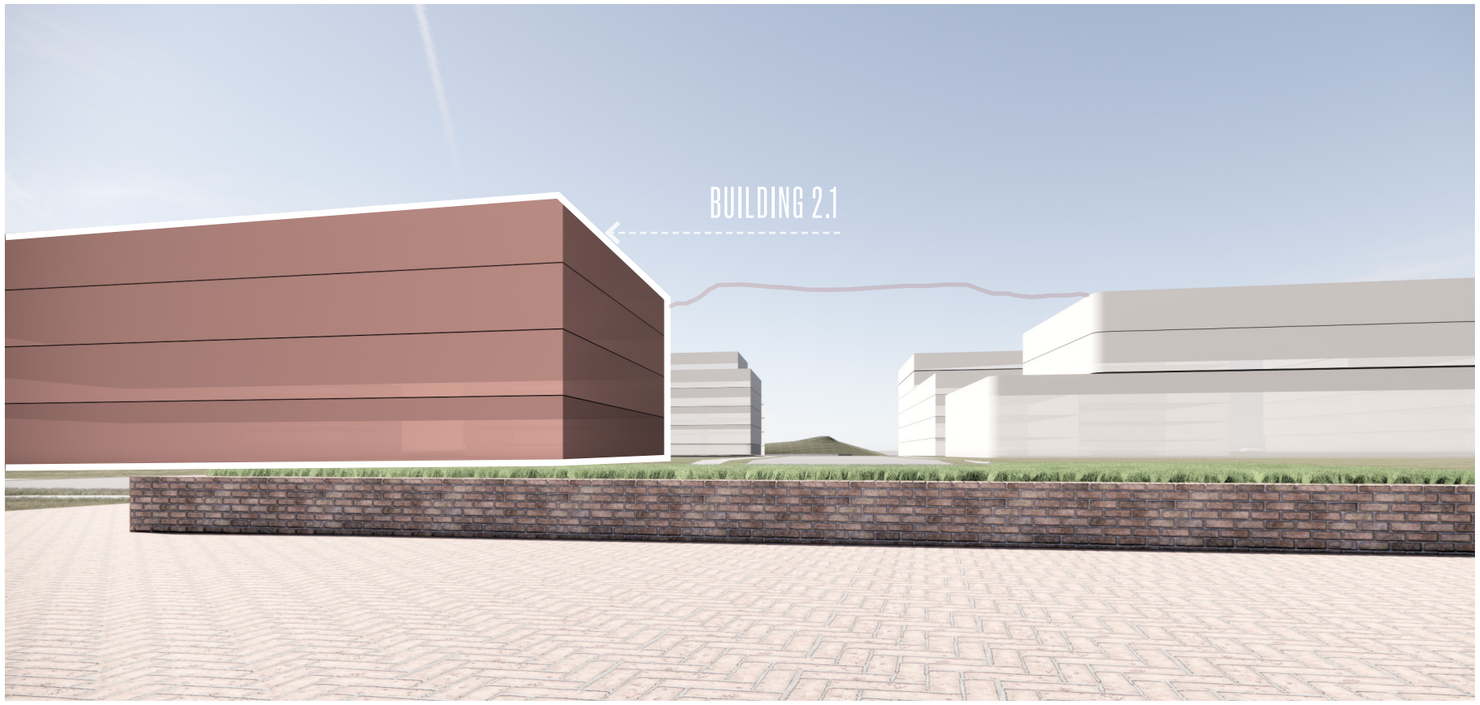
B

KEY VIEWS MASTER PLAN

A

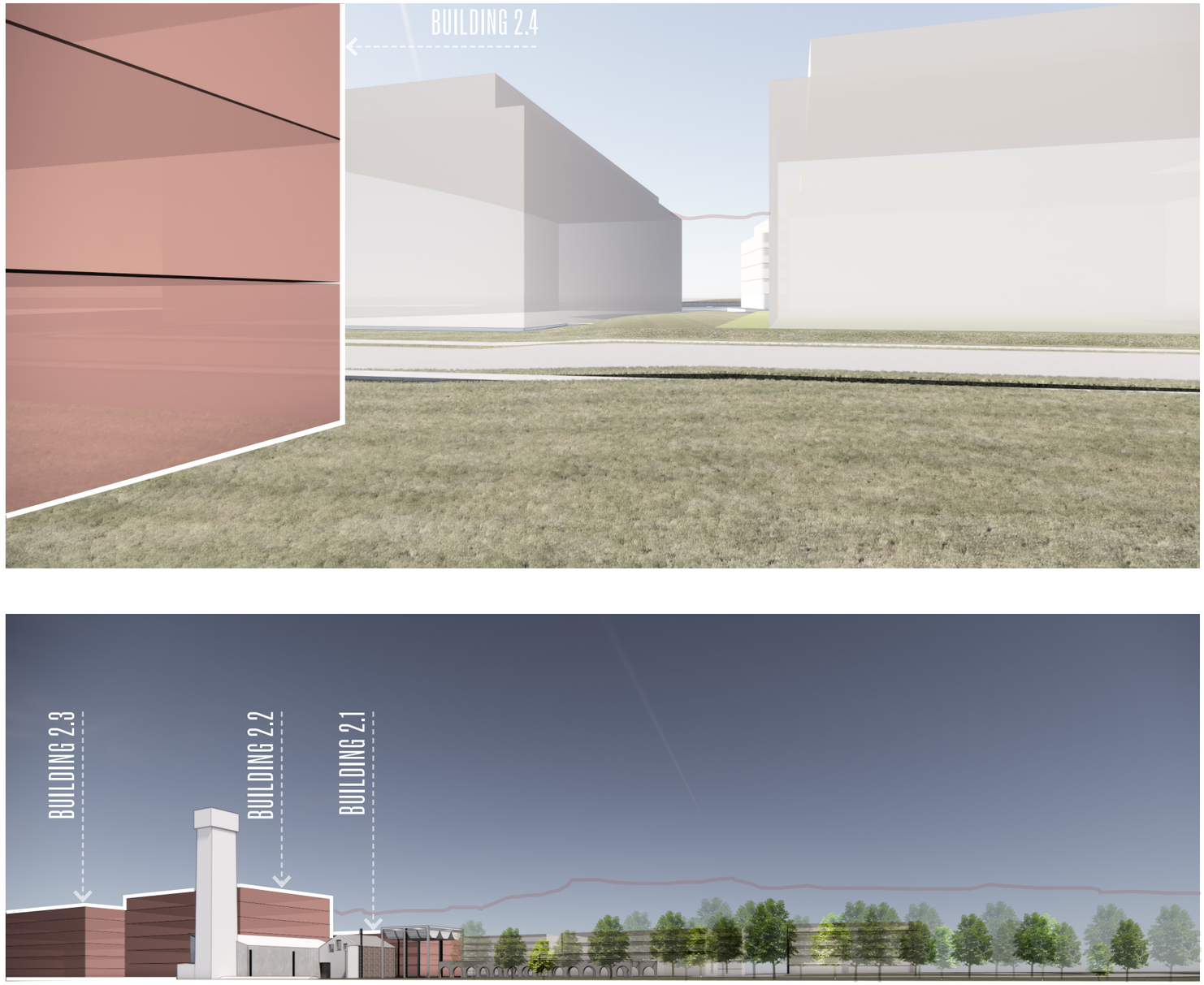


B



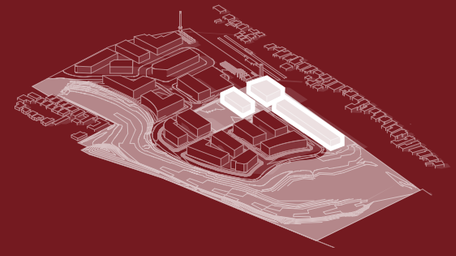
KEY VIEWS MASTER PLAN

A

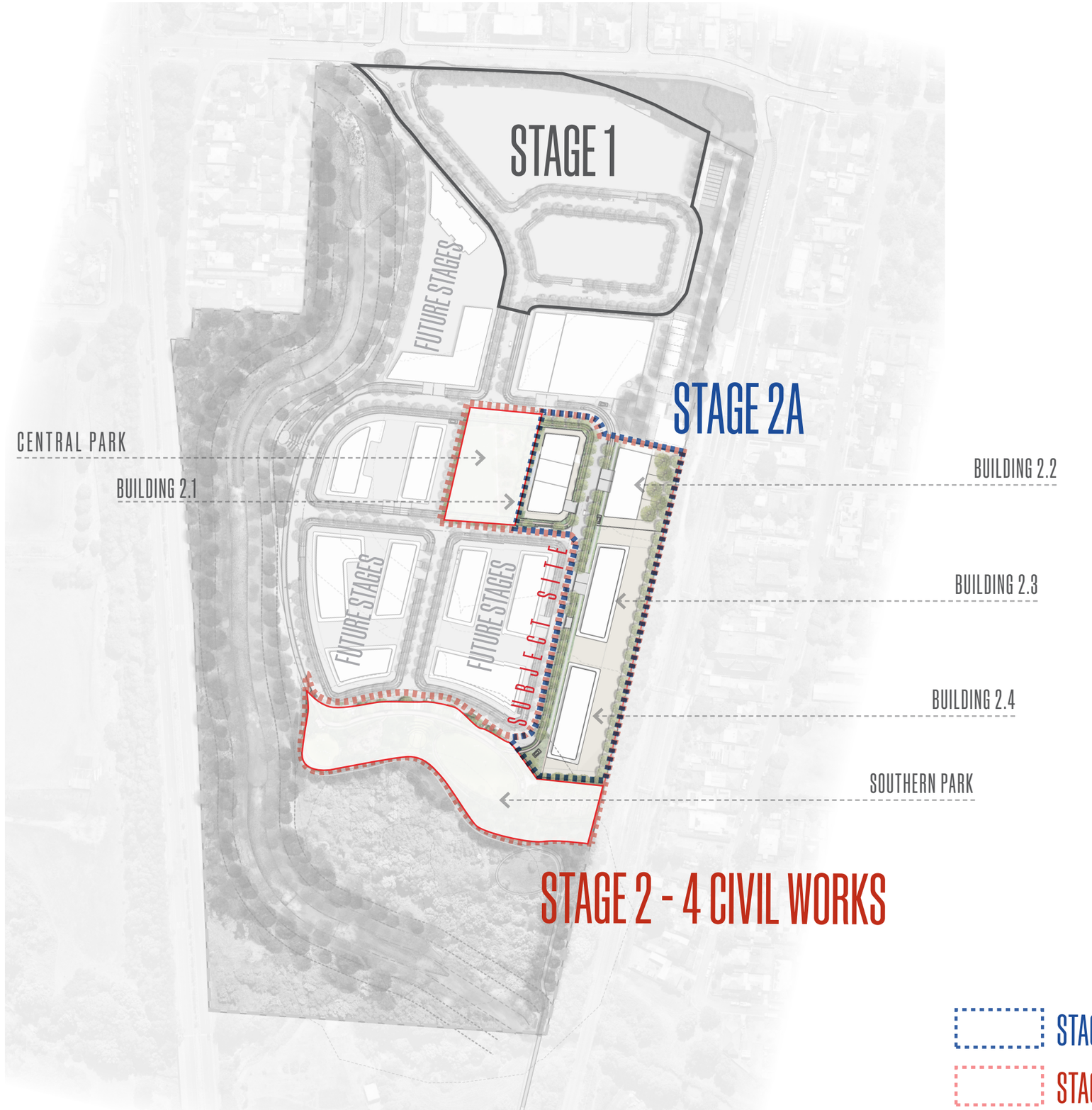


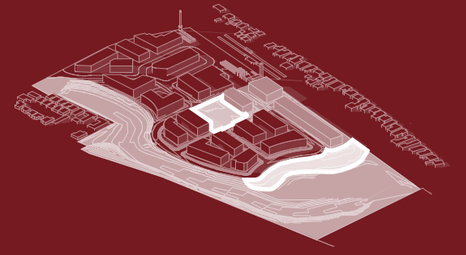
B

04 STAGE 2A



SUBJECT SITE

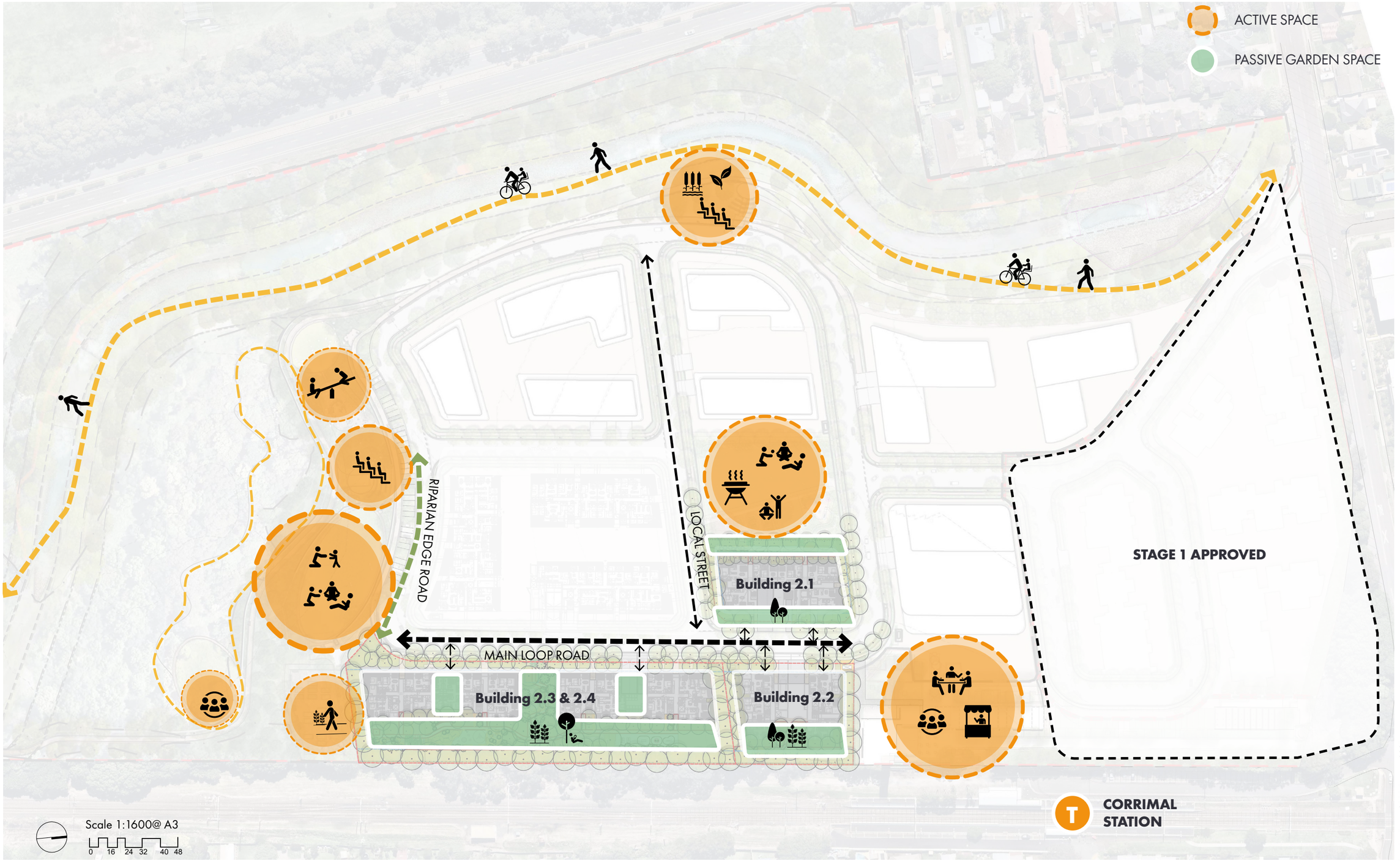




04 STAGE 2A

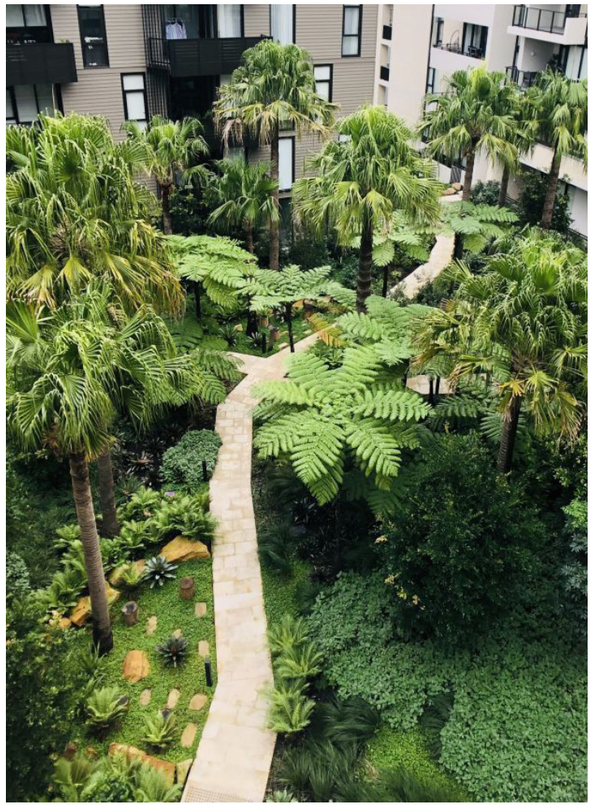
PUBLIC DOMAIN AND GROUND PLANE PRINCIPLES

STAGE 2A OVERALL LANDSCAPE SPATIAL STRATEGY



Land + Form, SDRP Report 2025

LANDSCAPE MASTERPLAN DESIGN PRINCIPLES



Connection with Nature and Biodiversity

The proposal seeks to not only strengthen the connection between people and nature through a series of integrated & diverse landscape spaces where people and nature come together in an interactive manner. All communal spaces have a strong component of soft native landscaping.



Community and Social Connection

The open spaces promote connection, engagement and care between neighbours and visitors. The spaces have been designed to encourage social connectedness providing various opportunities to share stories and memories instilling a strong sense of place and ownership over their land and homes.



Place and Identity

To create a high quality ‘green’ development creating a sense and community identity and sense of custodianship. Connections to streets, public spaces & communal areas allow a new neighbourhood to thrive and stay connected which forges a strong sense of place and identity for the precinct.

Land + Form, SDRP Report 2025

THE SOUTHERN RECREATIONAL PARK

A larger park will be sited on the southern side of the new development. With a total size of just over 7.0Ha, this park includes a combination of the following elements;

- Nature play area with inclusive play elements
- Multipurpose fenced area
- Community gardens
- Stepped seating amphitheatre with lawn stage
- Large open lawn area
- Multi functional gathering spaces
- Shelter and seating
- Bush tucker trail

The park will provide for day-to-day passive recreational needs of the community. It will have a road edge on the northern edge with spectacular views towards the riparian corridor to the south especially the bat belly dipping area. This backdrop will be framed by the escarpment.

An open lawn area will be incorporated within this local park, with shade trees to create a relaxed picnic setting for residents and a space for children to kick a ball around.

Access pathways will connect into the southern recreational park area from the riparian pathways to the north, as well as walkways connecting towards the train station.

The following pages will illustrate a high-level strategic design response for the Southern recreational park.

Site Boundary

Location of 'Southern Recreation Park'



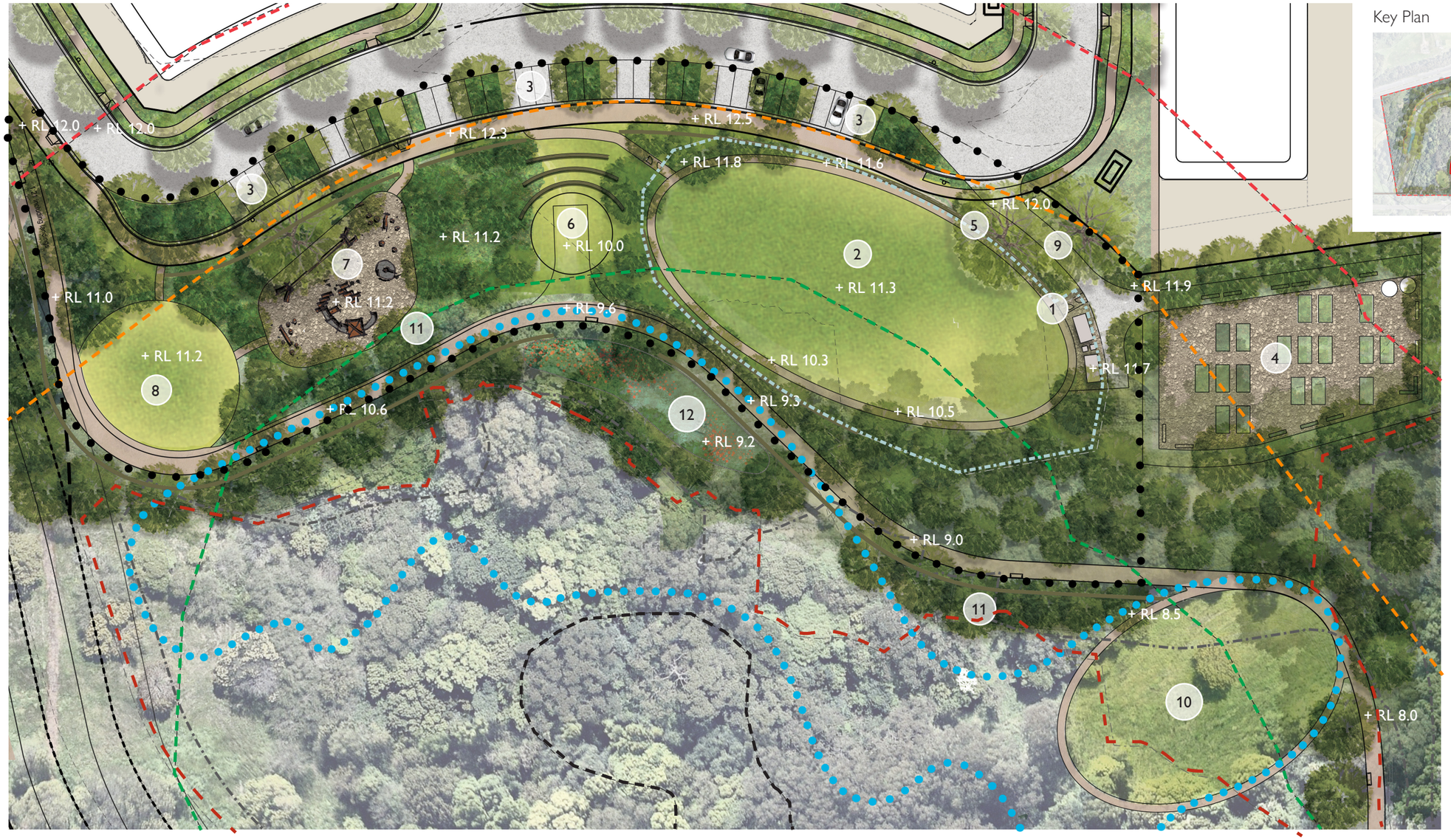
Preliminary artist impression of Southern Park in the overall Master Plan.

NTS

Clouston Associates, SDRP Stage 2 Presentation 2025

NOTE: CENTRAL & SOUTHERN PARKS ARE TO BE DELIVERED UNDE THE CONCURRENT STAGE 2-4 CIVIL SSDA.
SHOWN HERE FOR CLARITY AND INTEGRATION WITH PROPOSED RESIDENTIAL FLAT BUILDINGS FOR THIS APPLICATION

THE SOUTHERN RECREATIONAL PARK



Key Plan



NTS

Clouston Associates, SDRP Stage 2 Presentation 2025

- Southern Park Boundary
- Extent of Works
- Bush Tucker Trail
- Fence
- Core Bat Habitat Area
- 50m Bat Offset
- 75m Bat Offset
- 100m Bat Offset

LEGEND

1 Seating and Shelter
2 Multipurpose Fenced Area
3 On Street Car Parking Spaces
4 Community Gardens/ Urban Farm
5 Seating Wall
6 Amphitheatre Stage & Maintenance Bay
7 Nature Based Play Area
8 Multipurpose Gathering Space
9 Vehicular Access to Community Gardens
10 Potential CwC Gathering Space
11 Native Low Shrubs and Grass
12 Natural Rain Garden/ Weaving Node

Note: Logged trees and large monster truck / construction vehicle tyres to be re-used in the nature based play area.

1:300 @A3

0 5 10 15 25m

SDRP Stage 2 Presentation • JUNE 2025

CLOUSTON associates

S18-0070 • CORRIMAL PRECINCT LANDSCAPE DESIGN - SDRP STAGE 2

DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

CENTRAL PARK

Central Park Context

Central Park will be located at the heart of the new development. With a total size of just over 0.3Ha, this location ensures that all residences will have access to the park within 400 meters (10-minute walk).

Central Park will cater to the day-to-day passive recreational needs of the community. It will be bordered by roads on the northern and southern edges, maximising passive surveillance. Residential entry courtyards will front the park on the eastern and western sides, with landscape designs used to create a visual buffer between these units and the open space for privacy.

An open lawn area will be incorporated within the Central Park, with shade trees to create a relaxed picnic setting and space for children to kick a ball around. The park will also feature a play space designed for children under 5, located next to a small informal flexible lawn which has the potential for future instalment. Senior residences will have the option to practice their skills on the boules court.

Clear access pathways will cut through the Central Park, connecting the community with the open space. This will also support passive surveillance and encourage greater park usage.

Site Boundary

Location of Central Park



Preliminary artist impression of Central Park in the overall Master Plan.

Clouston Associates, SDRP Stage 2 Presentation 2025

NTS

NOTE: CENTRAL & SOUTHERN PARKS ARE TO BE DELIVERED UNDE THE CONCURRENT STAGE 2-4 CIVIL SSDA.
SHOWN HERE FOR CLARITY AND INTEGRATION WITH PROPOSED RESIDENTIAL FLAT BUILDINGS FOR THIS APPLICATION

DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

CENTRAL PARK

Proposed Design Layout



LEGEND

- Extent of Works
- Major Feature Tree (1x)
- Illawarra Flame Tree (1x)
- Small Shade Trees (6x)
- Small Flowering Deciduous Trees (40x)
- Street Trees
- Lawn Area
- Mass Planting
- Paving Type 1 - Feature Paving
- Paving Type 2 - Concrete Footpath
- Paving Type 3 - Recycled Crushed Material
- Playground Softfall
- Indicative Extent of Underground Stratavault System
- Indicative Residential Building Extent, Refer to Architecture Drawing

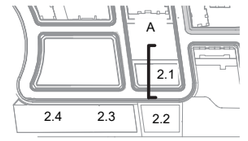
1 Open Lawn Area
2 Infant and Young Childhood Playground
3 Bosque of Small Flowering Deciduous Tree with shelter
4 Footpath
5 Seating Nodes
6 2m Shared Path (North - South connection)
7 Boundary Planting Mixed Shrubs Max. 900 High
8 Verge Planting 400mm Max. High
9 Potential Senior Boules Court
10 Informal Flexible Lawn

COS by Land & Form

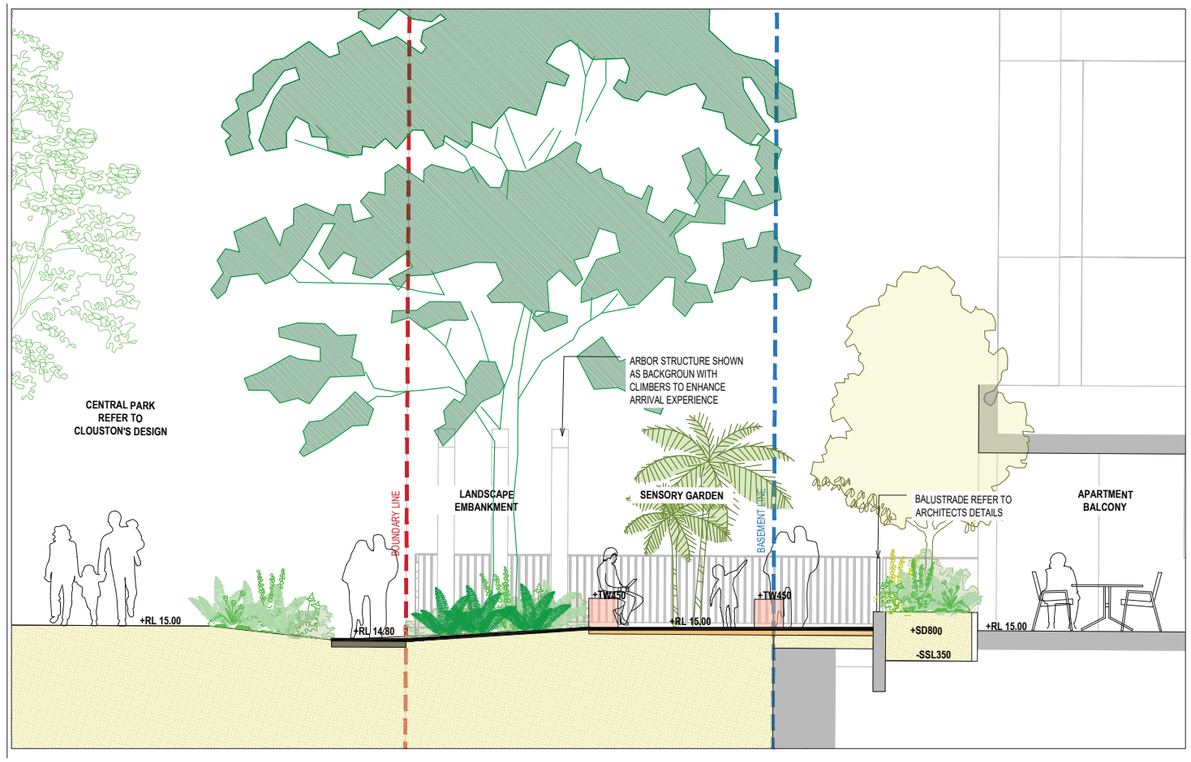
11 Communal Open Space Secured Entrance
12 Informal Flexible Lawn
13 Informal Workout Space
14 Sensory Garden

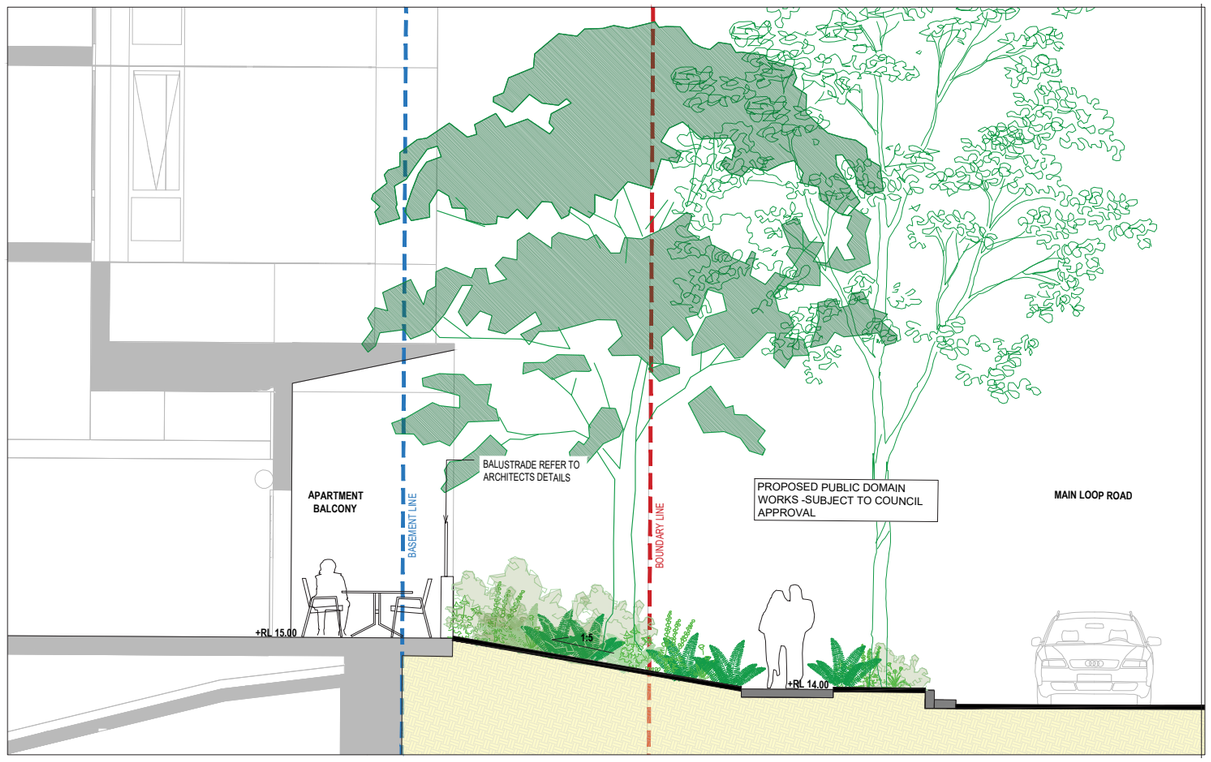
Clouston Associates, SDRP Stage 2 Presentation 2025

INTERFACE SECTIONS



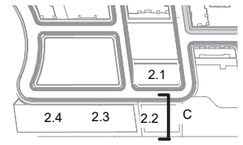
KEY PLAN - NOT TO SCALE



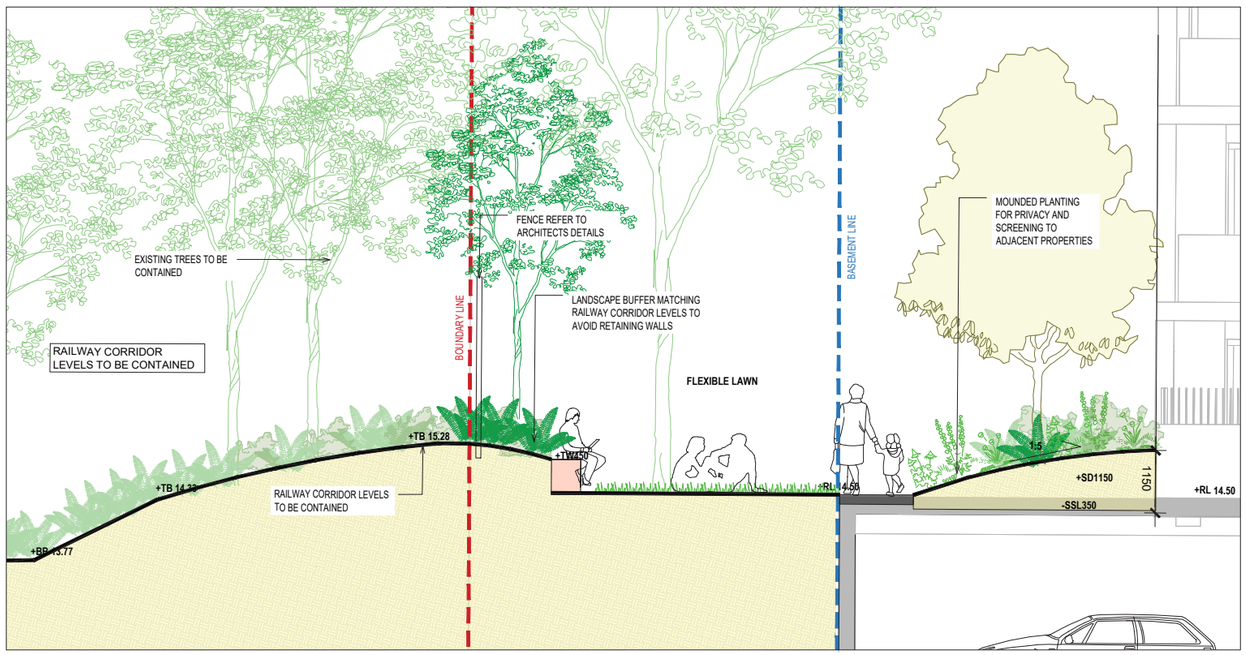


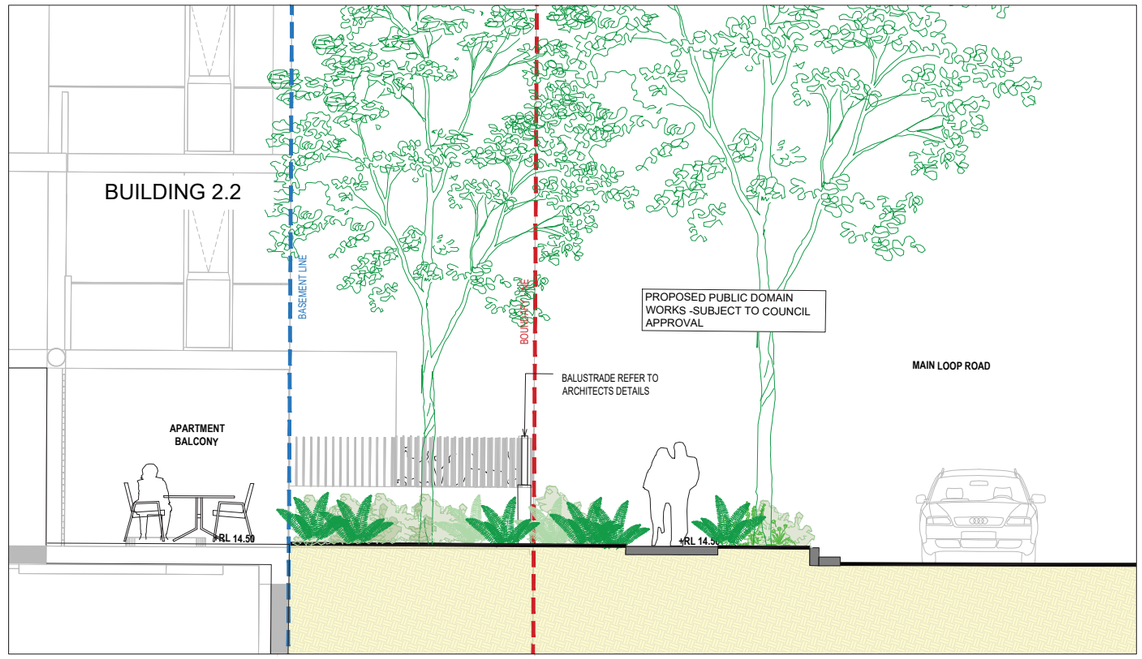
Land + Form, SDRP Report 2025

INTERFACE SECTIONS



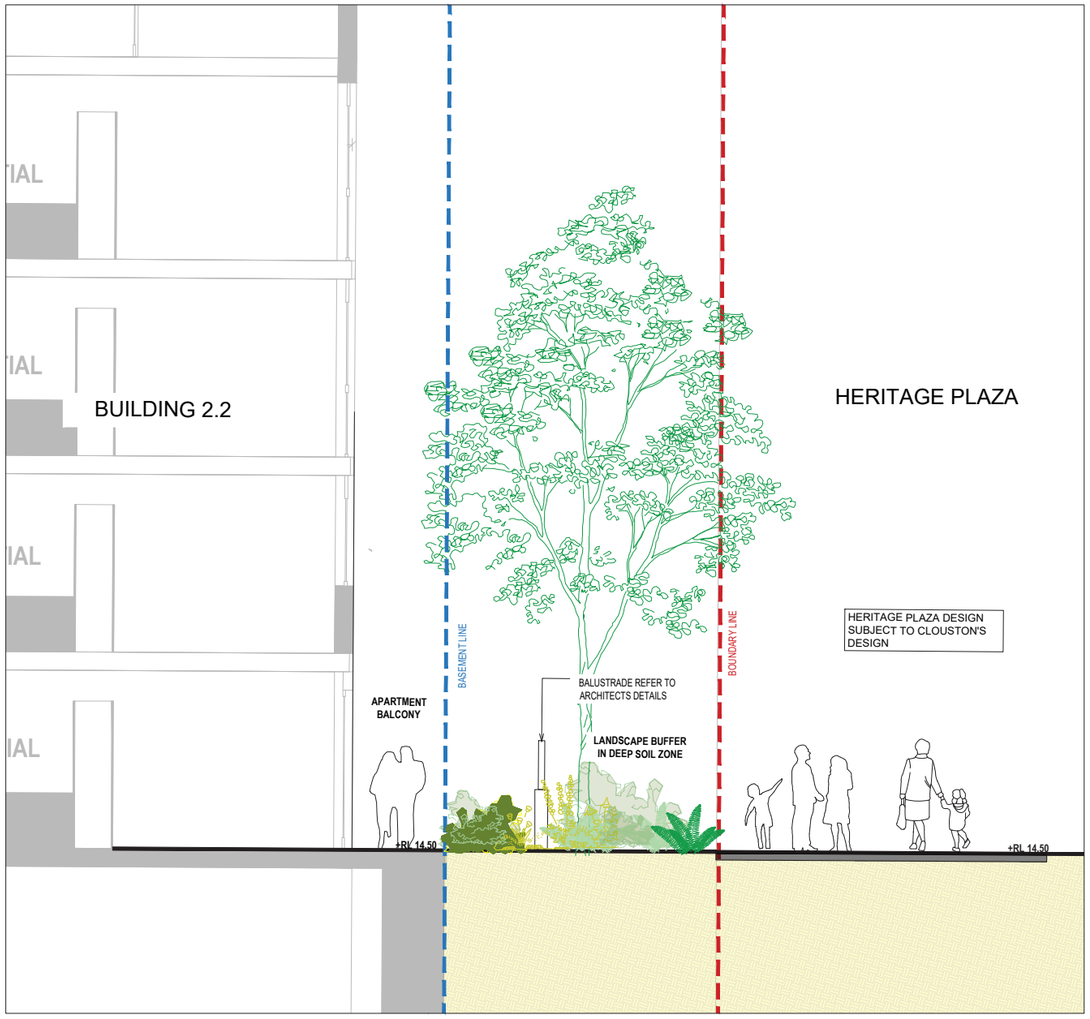
KEY PLAN - NOT TO SCALE

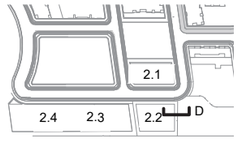




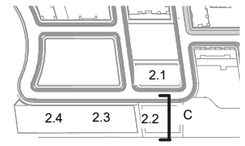
Land + Form, SDRP Report 2025

INTERFACE SECTIONS

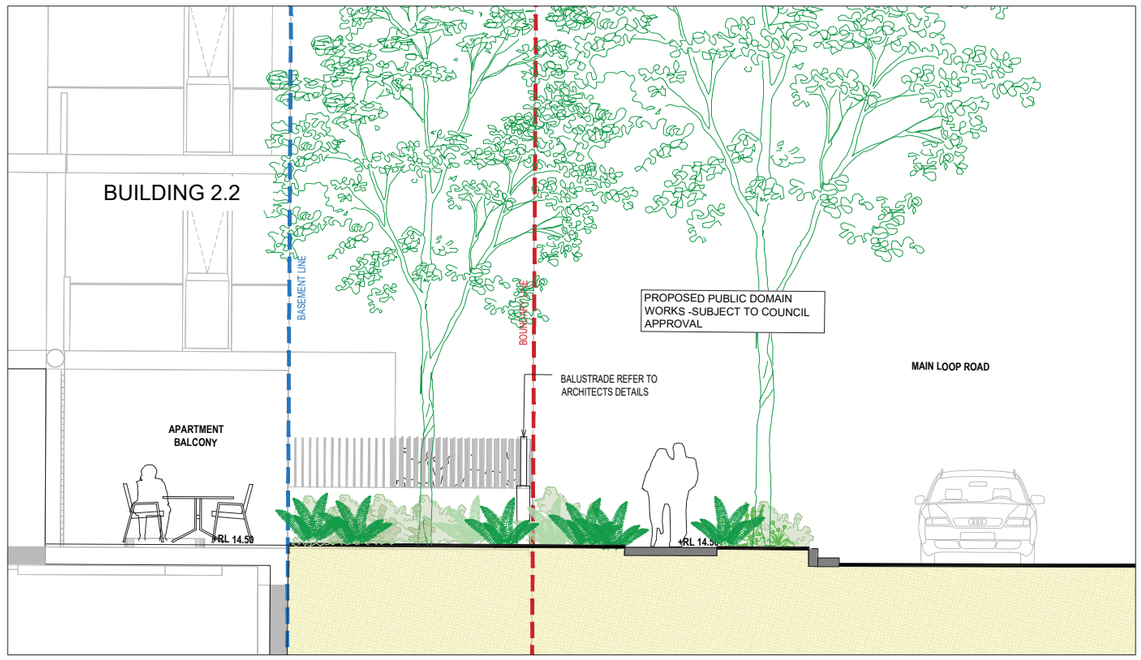




KEY PLAN - NOT TO SCALE



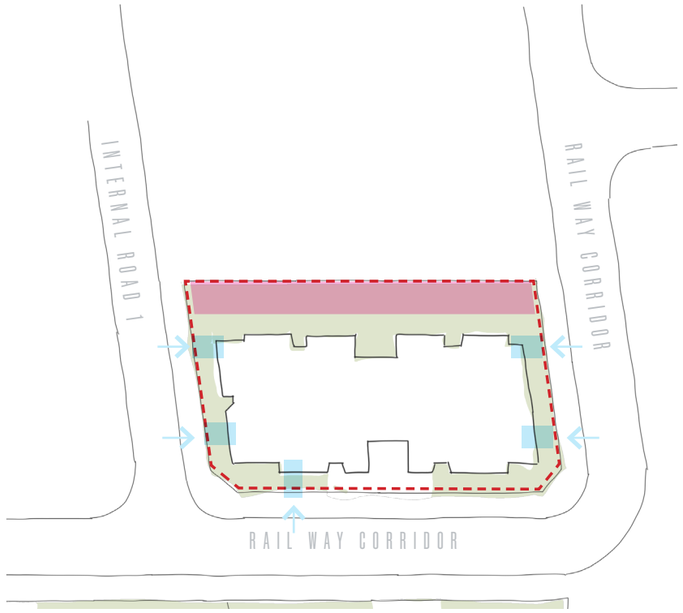
KEY PLAN - NOT TO SCALE



Land + Form, SDRP Report 2025

BUILDING 2.1 GROUND PLANE PRINCIPLES

The ground plane was designed to ensure activation across all sides of the public domain whilst ensuring permeability throughout the site

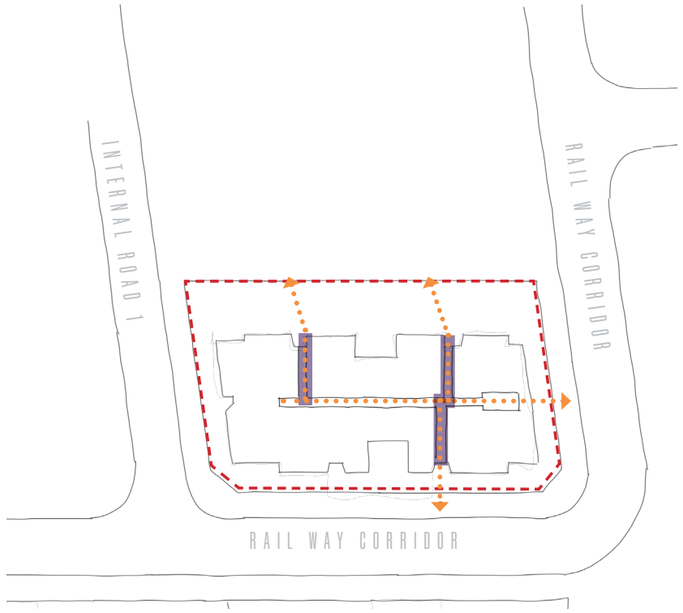


KEY

- PRIVATE BUFFER
- DIRECT STREET ACCESS

ACTIVE FACADES

- Private planted buffer along the ground floor.
- Direct street access for Ground floor partments.

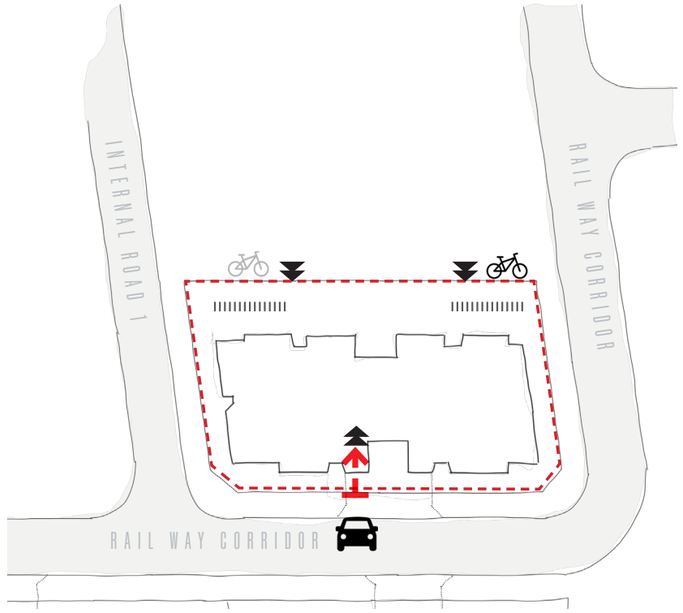


KEY

- PEDESTRIAN ACCESS
- THROUGH SITE LINK

PERMEABILITY

- Multiple through site links. West, East & North.



KEY

- VEHICLE ACCESS
- INTEGRATED SEATING
- BASEMENT BIKE PARKING

ACCESS

- Vehicle access through Main Loop Road along the east.
- Direct bike access from Central Park

BUILDING 2.1 COMMUNAL SPACE & AMENITY

COMMUNAL RESIDENTIAL AMENITY

Resident amenities are thoughtfully distributed across the development to encourage social connection, relaxation, and engagement with the natural surroundings. On Level 04, a dedicated communal area offers residents a place to gather, unwind, and enjoy panoramic views of the Illawarra Escarpment and the surrounding site. At ground level, a variety of additional amenities are positioned adjacent to the central park, providing a mix of spaces for social interaction, quiet retreat, and family-friendly activities, including areas designed specifically for children. This layered approach to amenity supports a diverse and inclusive community environment.



01 Roof Top COS
BBQ + Kids Play



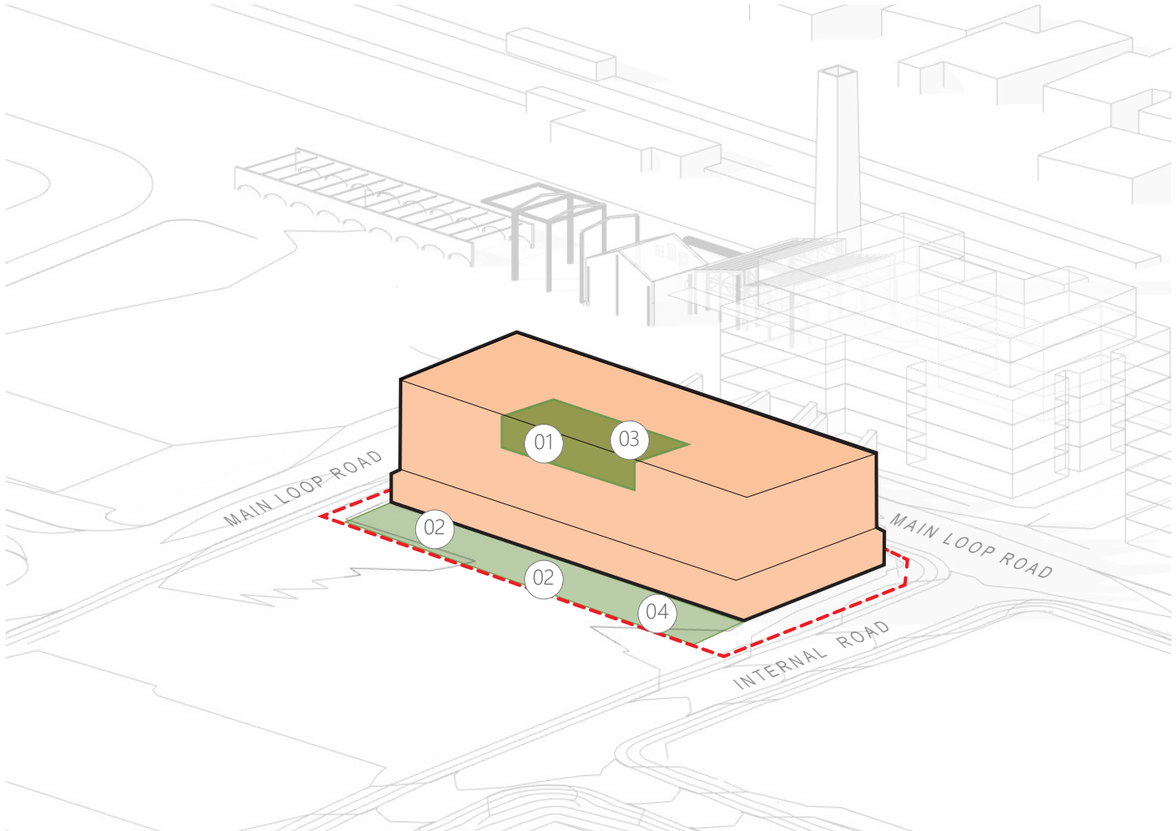
02 Outdoor
Workout Space



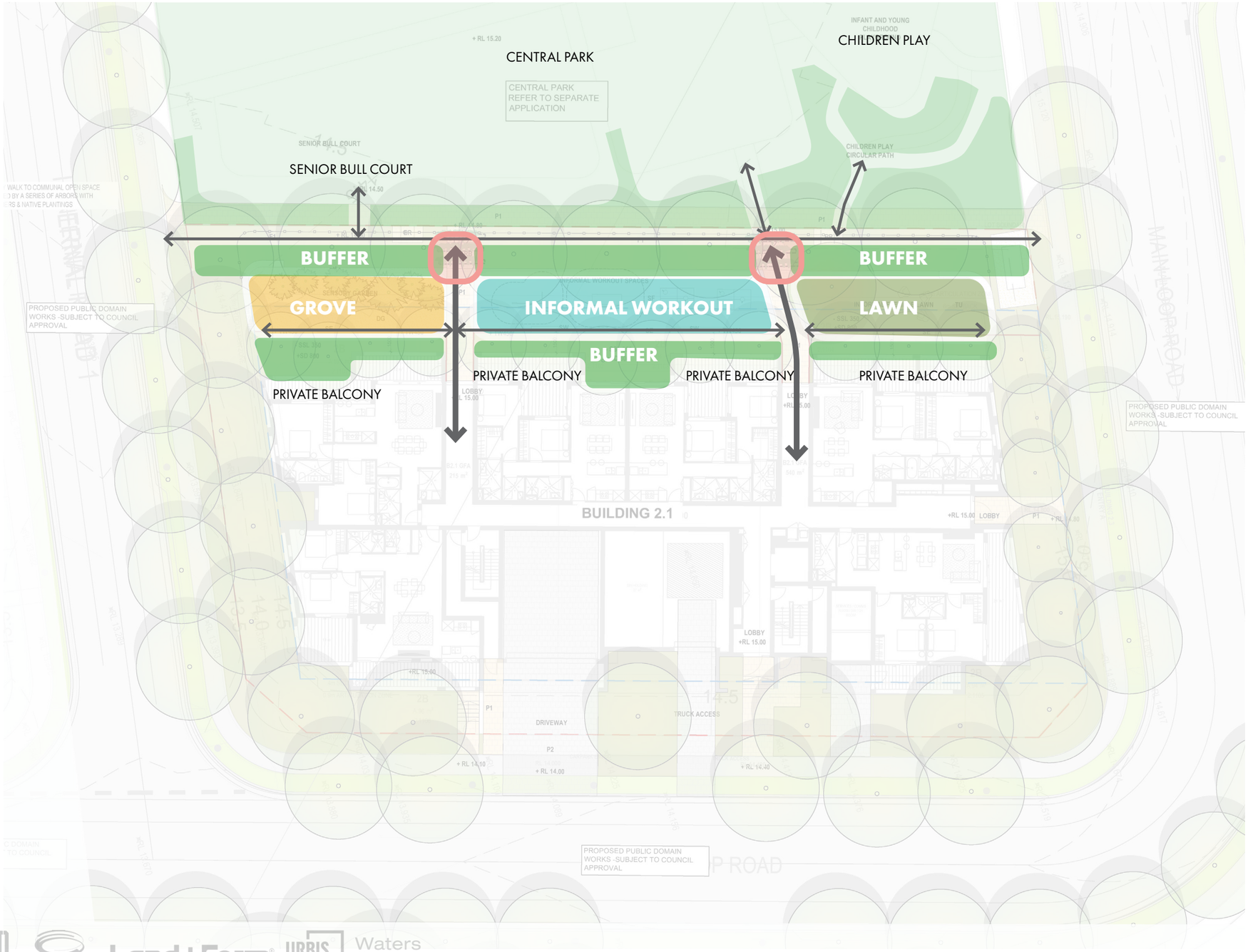
03 Community Space
Kitchen + Living



04 Passive Seating
Nooks



BUILDING 2.1 COS STRATEGY



Land + Form, SDRP Report 2025

Scale 1:300@ A3

0 3 4 5 6 7

BUILDING 2.1 GROUND PLAN



1. PASSIVE SEATING NOOKS
2. OUTDOOR WORKOUT SPACES
3. NORTH FACING FLEXIBLE LAWN WITH FEATURE FLAME TREE
4. EXTENSIVE DENSE NATIVE PLANTING FOR PRIVACY
5. SITE THROUGH LINK
6. ENTRY WALK FRAMED BY A SERIES OF ARBORS WITH CLIMBERS AND GATE
7. EXTENSIVE DENSE NATIVE PLANTING EMBANKMENT
8. STREET TREES REFER TO CLOUSTON MASTERPLAN
9. DIRECT STREET ACCESS

Land + Form, SDRP Report 2025

Scale 1:300@ A3

0 3 4 5 6 7

BUILDING 2.1 GROUND CHARACTER











Land + Form, SDRP Report 2025

BUILDING 2.1 LEVEL 4 PLAN



MAIN LOOP ROAD

BUILDING 2.1 LEVEL 4 CHARACTER







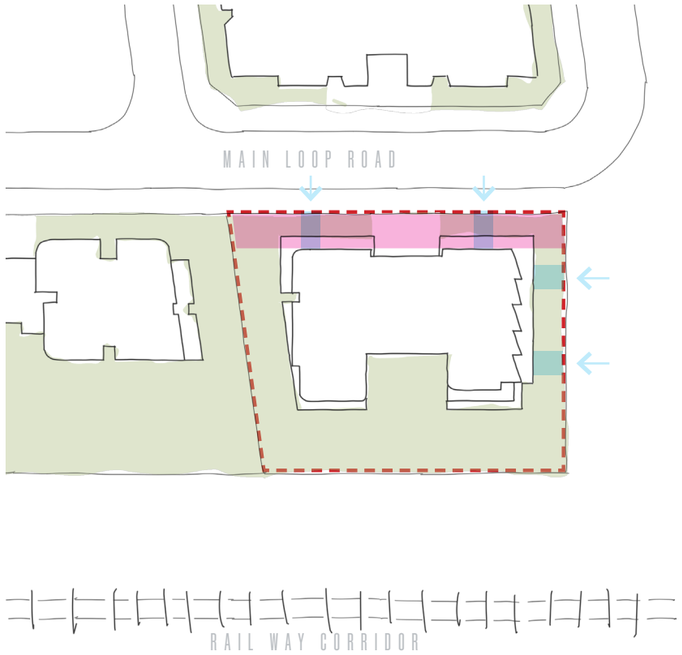






BUILDING 2.2 GROUND PLANE PRINCIPLES

The ground plane was designed to ensure activation across all sides of the public domain whilst ensuring permeability throughout the site

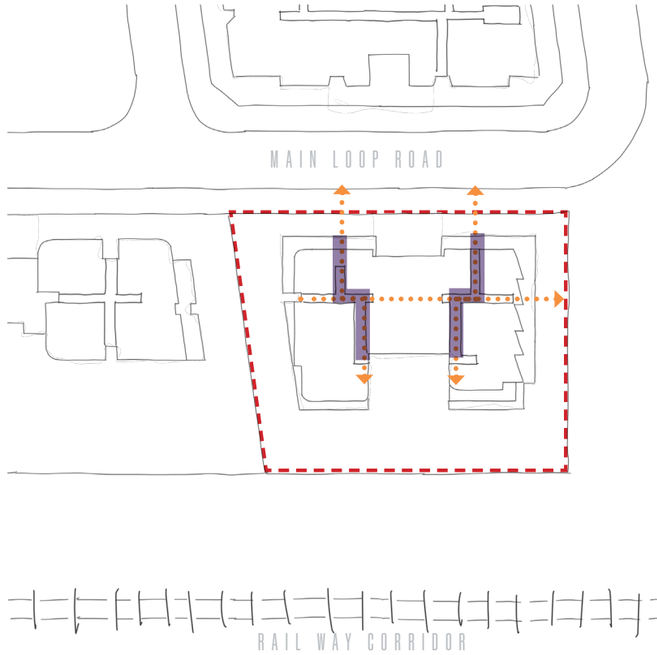


KEY

- PRIVATE BUFFER
- DIRECT STREET ACCESS

ACTIVE FACADES

- Private planted buffer along the ground floor.
- Direct street access for Ground floor partments.

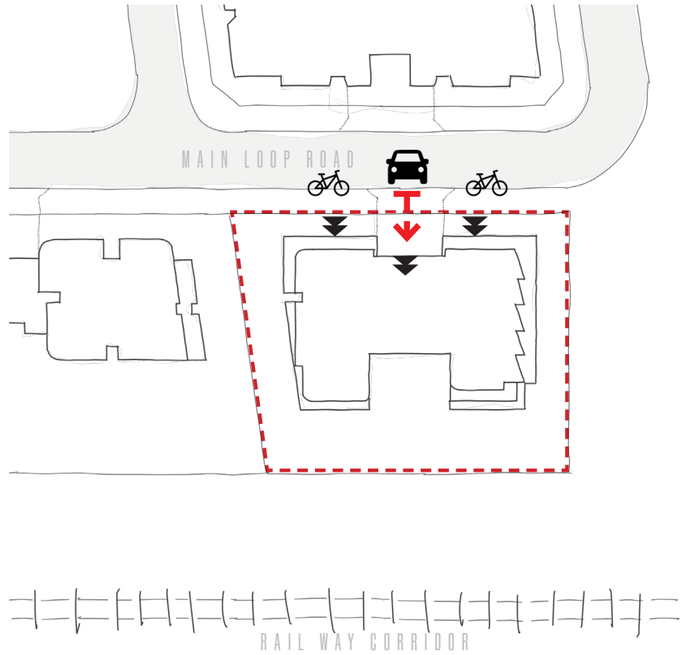


KEY

- PEDESTRIAN ACCESS
- THROUGH SITE LINK

PERMEABILITY

- Multiple through site links. West, East & North.



KEY

- VEHICLE ACCESS
- BASEMENT BIKE PARKING

ACCESS

- Vehicle access through Main Loop Road along the east.
- Direct bike access from Central Park

BUILDING 2.2 COMMUNAL SPACE & AMENITY

COMMUNAL RESIDENTIAL AMENITY

Resident amenities are located at ground level, seamlessly integrated with a landscaped environment that offers a variety of spaces for both passive recreation and active play. Generous tree canopy coverage enhances comfort and shade, creating a pleasant and inviting setting for outdoor activities and everyday use.



01 Garden Walk



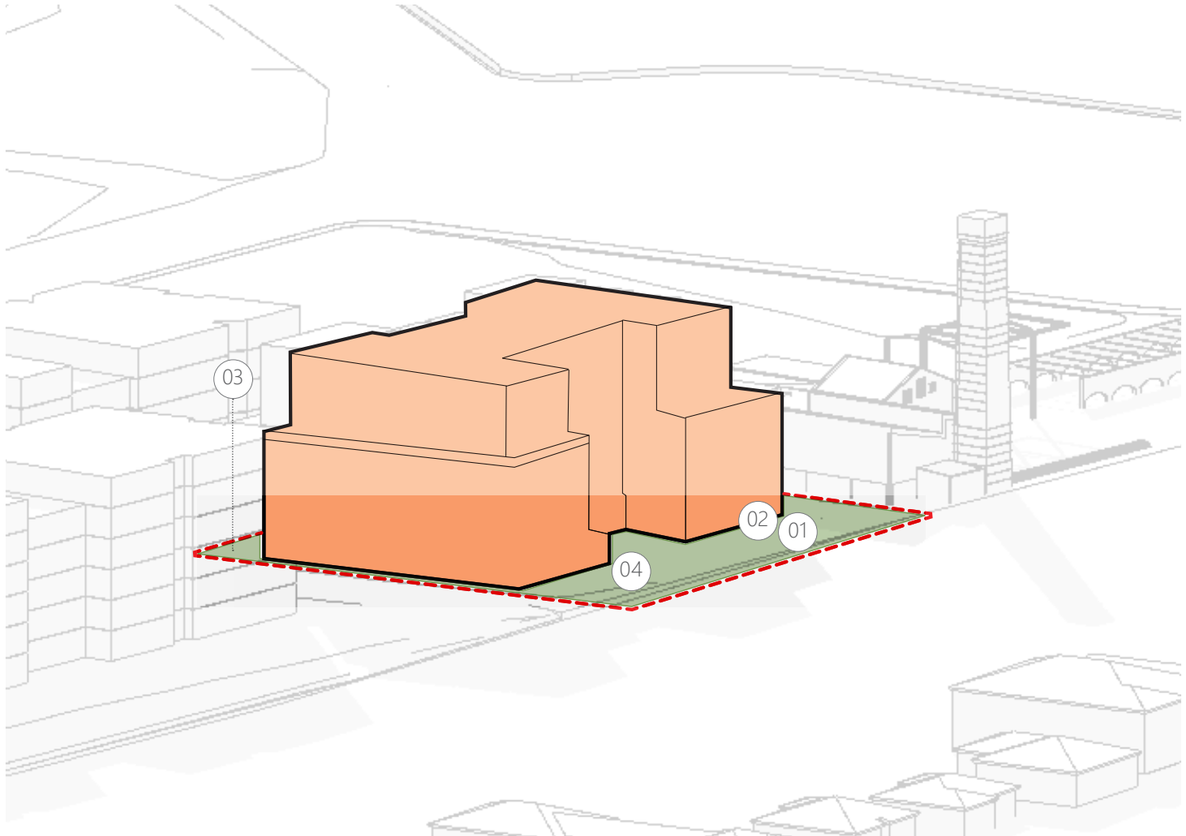
02 Quiet Space



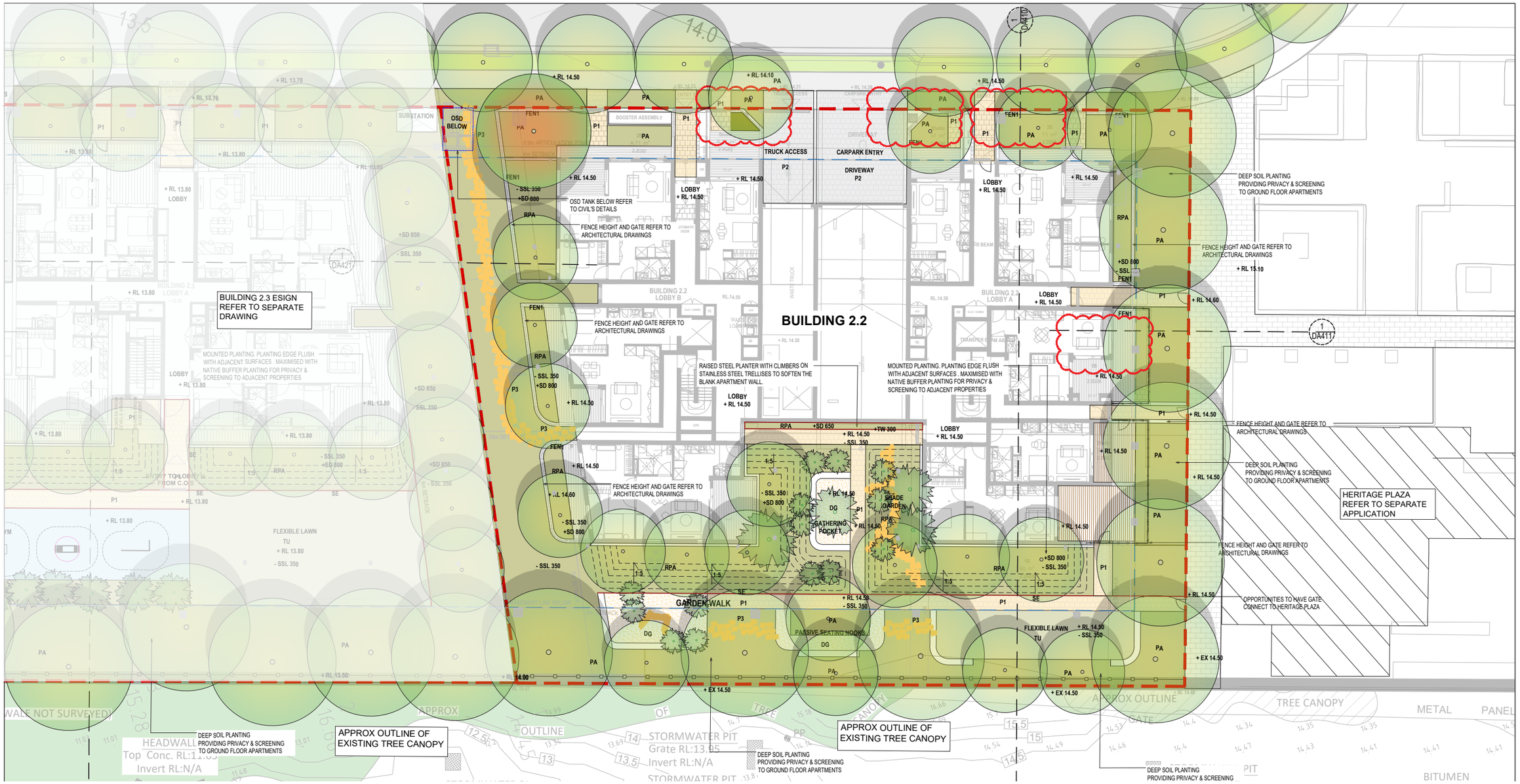
03 North Facing Lawn



04 Passive seating/ nooks



BUILDING 2.2 GROUND LEVEL PLAN



BUILDING 2.2 GROUND LEVEL CHARACTER







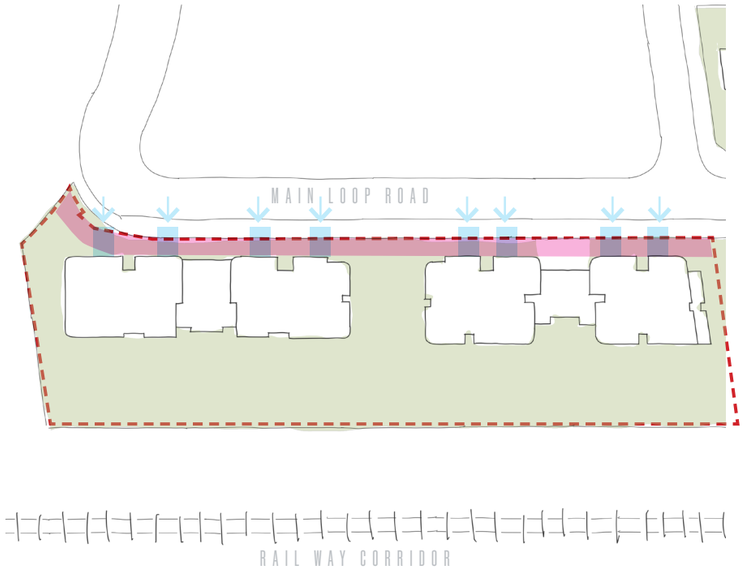




Land + Form, SDRP Report 2025

BUILDING 2.3 - 2.4 GROUND PLANE PRINCIPLES

The ground plane was designed to ensure activation across all sides of the public domain whilst ensuring permeability throughout the site

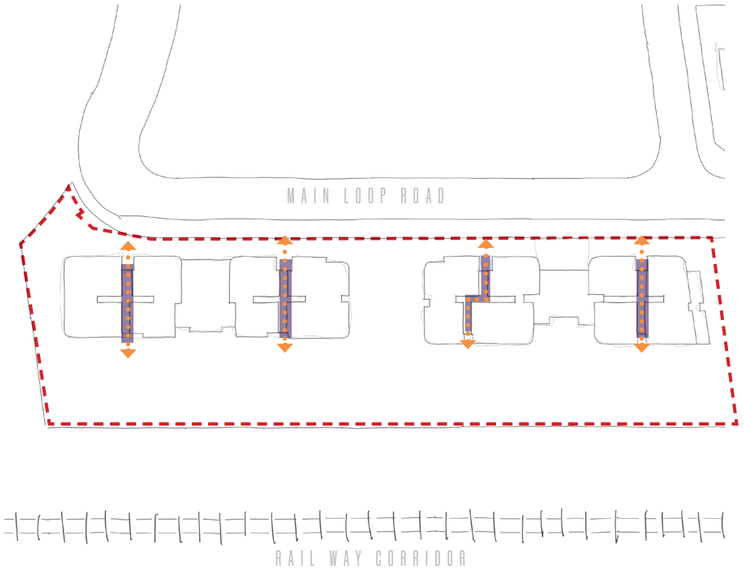


KEY

- PRIVATE BUFFER
- DIRECT STREET ACCESS

ACTIVE FACADES

- Private planted buffer along the ground floor.
- Direct street access for Ground floor partments.

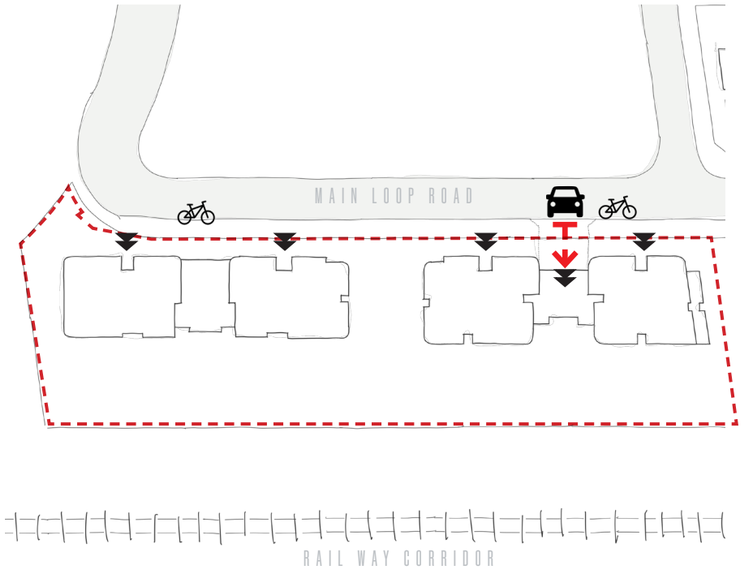


KEY

- PEDESTRIAN ACCESS
- THROUGH SITE LINK

PERMEABILITY

- Multiple through site links. West, East & North.



KEY

- VEHICLE ACCESS
- BASEMENT BIKE PARKING

ACCESS

- Vehicle access through Main Loop Road along the east.
- Direct bike access from Central Park

BUILDING 2.3 - 2.4 COMMUNAL SPACE & AMENITY

COMMUNAL RESIDENTIAL AMENITY

Resident amenities are thoughtfully integrated throughout the ground floor, featuring a generous tree canopy that provides shaded areas for passive recreation and large open spaces dedicated to active play. A diverse range of outdoor offerings includes an outdoor gym, flexible lawn areas, and shaded garden spaces, catering to various interests and age groups. The landscape design also incorporates opportunities for nature play, sensory gardens, and garden walks, creating peaceful retreats that support relaxation and wellbeing. An outdoor kitchen further enhances the communal environment, encouraging social connection and interaction among residents.



01 Garden Walk



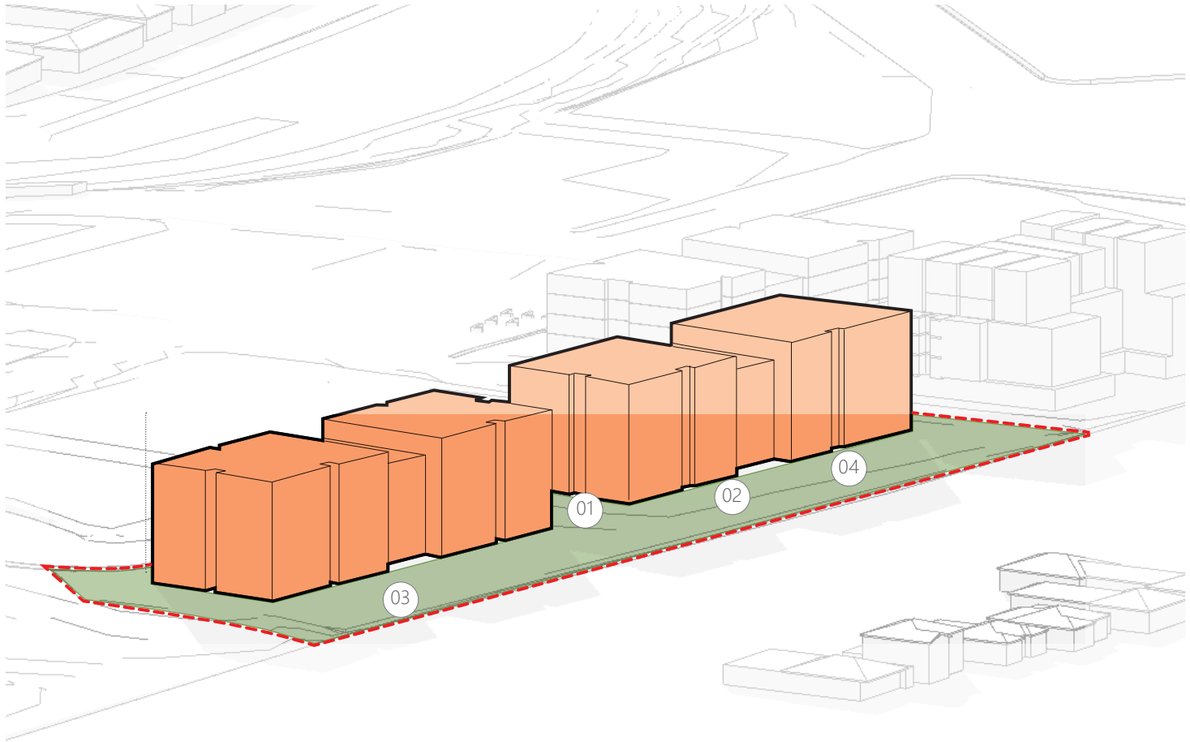
02 Passive seating/ nooks



03 Social HUB

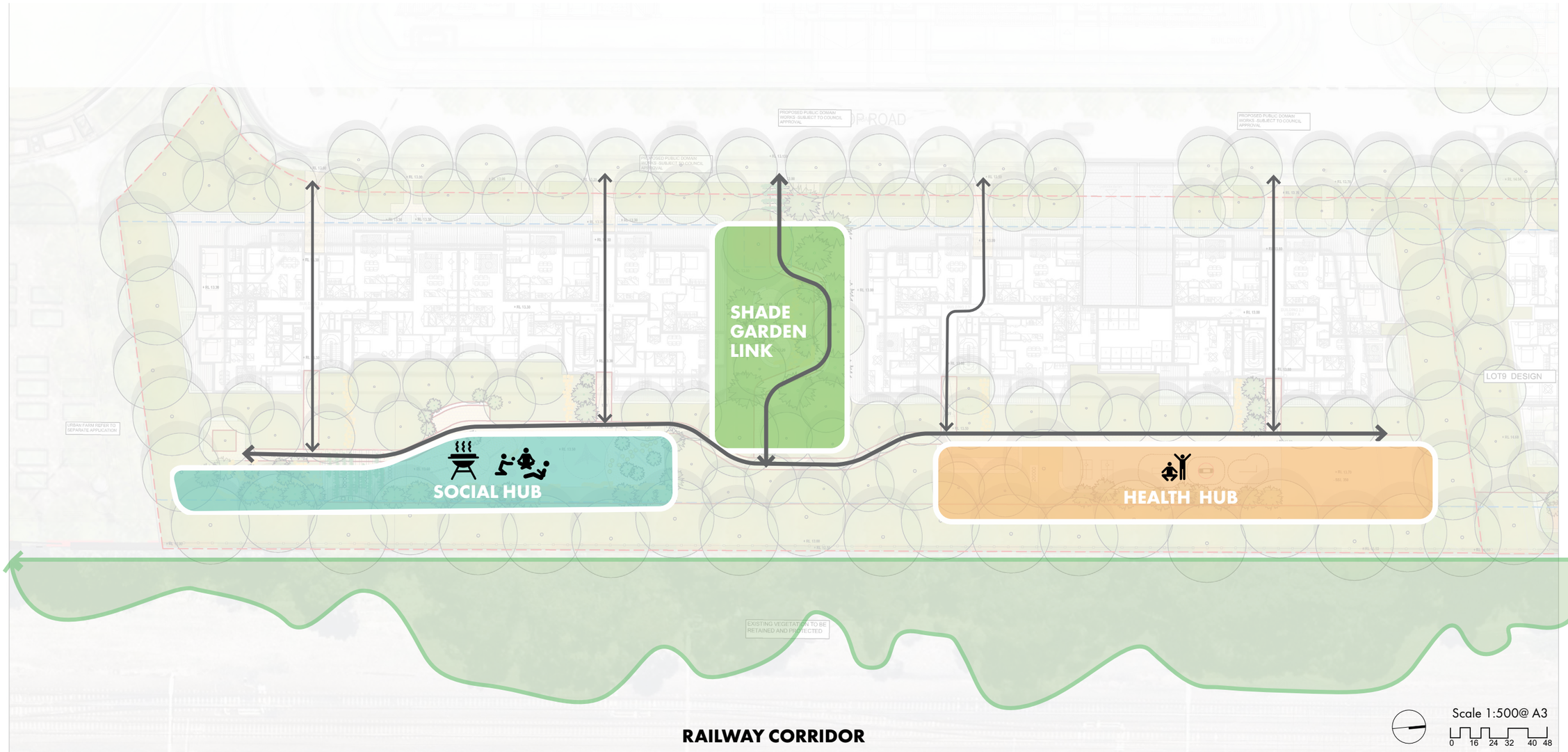


04 Nature Play



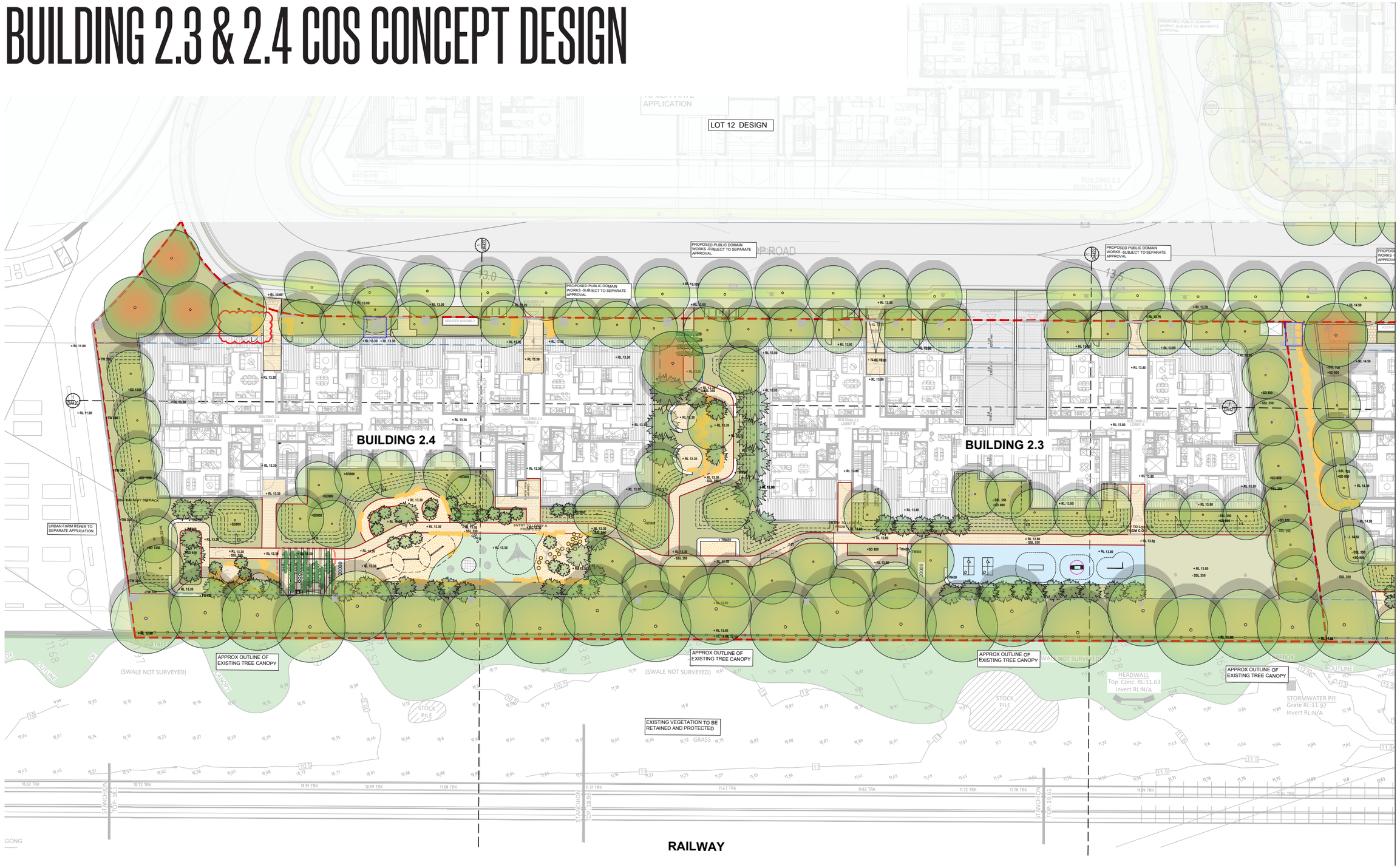
BUILDING 2.3 & 2.4 COS STRATEGY

Land+Form

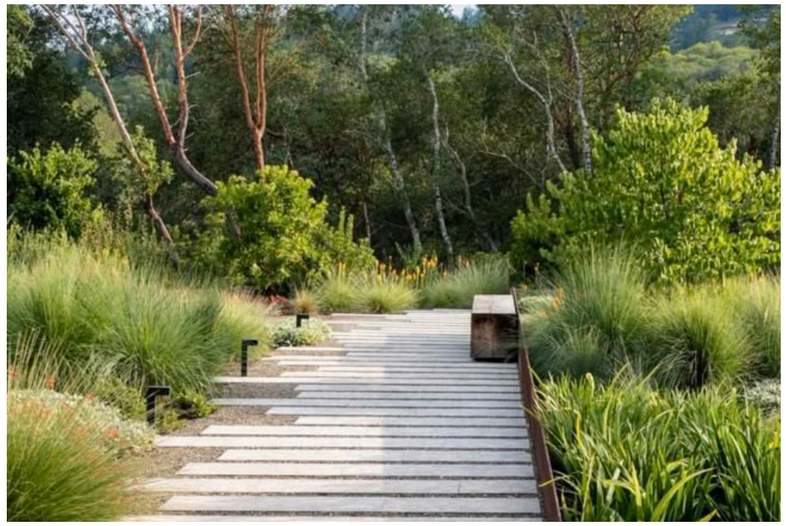
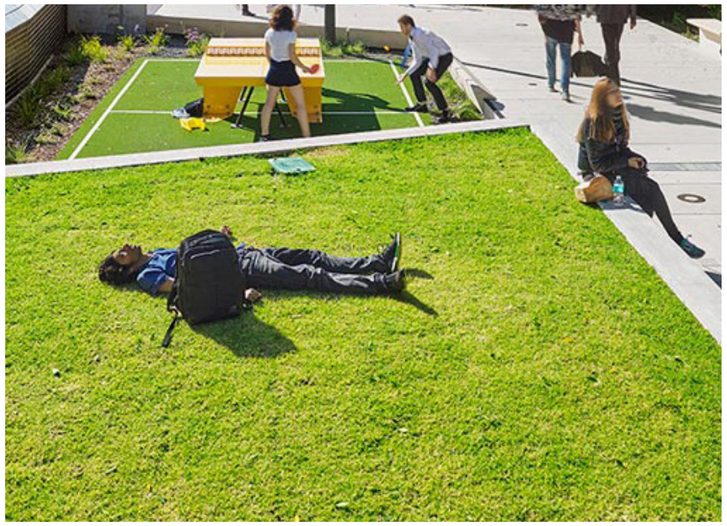


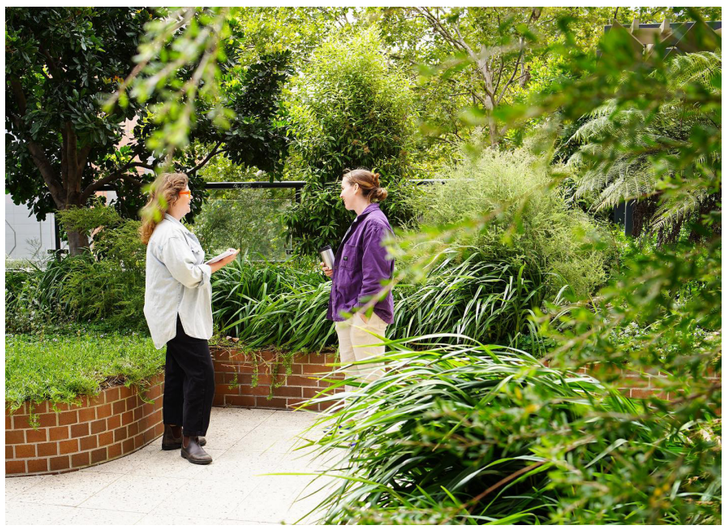
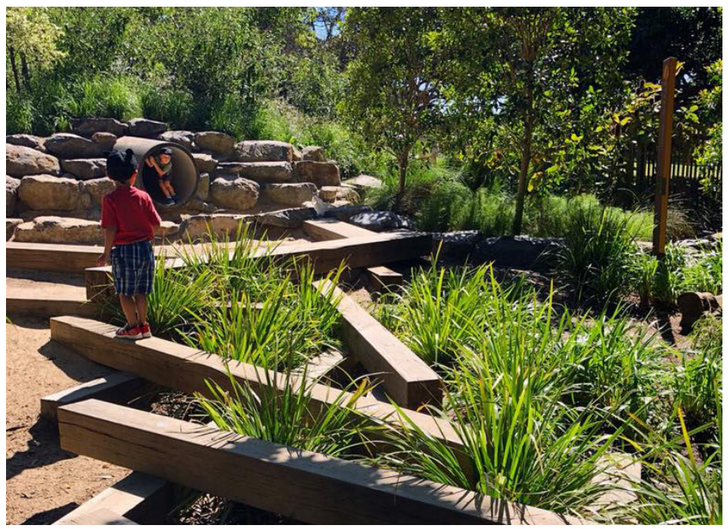
Land + Form, SDRP Report 2025

BUILDING 2.3 & 2.4 COS CONCEPT DESIGN



BUILDING 2.3 & 2.4 GROUND LEVEL CHARACTER

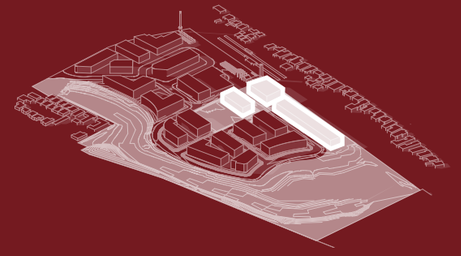



Land + Form, SDRP Report 2025

04 STAGE 2A

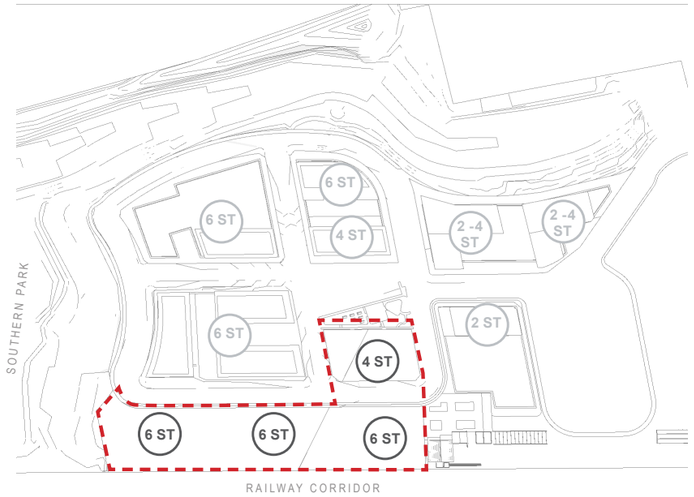
BUILT FORM & URBAN DESIGN PRINCIPLES

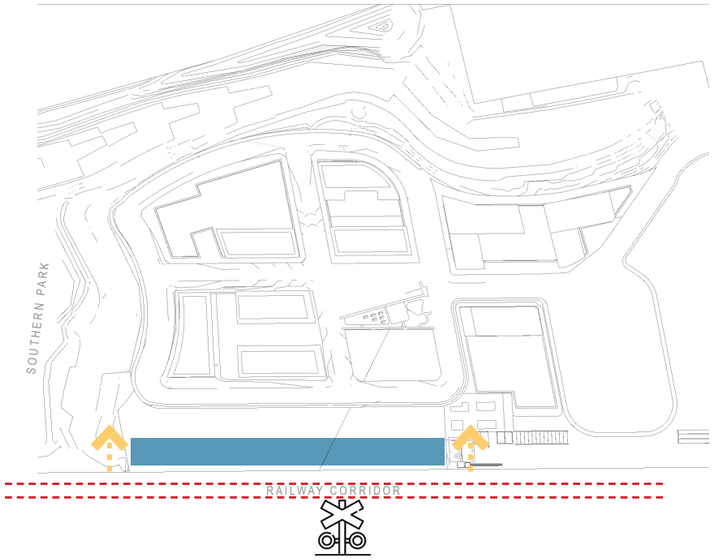


STAGE 2A URBAN DESIGN PRINCIPLES

URBAN DSEIGN PRINCIPLES

The urban design principles for the Corrimal site focus on creating a cohesive, contextually responsive development through five key strategies. Diversity in building scale and form enhances visual interest, defines key spaces, and respects the surrounding neighbourhood. Railway setbacks ensure safety, comfort, and acoustic separation while allowing for landscaped buffers. Solar amenity is prioritised through thoughtful building orientation and massing to maximise natural light and minimise overshadowing. Preserving DCP view corridors to the Illawarra Escarpment and Mount Keira maintains visual links to key natural landmarks, reinforcing local identity. Lastly, careful attention to aspect and outlook ensures dwellings and public spaces benefit from strong visual connections to the landscape and heritage features of the site.



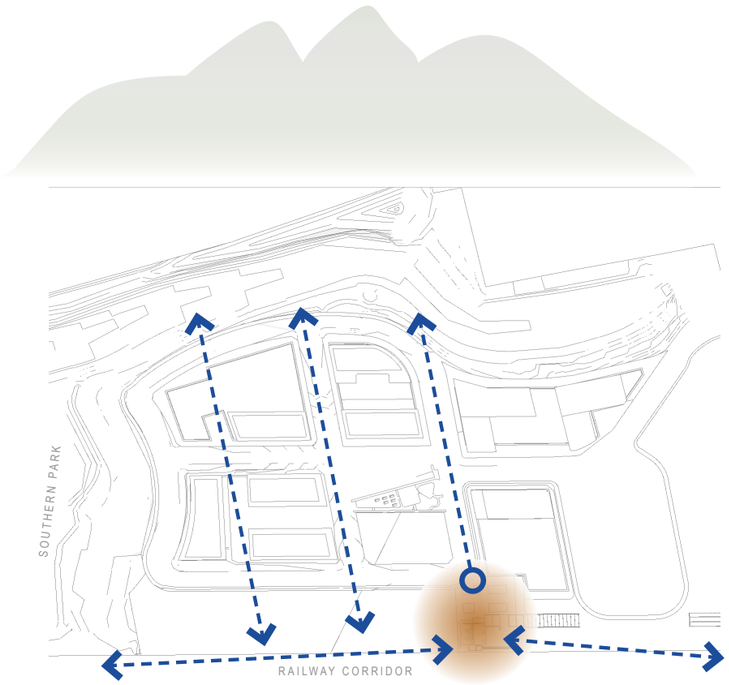


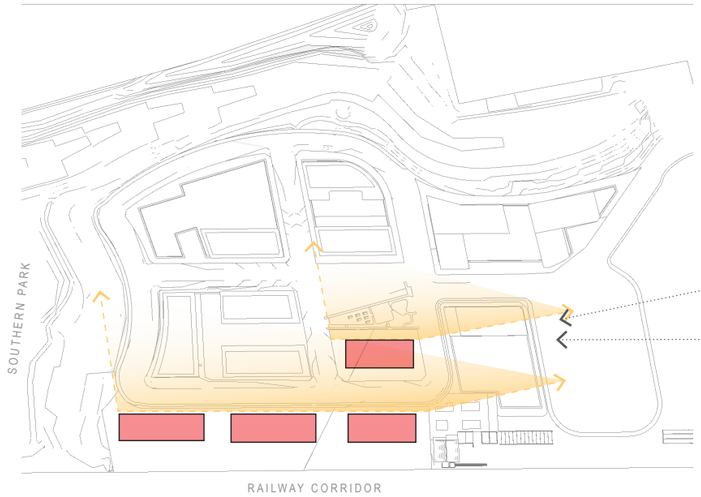
DIVERSITY

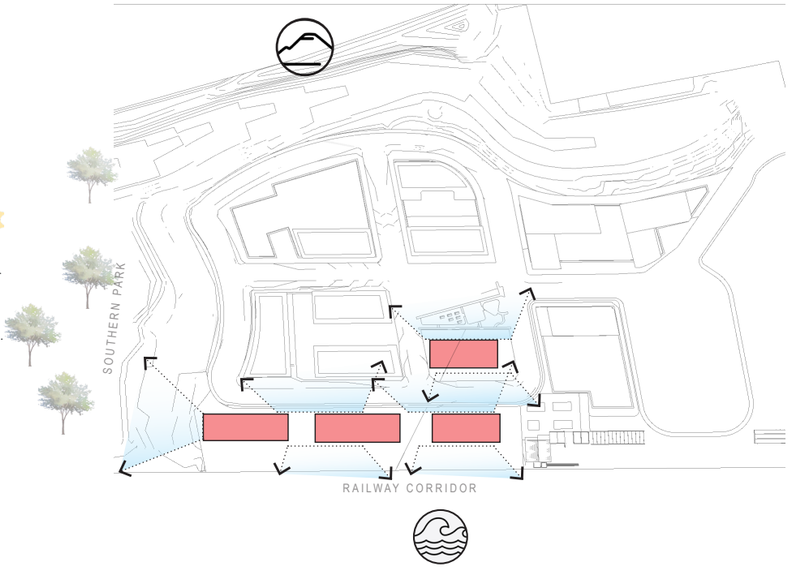
Diversity helps create a dynamic and visually engaging streetscape. By varying the scale of buildings across a development, the design can establish a clear hierarchy that highlights key landmarks, frames important public spaces, and respects the scale of adjacent neighbourhoods.

RAILWAY SETBACK

Maintaining appropriate setbacks from the railway corridor is essential to ensure safety, mitigate noise and vibration impacts, and create a comfortable environment for future occupants. Setbacks provide space for landscaping buffers, acoustic treatments, and visual screening, which together help soften the interface between the rail infrastructure and the development.







RESPECTING ESCARPMENTS AND HERITAGE VIEW LINES

Preserving and enhancing identified view corridors outlined in the Site-Specific Development Control Plan (DCP) is a critical urban design principle that ensures key visual connections to natural and cultural landmarks are maintained. These view corridors—particularly those framing the Illawarra Escarpment, Mount Keira, and surrounding ridgelines—contribute to Corrimal's strong sense of place and landscape identity.

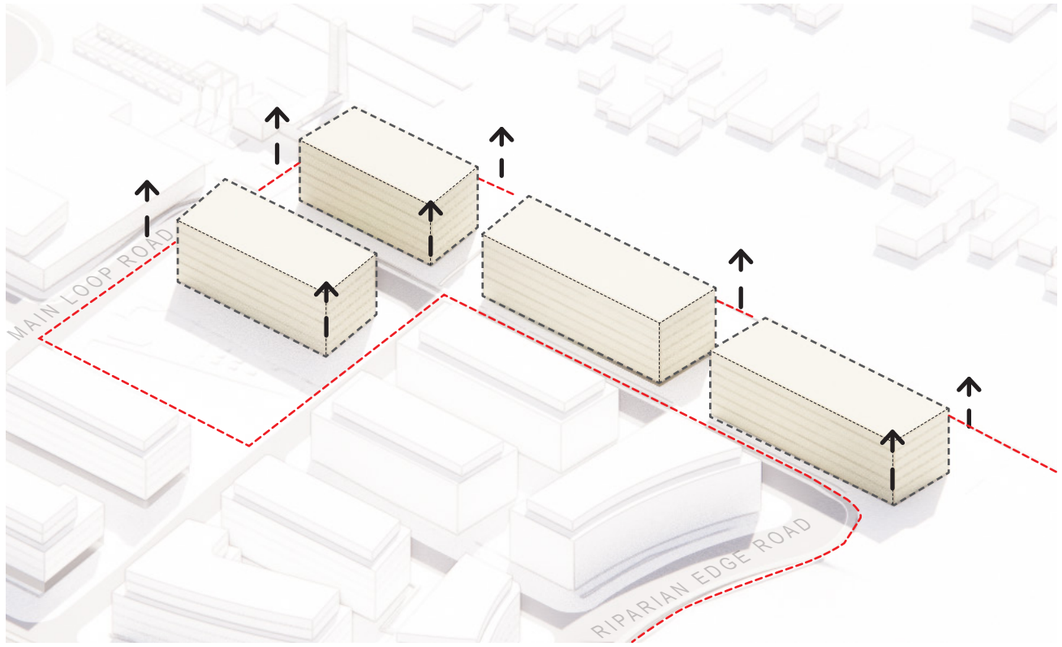
SOLAR AMENITY

Optimising solar amenity ensures buildings and open spaces receive adequate access to natural sunlight throughout the year. Thoughtful orientation, building spacing, and massing strategies are employed to minimise overshadowing—particularly of communal open spaces, private courtyards, and neighbouring properties—while maximising daylight penetration into dwellings.

ASPECT & OUTLOOK

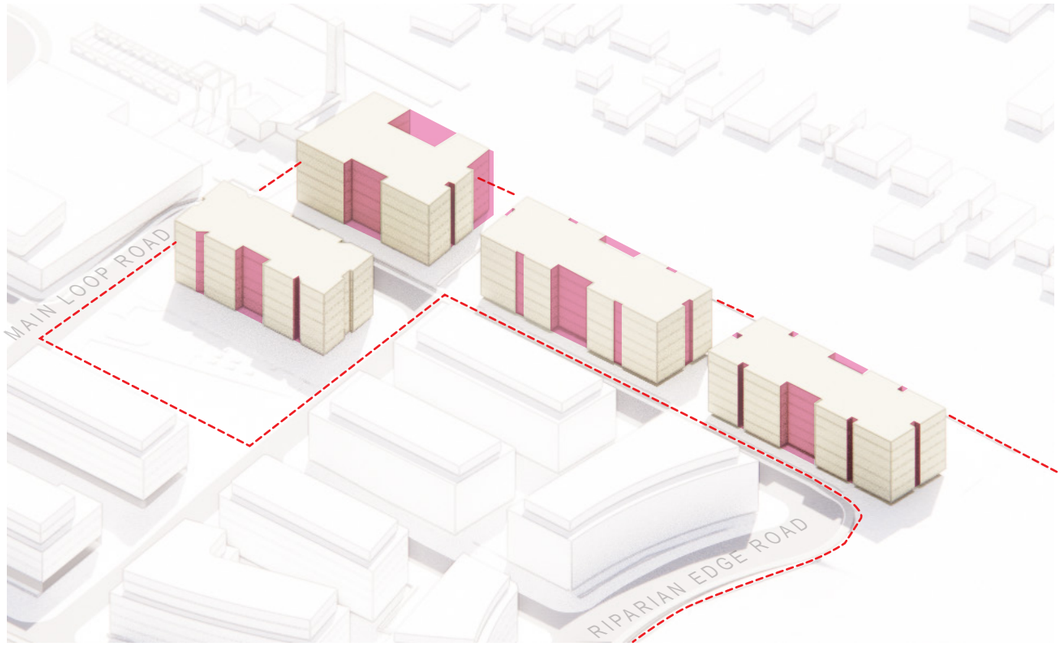
The design prioritises the orientation of dwellings, communal areas, and public spaces to maximise visual access to the Illawarra Escarpment, Towrdagi Creek, surrounding greenery, and key heritage features within the Corrimal Coke Works site.

STAGE 2A BUILT FORM EVOLUTION



MASTERPLAN MASSING

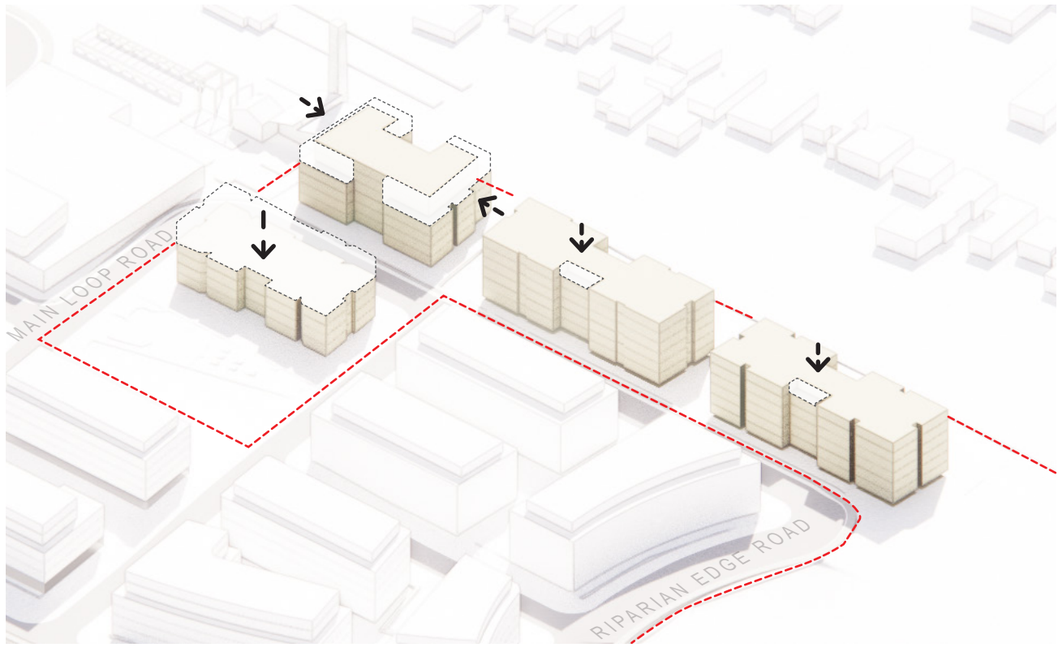
The initial master plan massing establishes a clear urban structure, with each built form component designed to be distinctly articulated through varied materiality, textures, and detailing. This approach not only breaks down the overall scale of the development but also introduces visual interest and character, ensuring that different buildings or precincts within the site are legible and contextually responsive. The variation in materials will reflect both the site's industrial heritage and the surrounding natural environment, contributing to a rich and layered architectural expression.



VERTICAL ARTICULATION

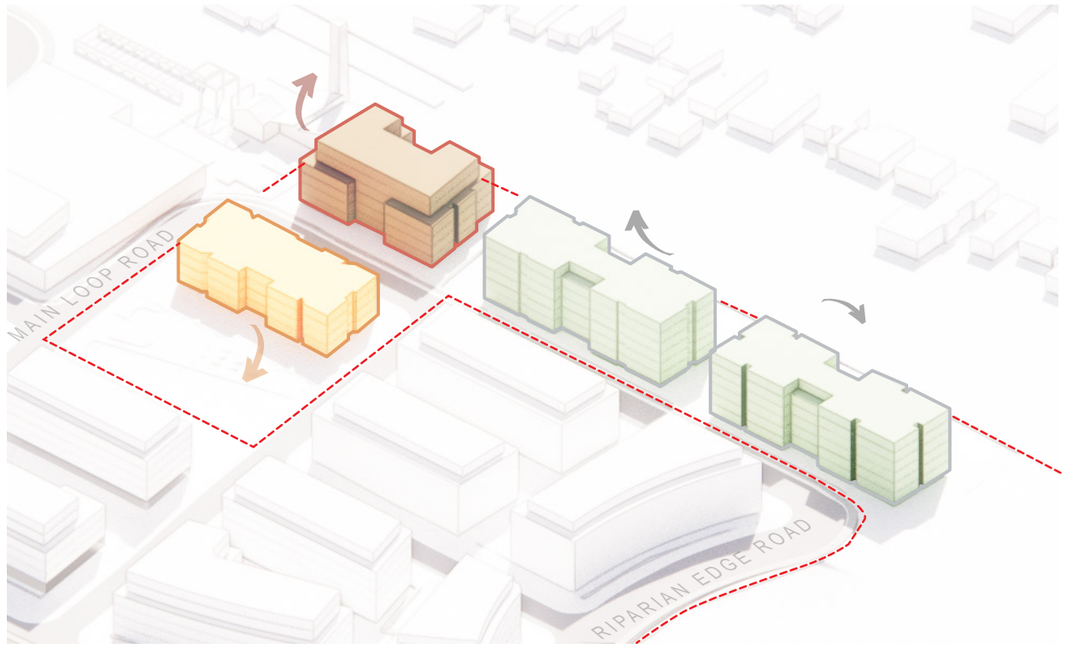
Recessed vertical elements are strategically integrated into the building façade, extending through multiple levels to further break down the overall massing and create a more refined and human-scaled architectural expression. These vertical recesses not only introduce visual rhythm and depth but also serve a functional purpose, offering passive solar shading that enhances environmental performance and occupant comfort throughout the day.

STAGE 2A BUILT FORM EVOLUTION



DIVERSITY IN BUILDING HEIGHTS

The proposal incorporates a diversity of building heights to create a varied and engaging skyline, while also responding sensitively to the surrounding built form, landscape, and heritage context. This variation helps to break down the overall scale of the development, enhance visual interest, and establish a more legible urban grain. Taller elements are strategically positioned to frame key view corridors and define important corners or public spaces, while lower-scale buildings support a more pedestrian-friendly environment and provide appropriate transitions to neighbouring uses.



CONTEXTUAL PRECINCTS

The master plan responds to its surroundings by defining a series of contextual precincts, each informed by the site's unique spatial, historical, and environmental characteristics. These precincts allow for a nuanced design approach, where built form, materiality, and landscape treatment can be tailored to reflect the local context—whether that be the industrial heritage of the Corrimal Coke Works, the natural backdrop of the escarpment, or the proximity to residential neighbourhoods. This precinct-based strategy enhances the overall legibility of the development, fosters a sense of identity within each area, and allows

HEIGHT & AFFORDABLE HOUSING PROVISION

MASSING & HEIGHTS

The site is eligible to utilise the Transport Oriented Development and infill affordable housing provisions under the Housing SEPP.

Buildings 2.3 and 2.4 are within a TOD area and therefore can utilise the TOD provisions under the Housing SEPP (22m height control and 2.5:1 FSR control). TOD provisions do not apply to land that is heritage listed or within a heritage curtilage.

Building 2.1 and 2.2 are within the heritage curtilage - therefore cannot use TOD. Building 2.2 therefore uses the 30% uplift bonuses for height and FSR under the infill affordable housing provisions of the Housing SEPP - which allows the 30% uplift if 15% of the GFA is dedicated to AH for at least 15 Years.

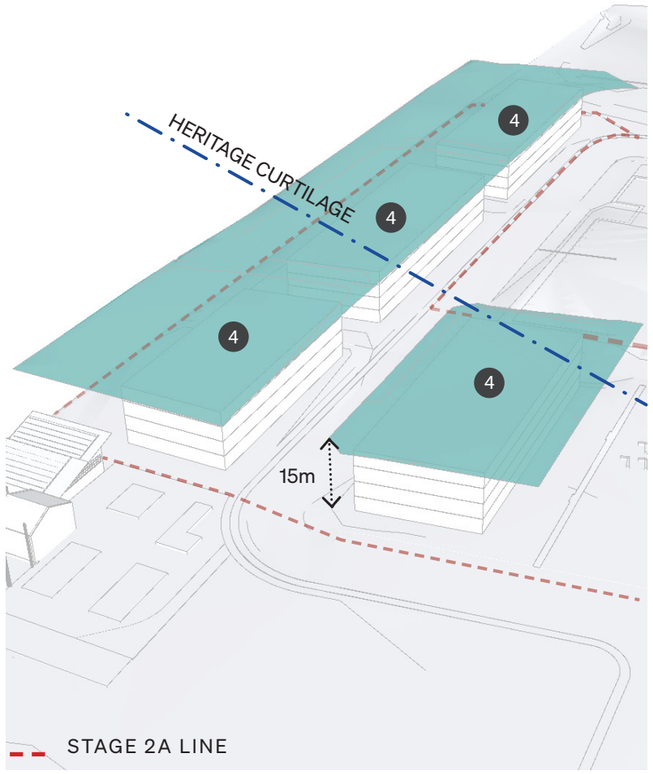
To optimise yield while maintaining compliance with planning controls, all additional affordable housing has been consolidated within Building 2.2. This approach ensures the development delivers housing diversity and meets policy objectives, while respecting the intended urban scale and character of the precinct.

X Storeys

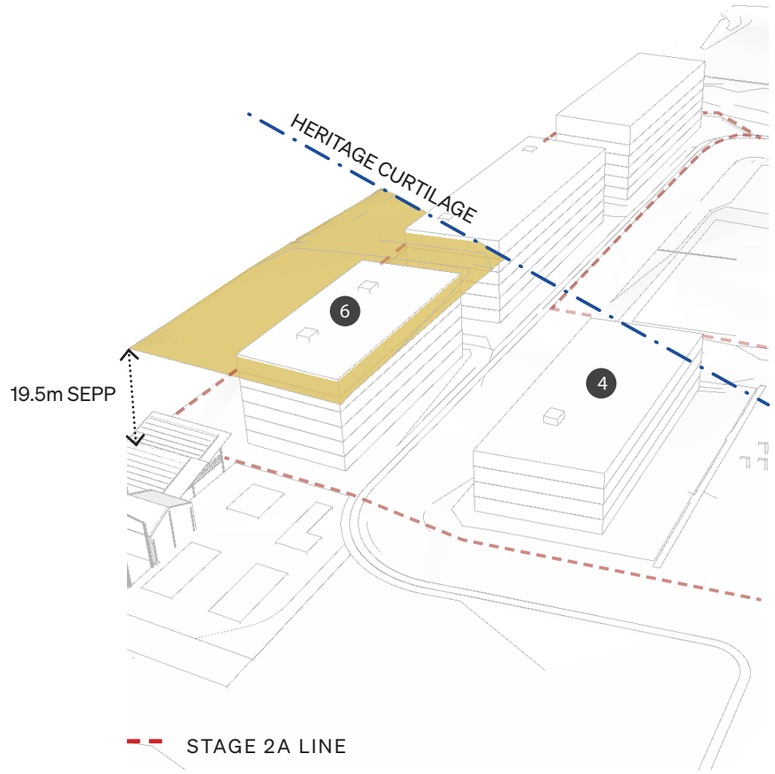
LEP - Building 2.1	
Height	15m (max)
FSR	1.2 : 1

HOUSING SEPP 30%	
Building 2.2	
Height	19.5m (max)
FSR	1.56 : 1

TOD - Building 2.3 - 2.4	
Height	22m (max)
FSR	2.5 : 1



LEP
Height and GFA compliant scheme.



LEP + HOUSING SEPP 30% BONUS HEIGHT & GFA
Height within Heritage Curtilage Zone at 19.5m (max).

Affordable GFA 4,325m²

HEIGHT & AFFORDABLE HOUSING PROVISION

X Storeys

LEP - Building 2.1

Height	15m (max)
FSR	1.2 : 1

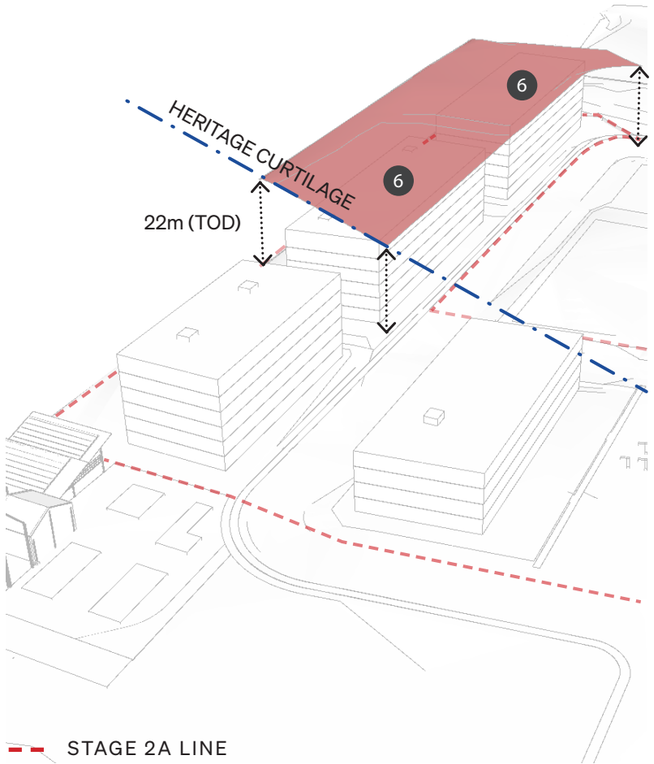
HOUSING SEPP 30%

Building 2.2

Height	19.5m (max)
FSR	1.56: 1

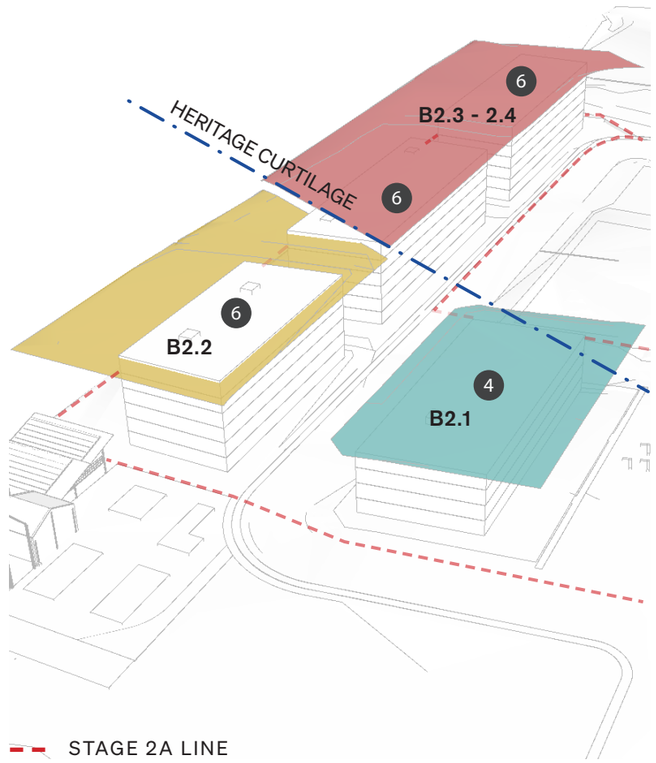
TOD - Building 2.3 - 2.4

Height	22m (max)
FSR	2.5 : 1



LEP + TOD & GFA

Total GFA	20032m²
Market GFA	15,707m²



LEP + HOUSING SEPP 30% BONUS HEIGHT + TOD & GFA

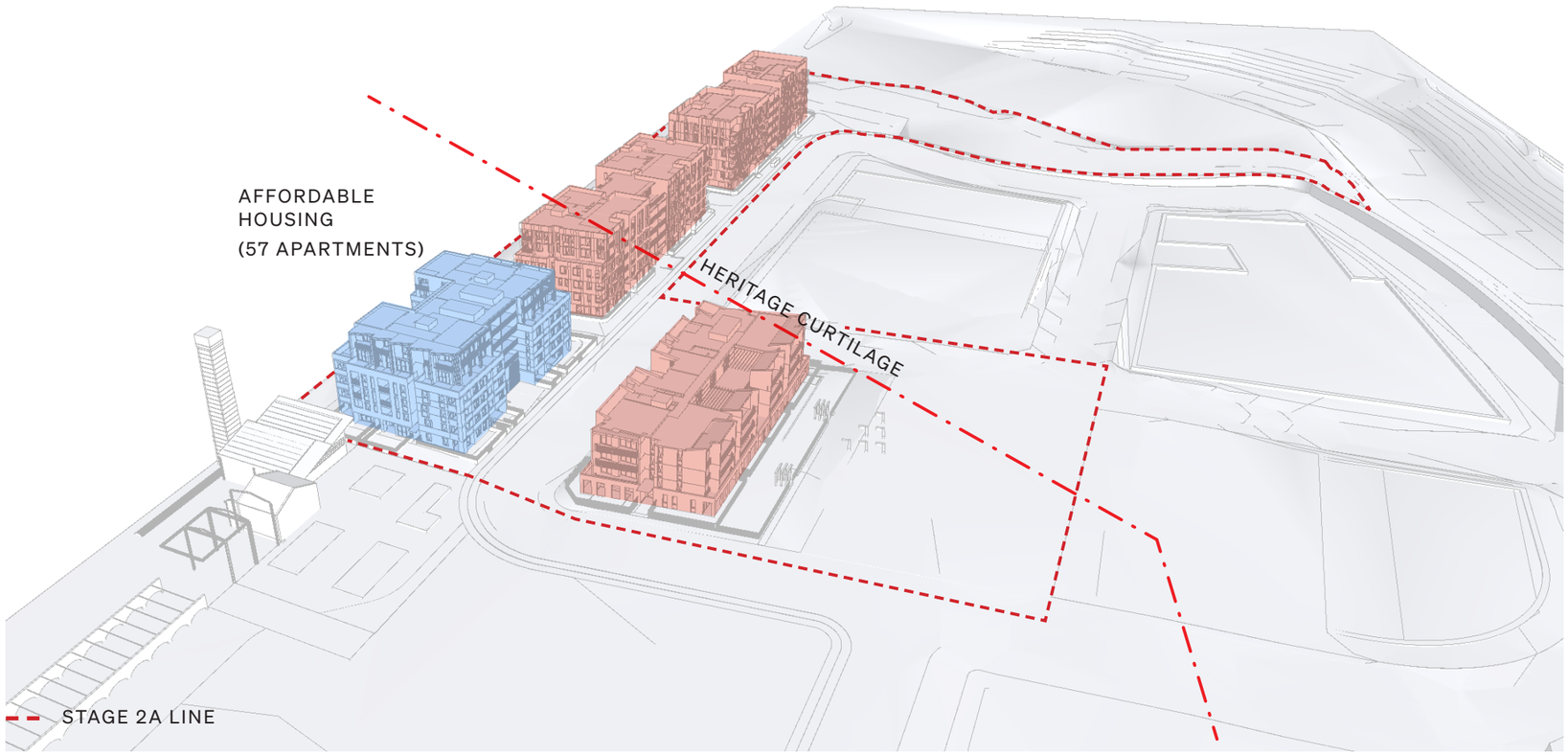
Total GFA	20,032m²
Market GFA	15,707m²
Affordable GFA	4,325m²
	= **10% of total GFA**
Total Affordable	57 apartments

HEIGHT & AFFORDABLE HOUSING PROVISION

VPA
35 UNITS

AFFORDABLE IN PERPITUITY
1,200 m²

TOTAL
57 UNITS
4,325m²



ARRANGEMENT OF AFFORDABLE HOUSING

To support efficient long-term management, the affordable housing component has been consolidated within a single building cluster, planned for delivery in Stage 2 of the development. Building 2.2 has been identified as the most suitable location, with the capacity to accommodate the initial VPA requirement, additional 2% affordable housing uplift required through the TOD Infill Incentive and the 15% infill affordable requirements.. This allows for a total of 57 affordable housing apartments, ensuring compliance with planning obligations while streamlining ownership, management, and service delivery.

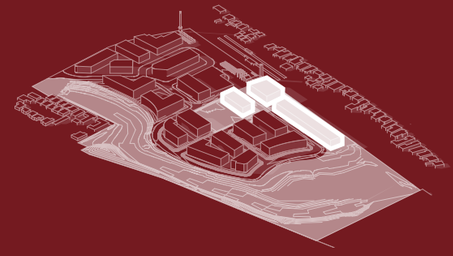
KEY

- MARKET HOUSING
- AFFORDABLE HOUSING

DKO CLOUSTON associates Land+Form URBIS Waters Consultancy

04 STAGE 2A

ARCHITECTURE



COUNTRY CONCEPTS

1. Reverence

SEEING AND RESPECTING COUNTRY

This concept focuses on ensuring Country is visible and protected within the Corrimal landscape. It involves safeguarding cultural sites from development and enhancing visual and physical connections to significant natural features such as the Escarpment, Towradgi Creek, and surrounding green spaces. Open spaces and view corridors allow the community to engage with Country and acknowledge its enduring presence.

2. Balance

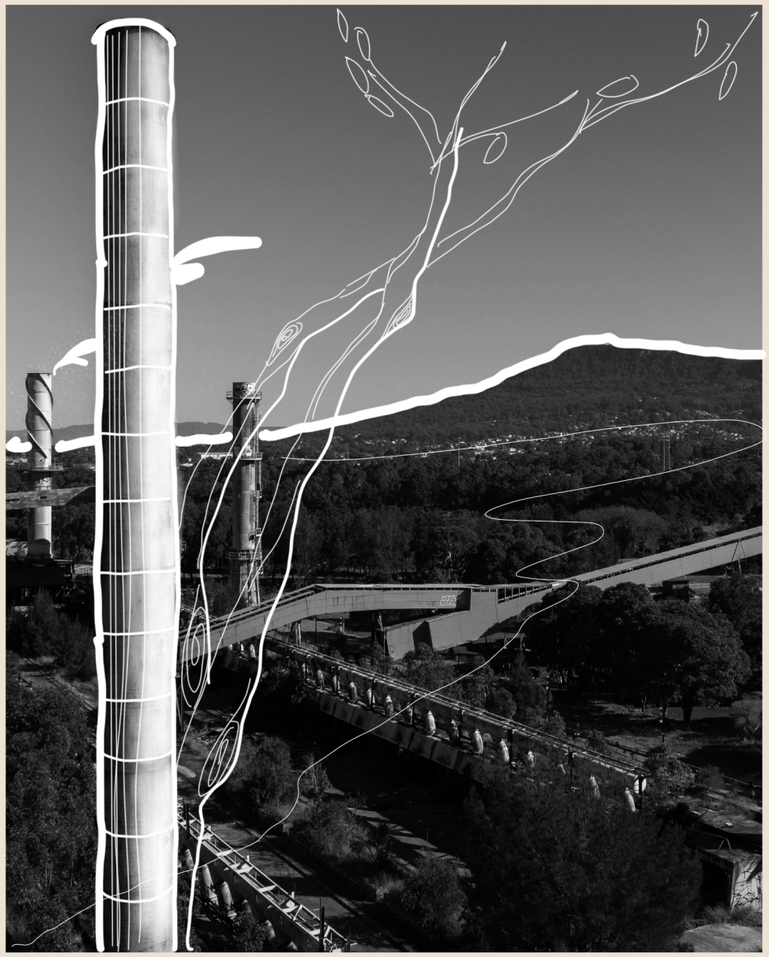
HEALING LAND & STRENGTHENING CULTURE

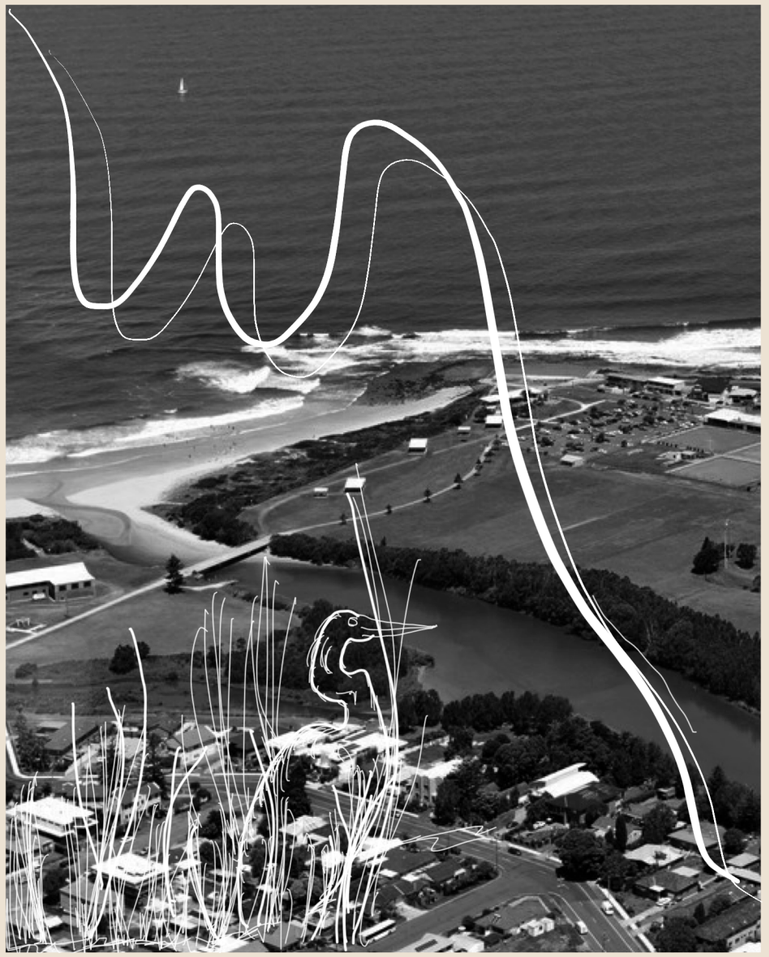
This principle supports the restoration of natural systems such as Towradgi Creek and its riparian corridors through native planting and ecological rehabilitation. It also ensures the Dharawal people can access Country to practise and share culture. This concept reinforces the deep connection between healthy Country and cultural wellbeing, encouraging care for both land and people.

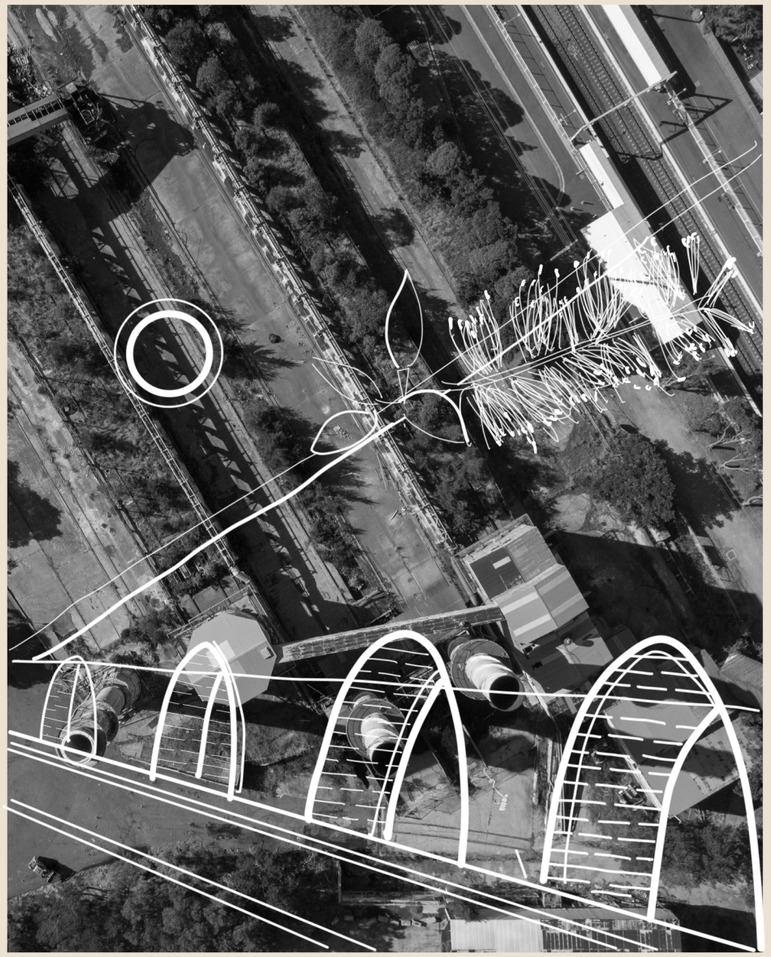
3. Heritage

HONOURING STORY AND SHARED HISTORY

Celebrating the stories, language, and knowledge of the local Dharawal people, this concept promotes cultural interpretation throughout the site—through signage, public art, educational programming, and events. It also recognises Corrimal's layered histories, using the site's transformation to support reconciliation, cultural recognition, and economic opportunity for Dharawal communities.







DERIVED DESIGN PRINCIPLES



DIVERSITY OF BUILT FORM

Promote visual richness and a human-scaled streetscape through a variety of building forms, heights, and architectural expressions. Undulating roof forms and varied massing respond to topography and context, while a consistent material palette ensures cohesion across the precinct.



SHARED HISTORY

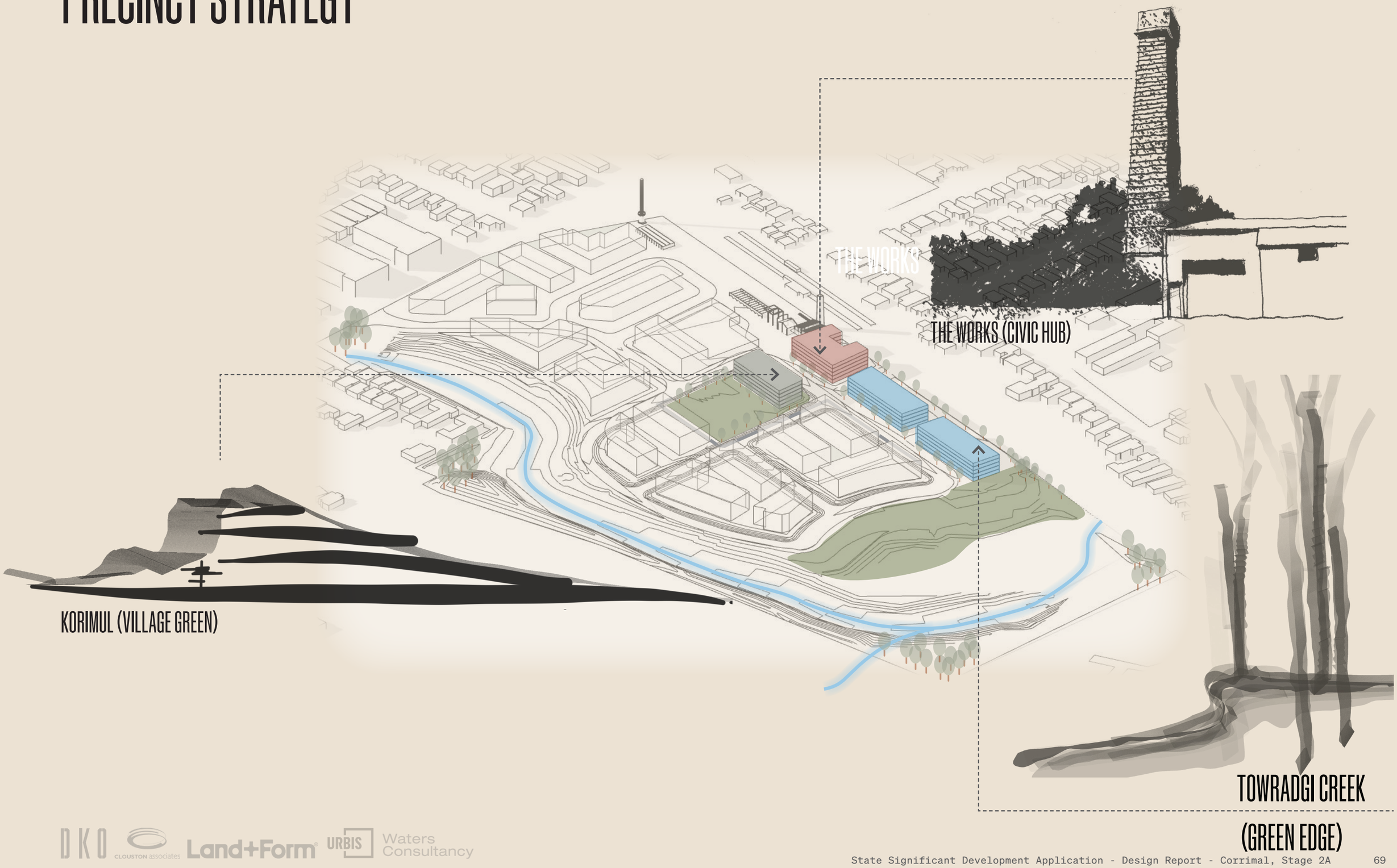
Use materials that reflect the site's unique history and environment—drawing from the earthy tones of the escarpment, the industrial character of the former Corrimal Coke Works, and the textures of the natural landscape—to create a built environment that feels rooted in place.



CONTEXTUAL RESPONSE

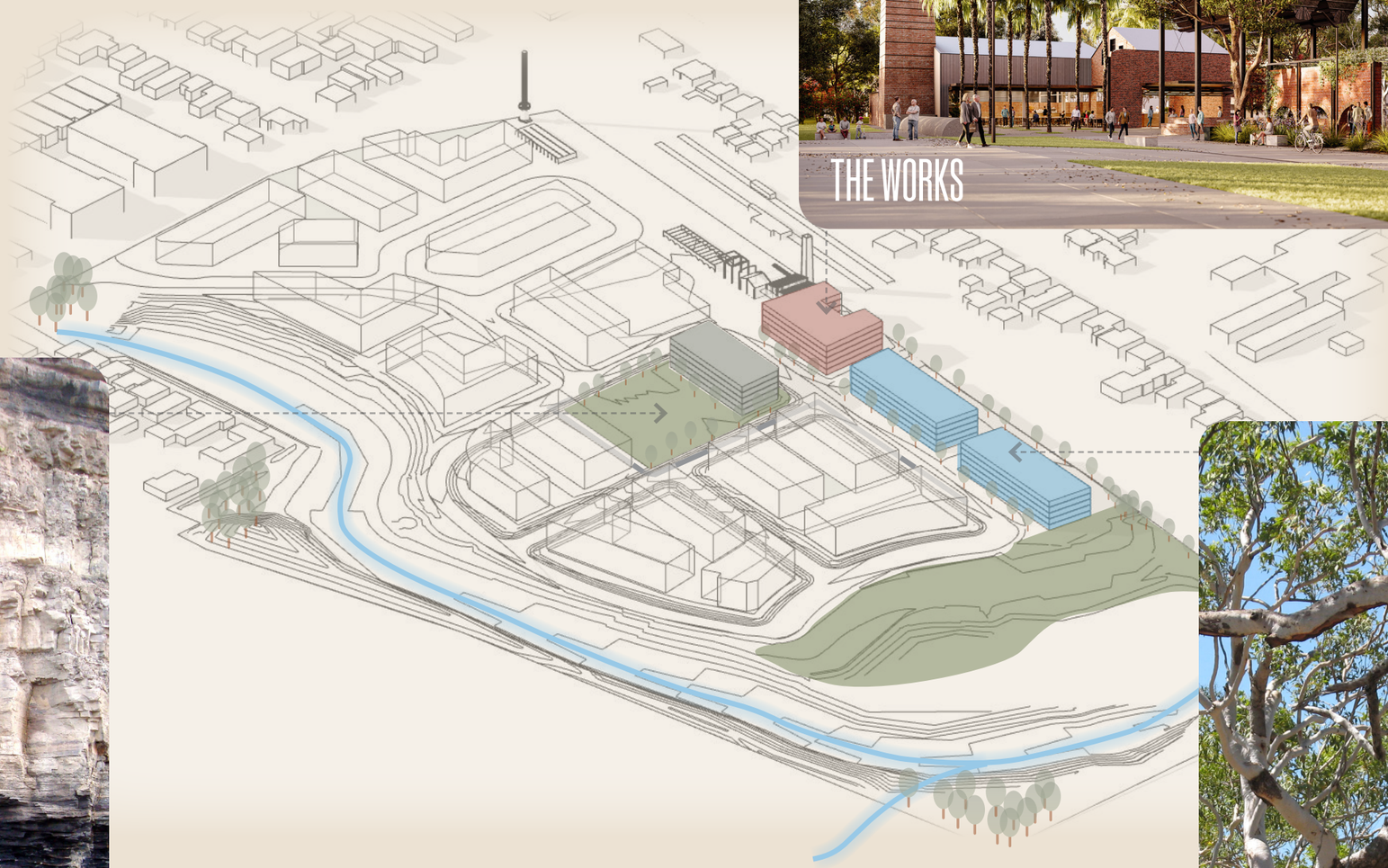
Design buildings and public spaces to respond sensitively to environmental and site-specific conditions. Incorporate passive solar design strategies for energy efficiency and user comfort, while also addressing acoustic challenges, particularly along the railway interface, through thoughtful orientation and facade treatments.

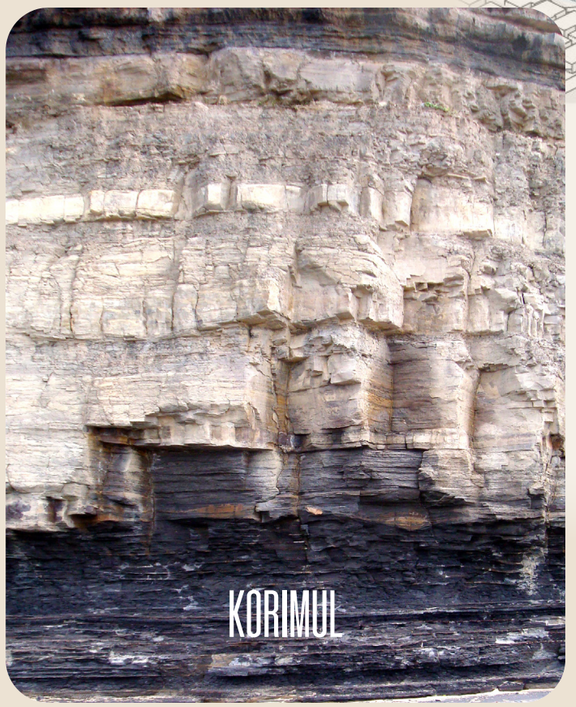
PRECINCT STRATEGY

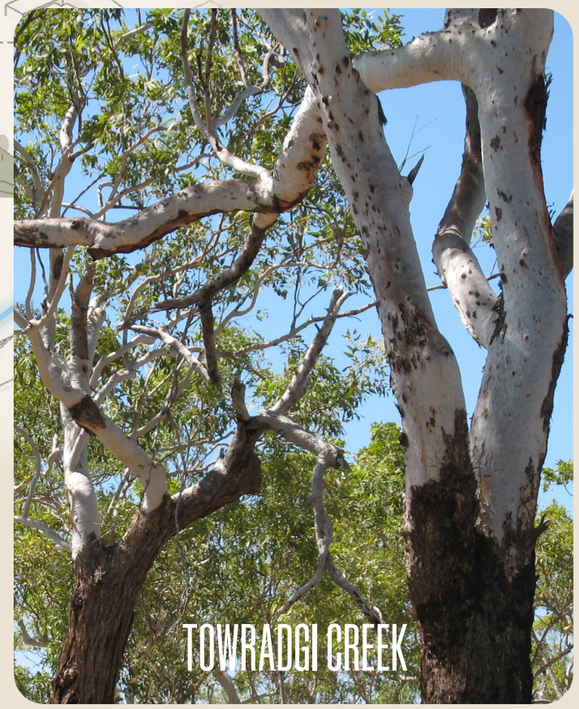


PRECINCT STRATEGY

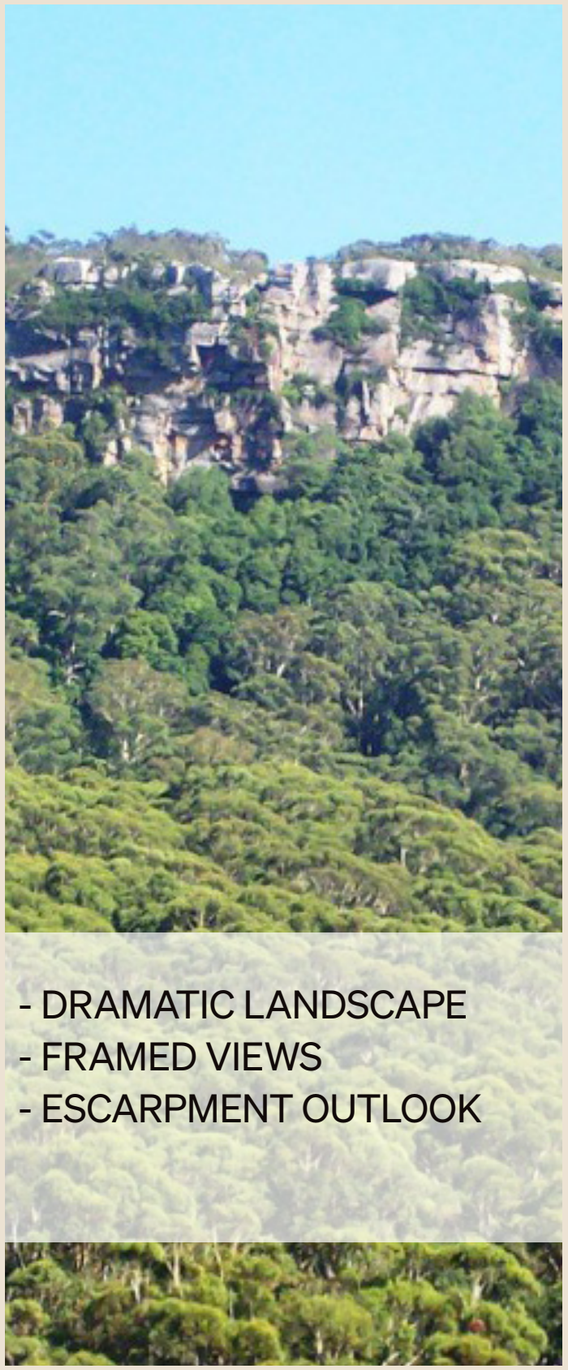




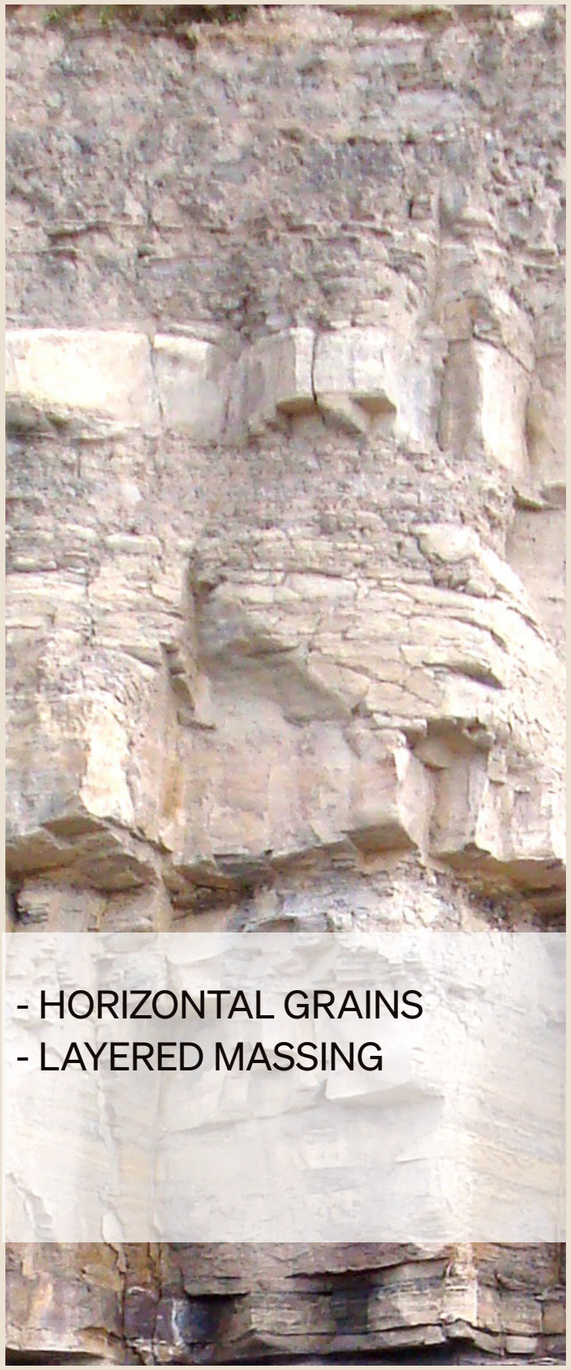




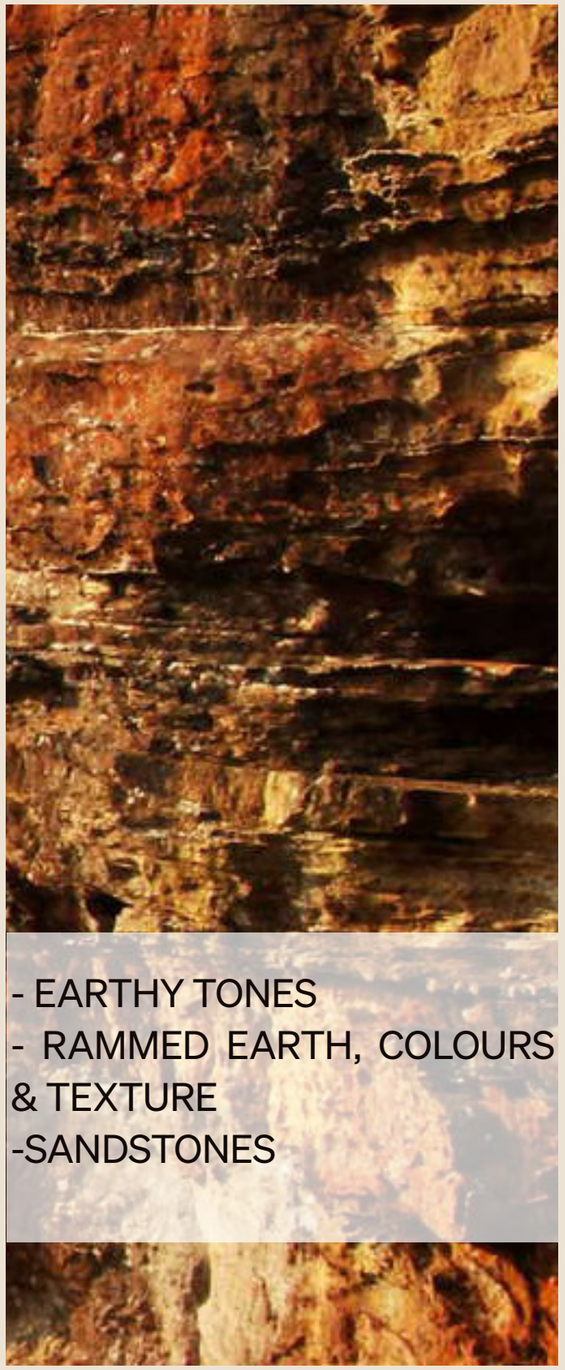
BUILDING 2.1 KORIMUL INSPIRATION



- DRAMATIC LANDSCAPE
- FRAMED VIEWS
- ESCARPMENT OUTLOOK



- HORIZONTAL GRAINS
- LAYERED MASSING

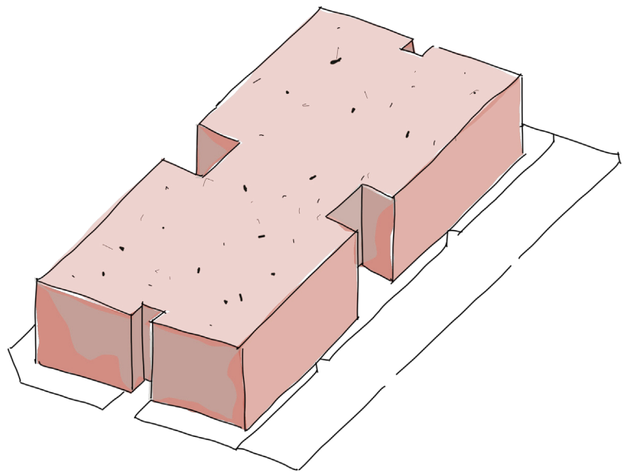


- EARTHY TONES
- RAMMED EARTH, COLOURS & TEXTURE
-SANDSTONES

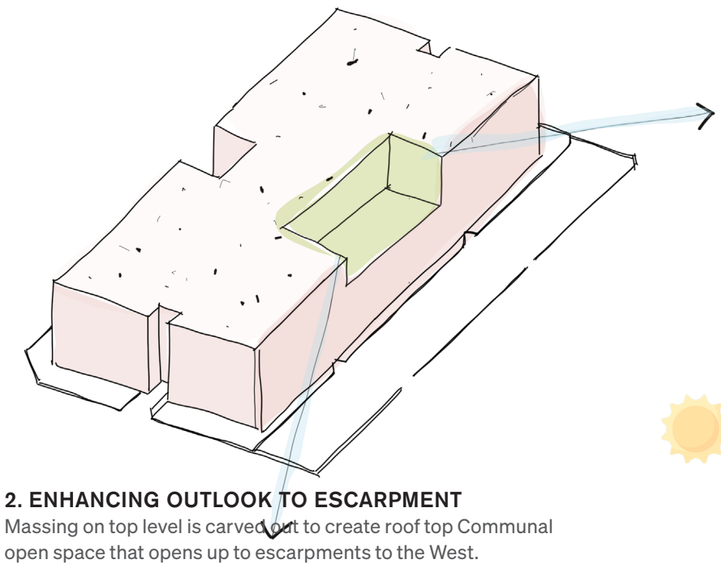


- LAYERED BRICK
- WEATHERED STEEL

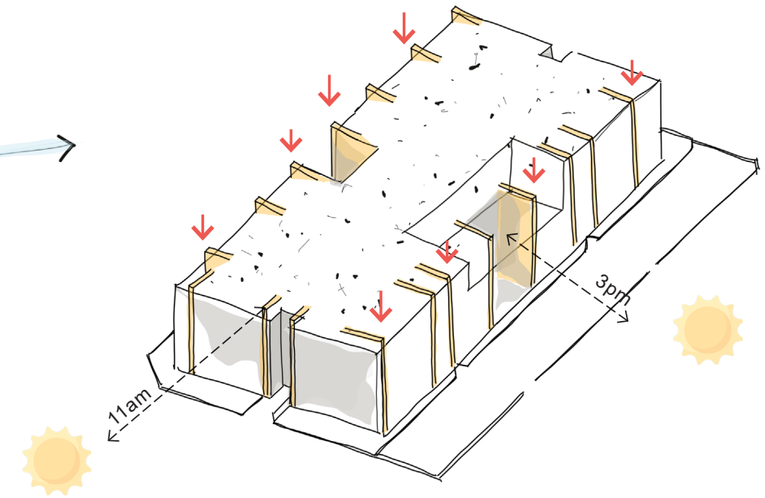
BUILDING 2.1 FACADE STRATEGY



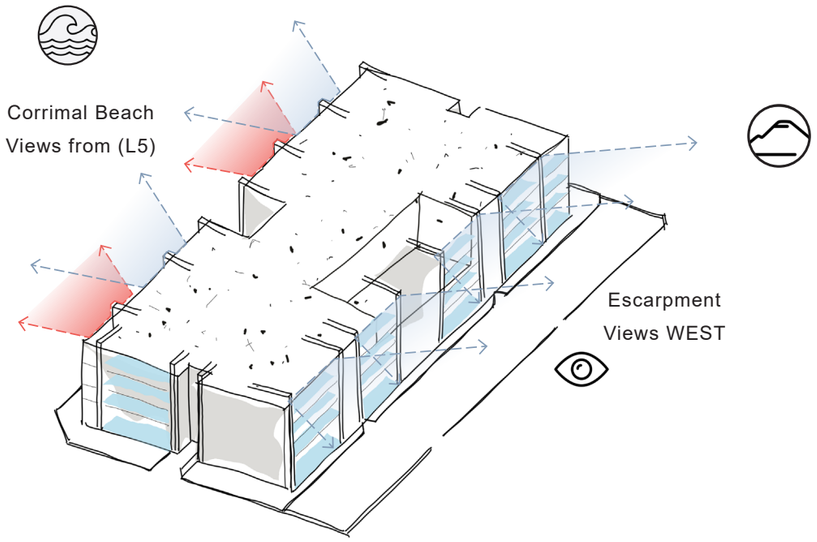
1. MASTER PLAN MASSING
Initial master plan massing, each part will be articulated differently in materiality.



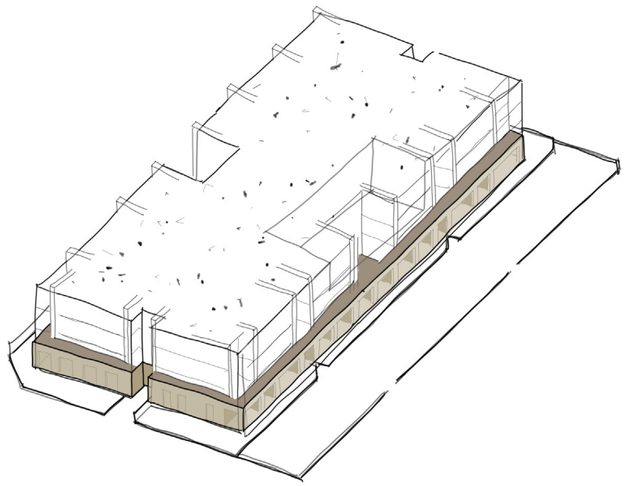
2. ENHANCING OUTLOOK TO ESCARPMENT
Massing on top level is carved out to create roof top Communal open space that opens up to escarpments to the West.



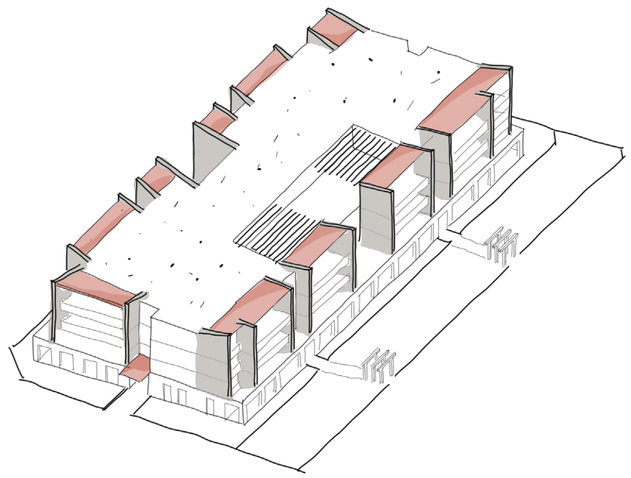
3. VERTICAL FRAMING
The façade strategy employs vertical articulation to break down the building's mass, creating rhythm and visual interest and framing views to the escarpment.



4. HORIZONTAL GRAINING
The façade uses horizontal lines to highlight views of the western escarpment, while levels 5 and above offer great views of the coast, helping residents feel connected to the landscape.



4. PODIUM BASE PLINTH
The podium base features a sturdy brick plinth that grounds the building, adding texture and a strong sense of place at street level.



5. UNDLATING ROOF FORMS
The undulating roof forms add a dynamic and fluid silhouette to the buildings, creating visual variety and reflecting the natural landscape nearby.

BUILDING 2.1 FACADE

KORIMUL

DESIGN PRINCIPLES

The design language draws inspiration from the stratified grain and weathered textures of quartz sandstones found along the western escarpment. Horizontal grain is featured on the facade echoing the layered geological formations shaped over time. These linear expressions establish a strong visual connection to the surrounding landscape, grounding the architecture within its natural context while creating a refined rhythm across the development.

The roofscape is conceived as a series of undulating forms that respond to both topography and outlook. These dynamic forms frame and choreograph key view corridors, carefully orienting western aspects toward the dramatic escarpment landscape while simultaneously opening eastern elevations to expansive water views from the upper levels.

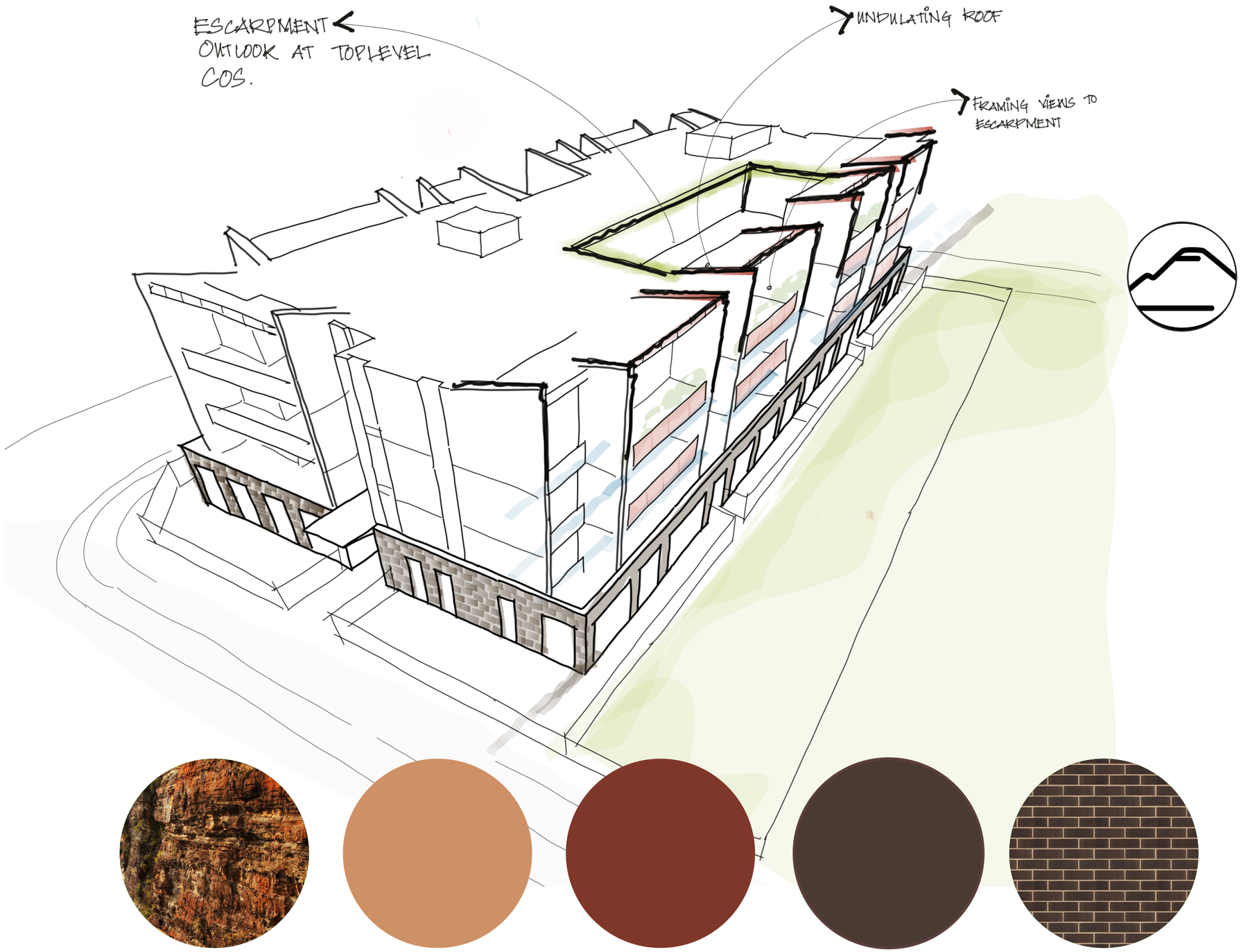
The architecture seeks to enhance the occupant's experience of place through framed vistas, natural light modulation, and a built form that feels intrinsically connected to the landform and coastal setting.

PALETTE - COLOUR & TEXTURE

Materiality further reinforces this relationship, with textured finishes, earthy tonal palettes, and layered façade treatments that capture the tactile quality of quarried sandstone.

The palette also draws inspiration from the rich heritage of the Corrimal Coke Works.

Together, these elements establish an architectural identity that is both contemporary and deeply responsive to the character of the western escarpment and heritage elements of the site.

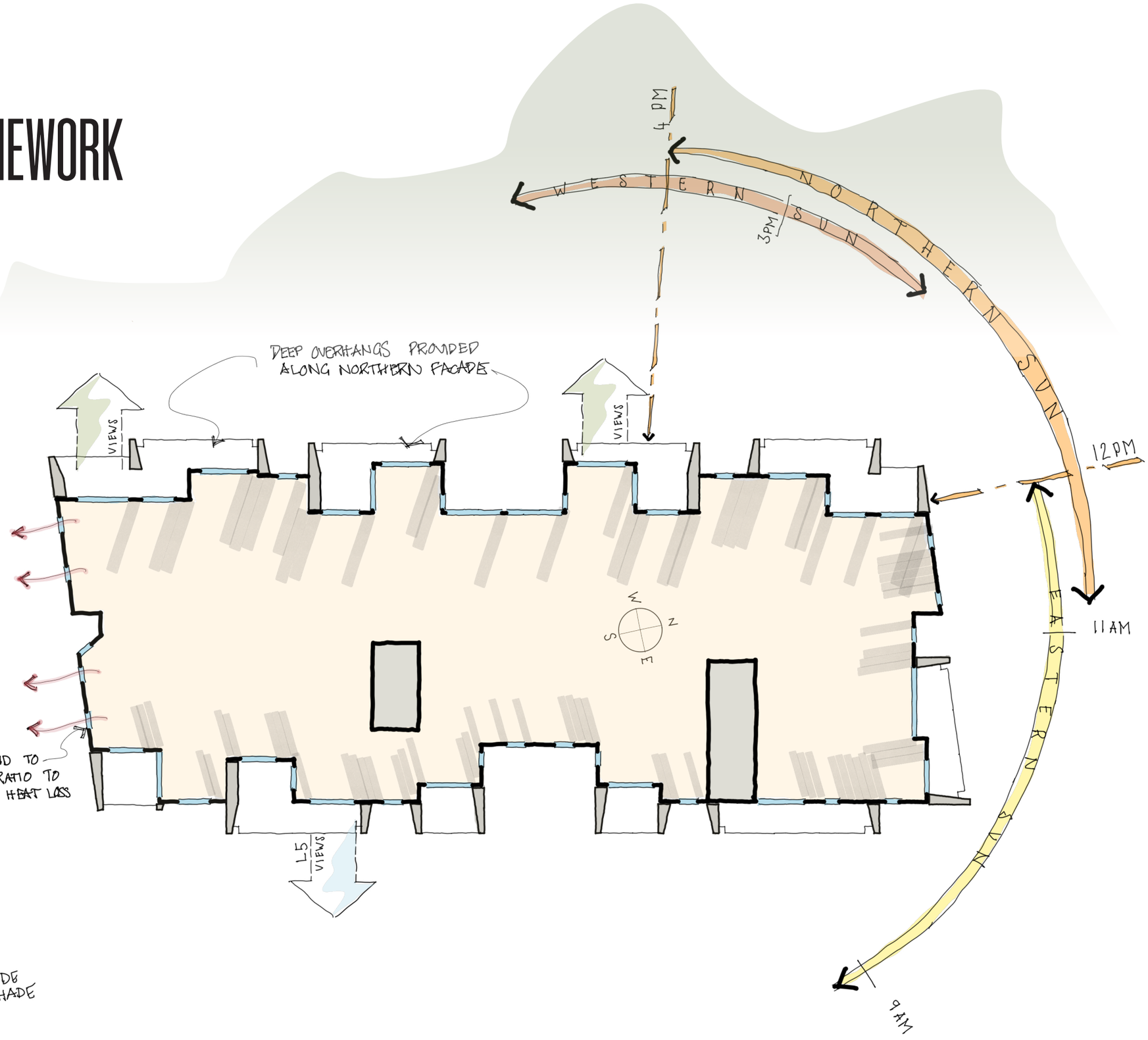


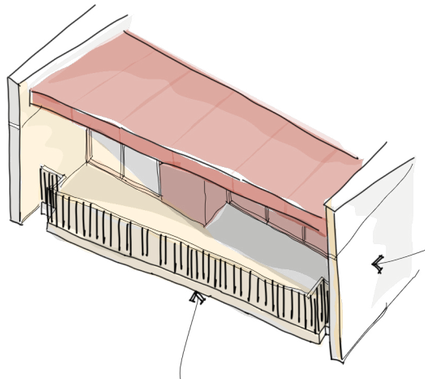
BUILDING 2.1 FACADE FRAMEWORK

ARCHITECTURAL FUNCTIONALITY

The façade design features a modular system of vertical fins, carefully adjusted in spacing and depth to respond to sunlight exposure and seasonal conditions. On sun-exposed western façades, fins are made deeper to offer effective shading and minimise heat gain, while in areas where more daylight is needed, the fins are shallower and spaced further apart to allow more natural light into the apartments. This approach has been digitally modelled and tested to ensure consistent solar performance throughout the year.

In addition to their environmental and privacy benefits, the fins also serve a structural role, acting as vertical columns that discreetly integrate with the architecture and help conceal the structural framework of the building. This dual-function strategy balances performance, visual clarity, and urban



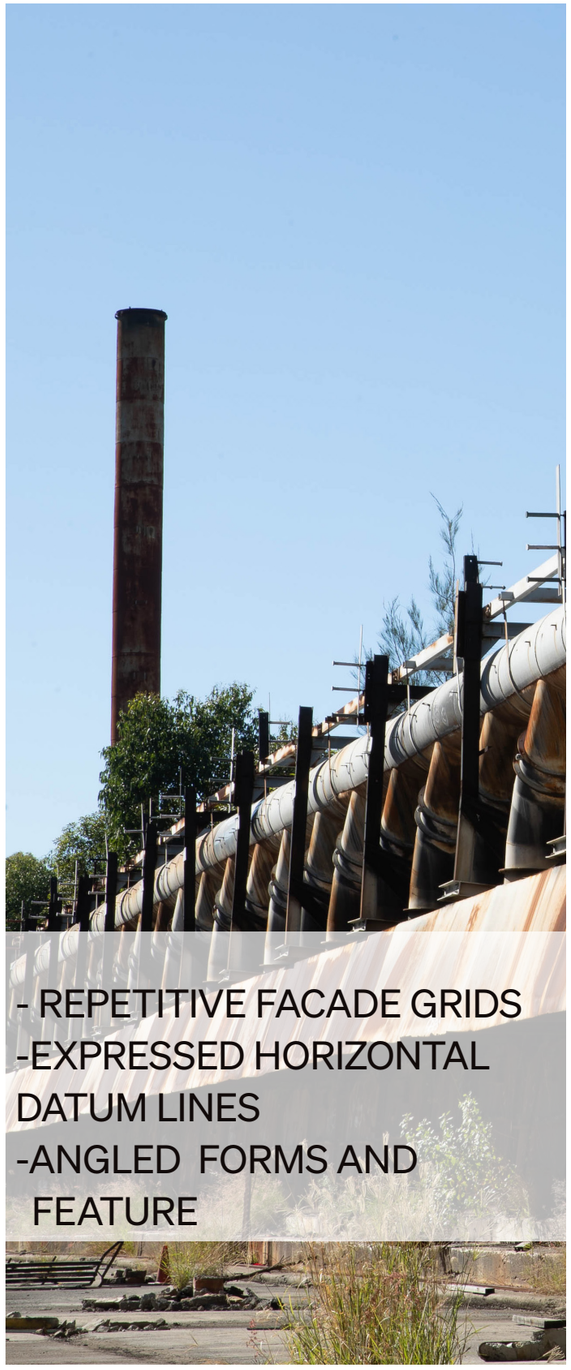


FINS PROVIDE PASSIVE SHADE

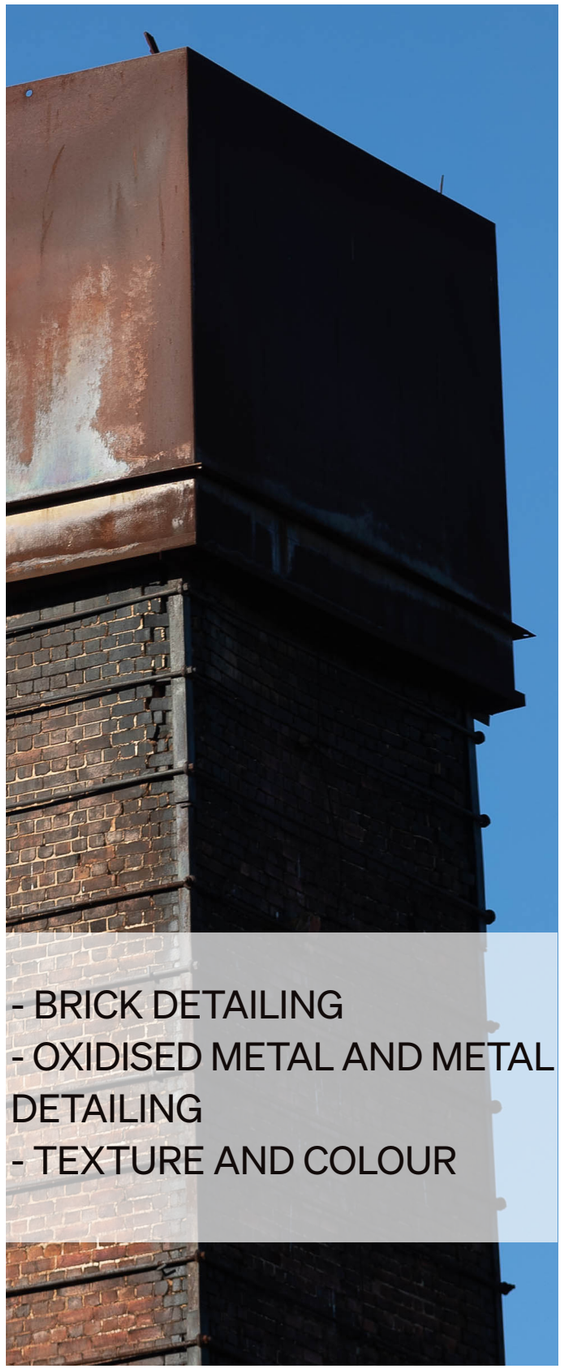
DEEP BALCONIES MITIGATE NOISE & AFTERNOON SUN



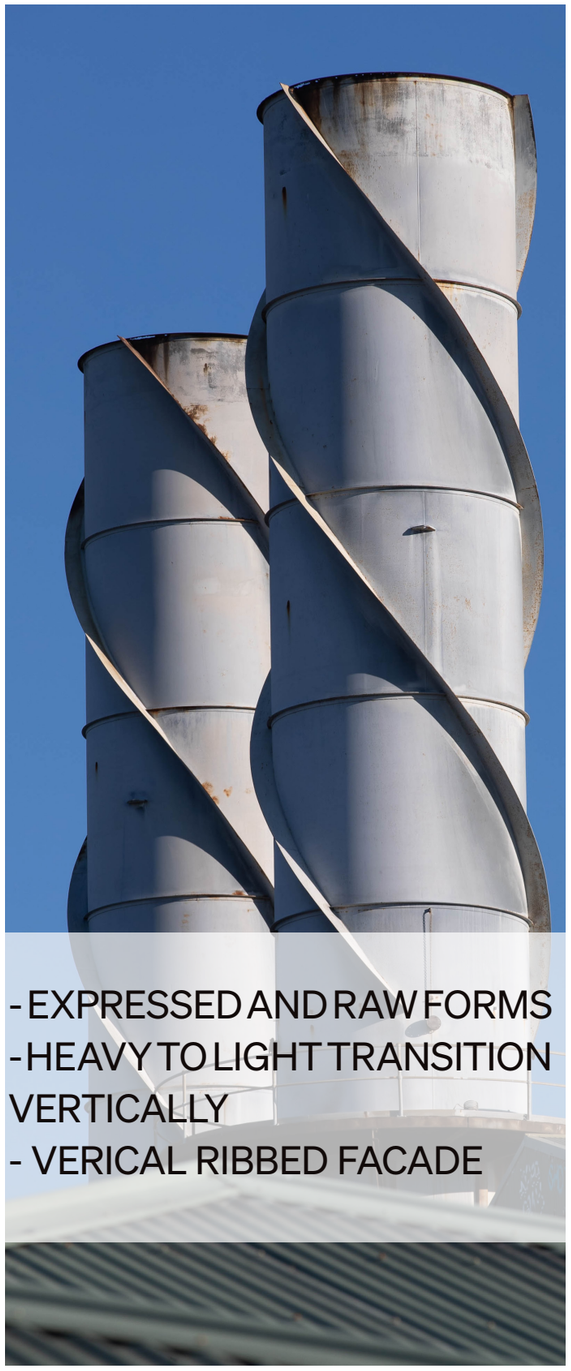
BUILDING 2.2 THE WORKS INSPIRATION



- REPETITIVE FACADE GRIDS
-EXPRESSED HORIZONTAL DATUM LINES
-ANGLED FORMS AND FEATURE



- BRICK DETAILING
- OXIDISED METAL AND METAL DETAILING
- TEXTURE AND COLOUR

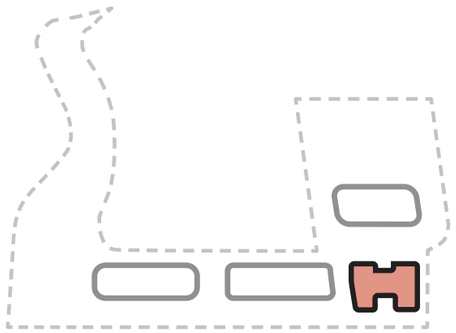


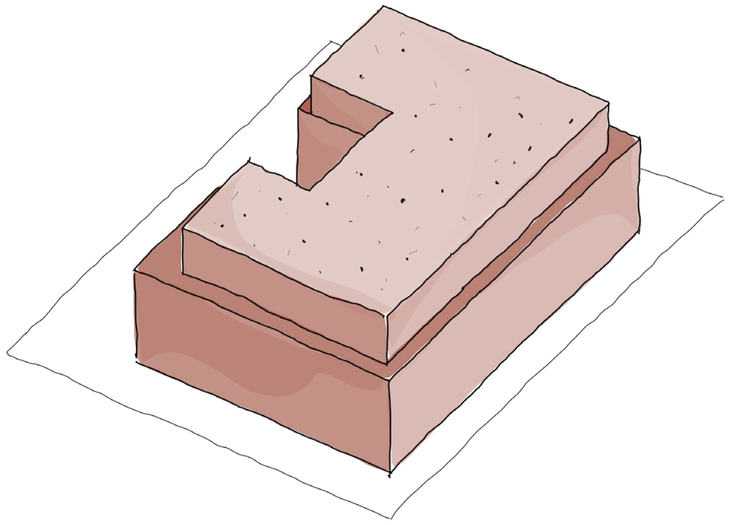
- EXPRESSED AND RAW FORMS
- HEAVY TO LIGHT TRANSITION VERTICALLY
- VERICAL RIBBED FACADE



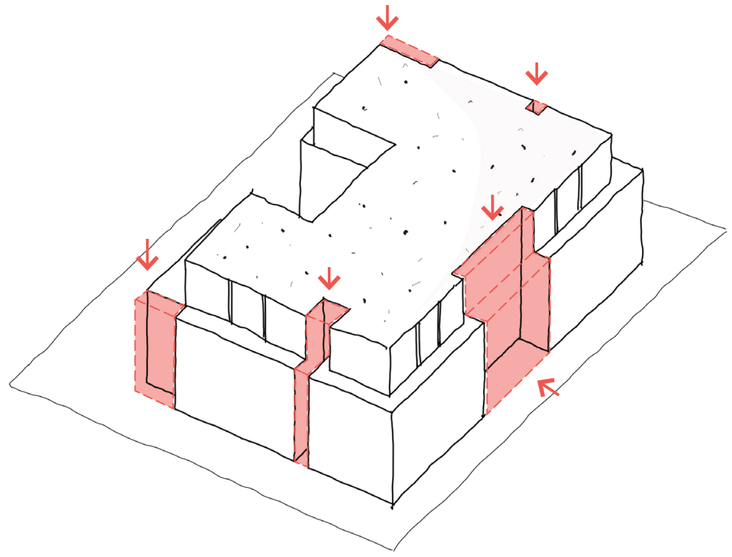
- NATURAL COLOURS, WARM TONES
- ROBUST AND GROUNDED

BUILDING 2.2 FACADE STRATEGY

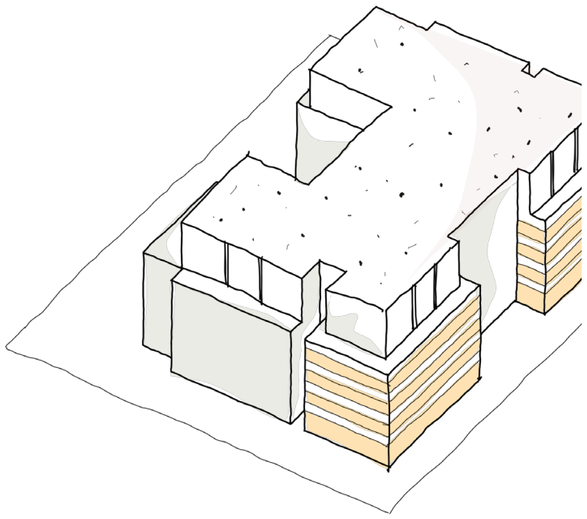




MASTER PLAN MASSING
Initial master plan massing, each part will be articulated differently in materiality.

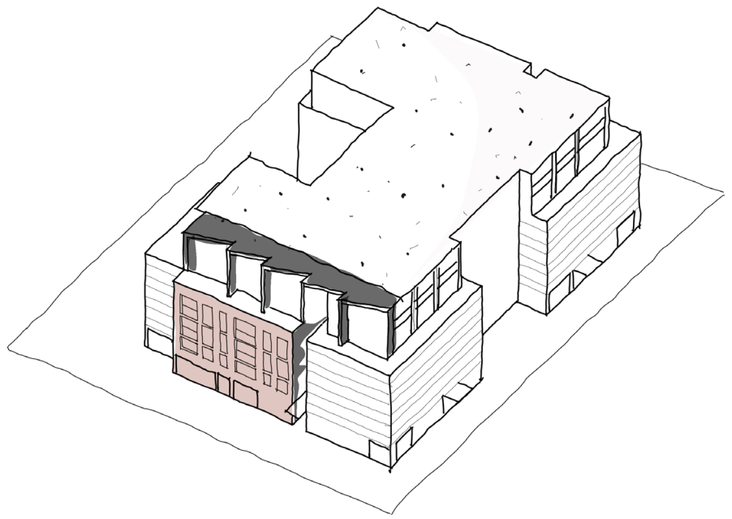


ADDITIONAL ARTICULATION
Recessed verticals extend through the building to further break down the massing and provide passive solar shading.

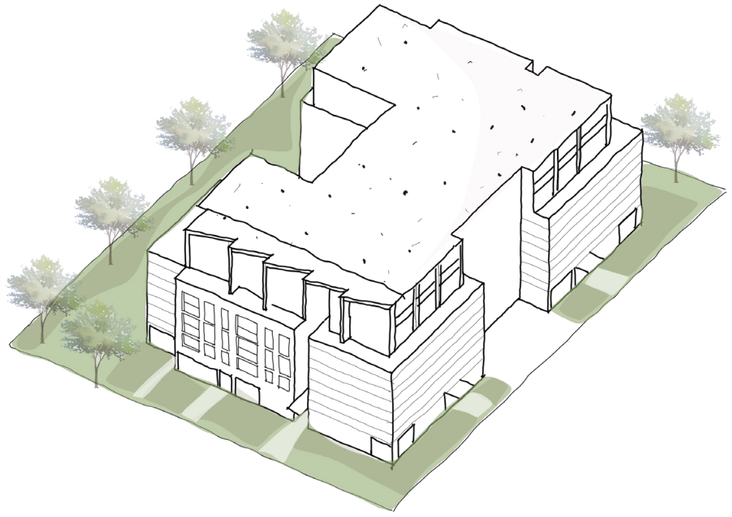


HORIZONTAL GRAINING
Horizontal planes allow for a passive design response to the west while providing framed views.





HERITAGE CONNECTION
The design thoughtfully integrates heritage elements to honor the site's history while creating a meaningful connection between past and present.



LANSCAPING
The site accomodates for a generous landscaping zone between the built form and railway corridor.

BUILDING 2.2 FACADE

THE WORKS

DESIGN PRINCIPLES

The design draws inspiration from the site's rich industrial heritage, with the architectural expression evolving from a grounded, robust base to lighter and more refined upper elements. This vertical transition reflects the layered industrial character of the former Corrimal Coke Works, where heavy masonry structures and industrial infrastructure were historically combined with lighter steel additions and roof forms over time.

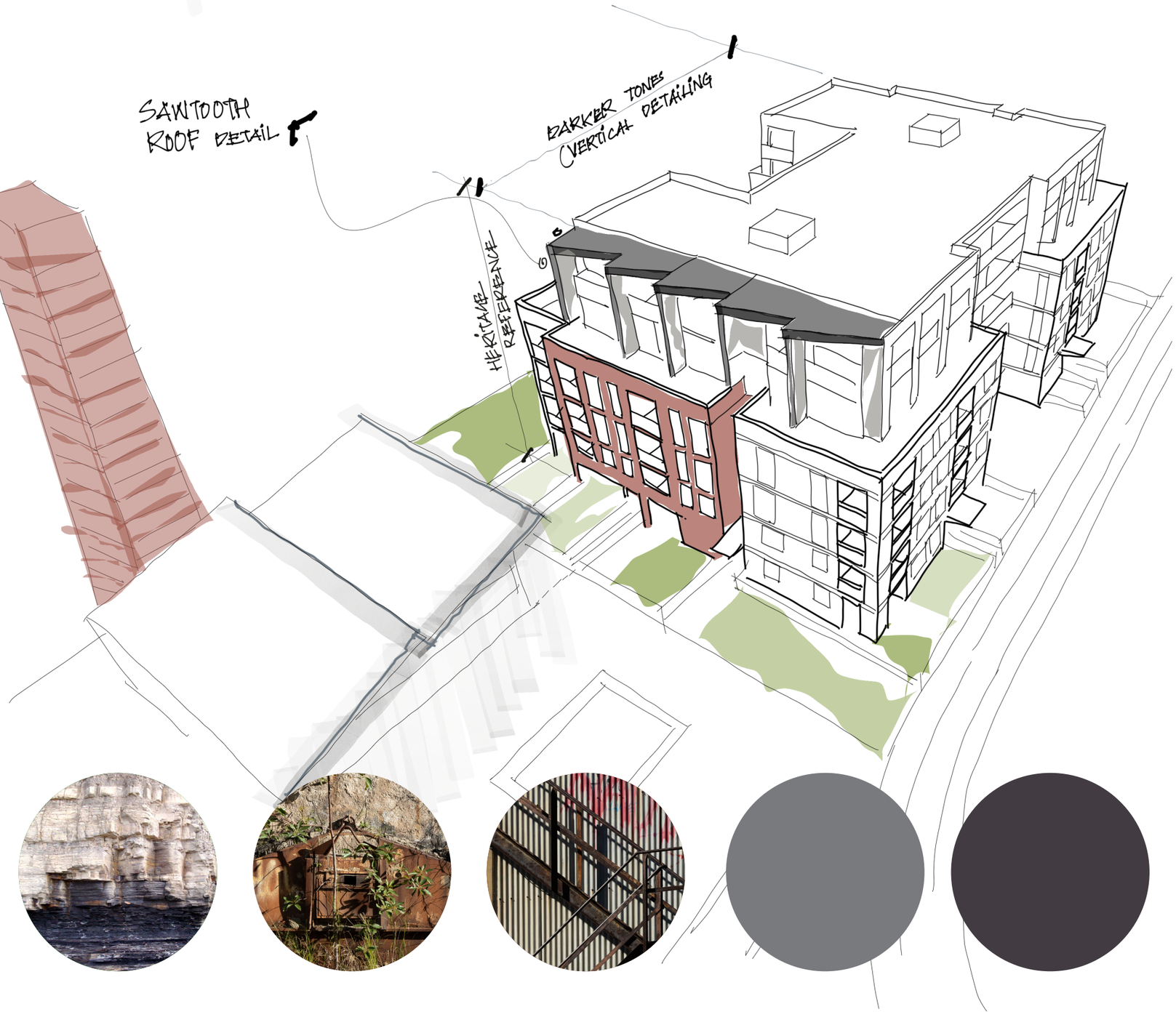
The northern façade has been carefully articulated in response to the retained brick chimney and the broader industrial language of the former coke works. Lower levels adopt a heavier material expression through textured masonry referencing the permanence and solidity of the historic coke oven buildings and industrial foundations.

As the building rises, the architectural language transitions into lighter metal forms and articulated roof elements. The upper levels incorporate a contemporary interpretation of sawtooth roof geometry inspired by the angled industrial roof profiles, conveyor structures and corrugated metal forms historically present across the site. These roof forms establish a distinctive silhouette along the northern elevation while reinforcing the industrial identity of the precinct.

COLOUR & TEXTURE

The palette and textures of the development pay homage to the rich industrial history of the site, drawing inspiration from the iconic steel and brick chimneys that once defined the Corrimal Coke Works.

Material selection further reinforces the industrial narrative, with darker grounded tones transitioning into lighter metal cladding and screened elements above, reflecting the site's evolution from heavy industrial production toward a renewed contemporary urban environment.

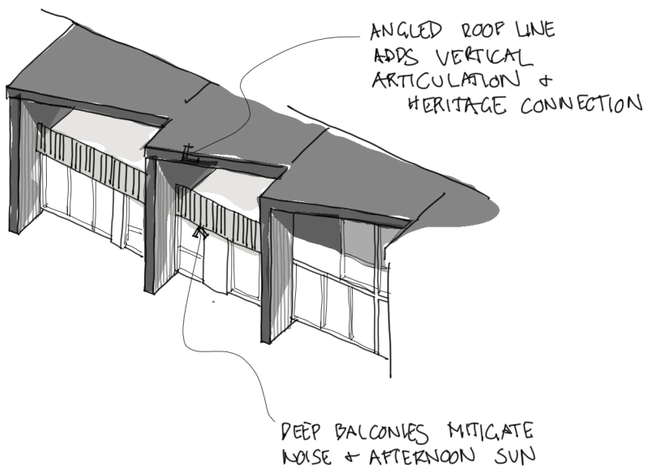


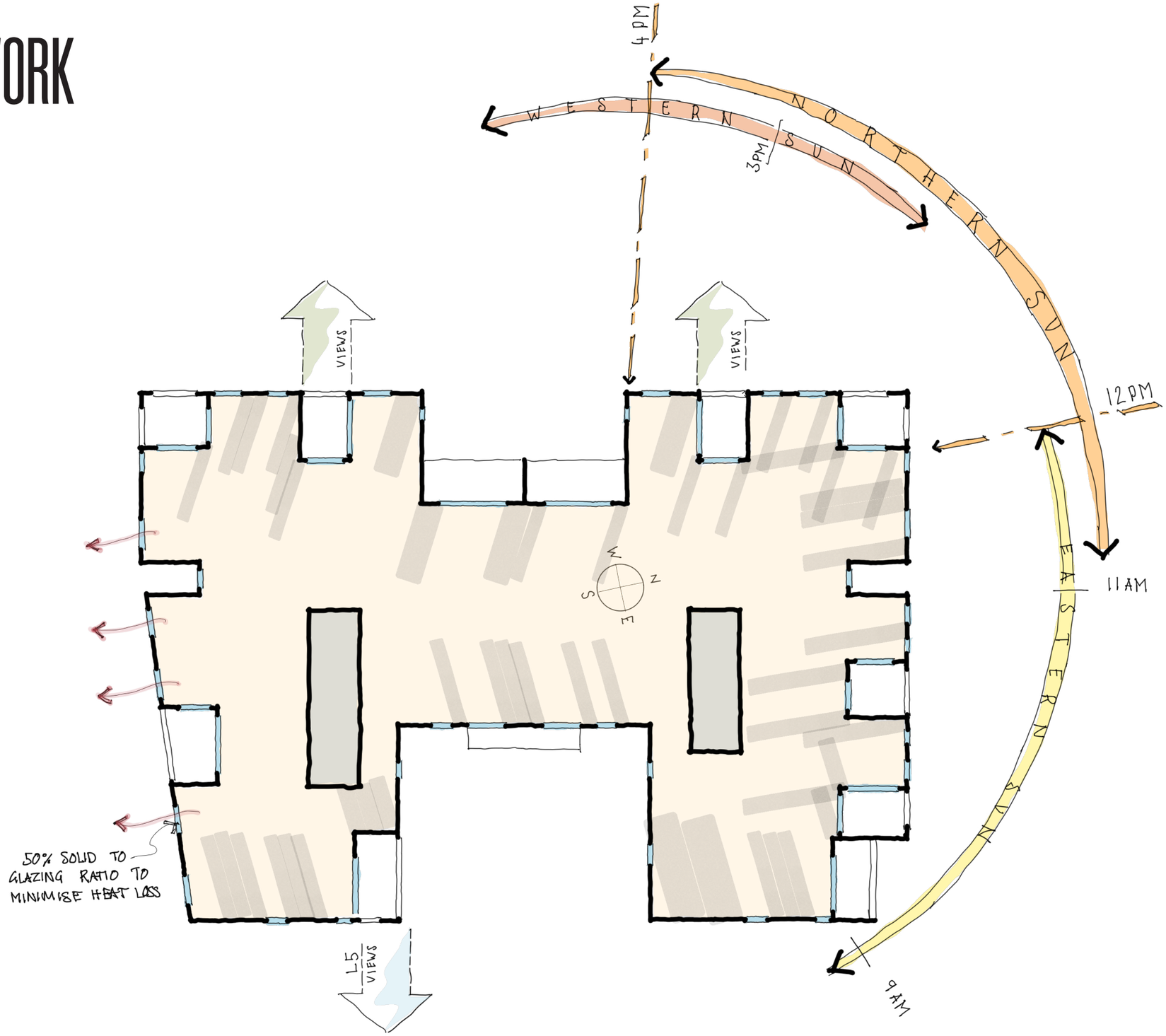
BUILDING 2.2 FACADE FRAMEWORK

THE WORKS

The façade strategy incorporates essential solar design principles to enhance thermal comfort and minimize heat gain. An optimized window-to-wall ratio balances generous daylight access with controlled solar exposure. Deep slab edges and solid balcony treatments establish a strong architectural rhythm while offering increased privacy and effective acoustic buffering from the adjacent street and Heritage Plaza.

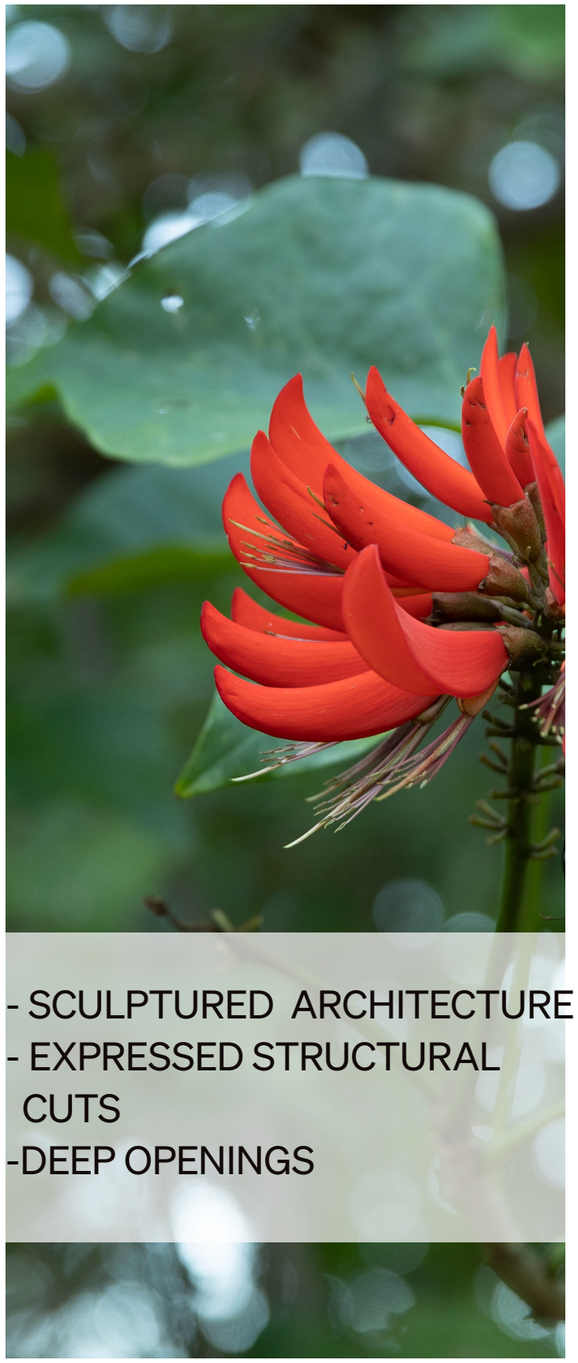
Additionally, the upper-level walls provide passive solar shading, while the angled roof adds a dynamic, playful aesthetic that thoughtfully responds to the surrounding heritage structures.



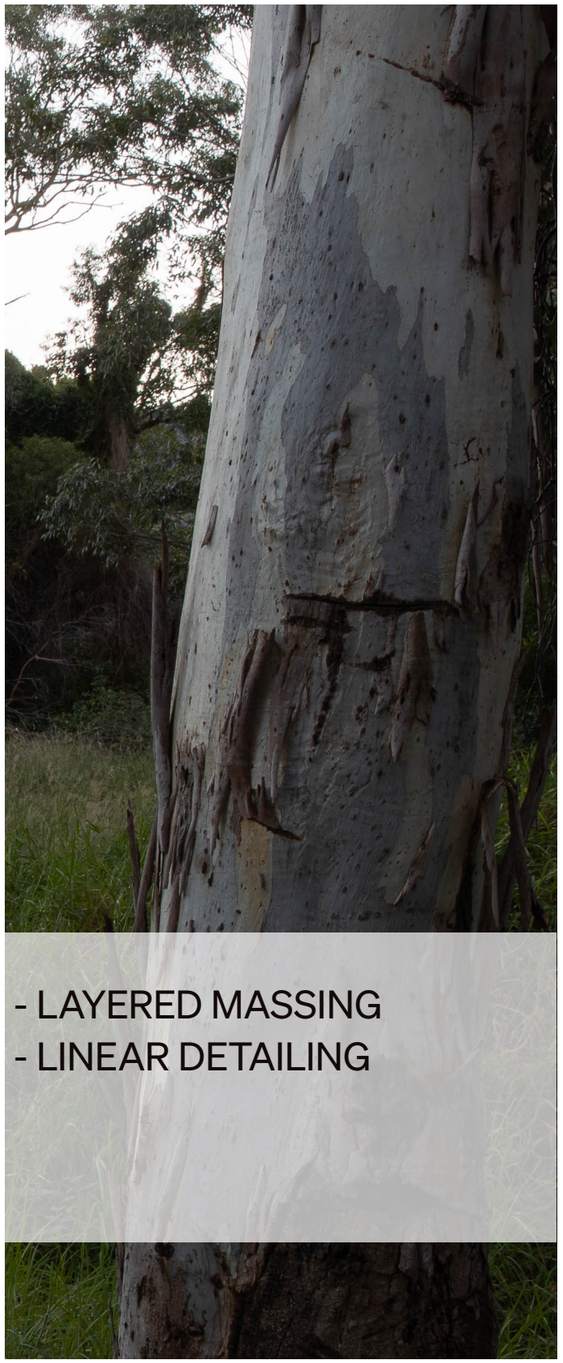




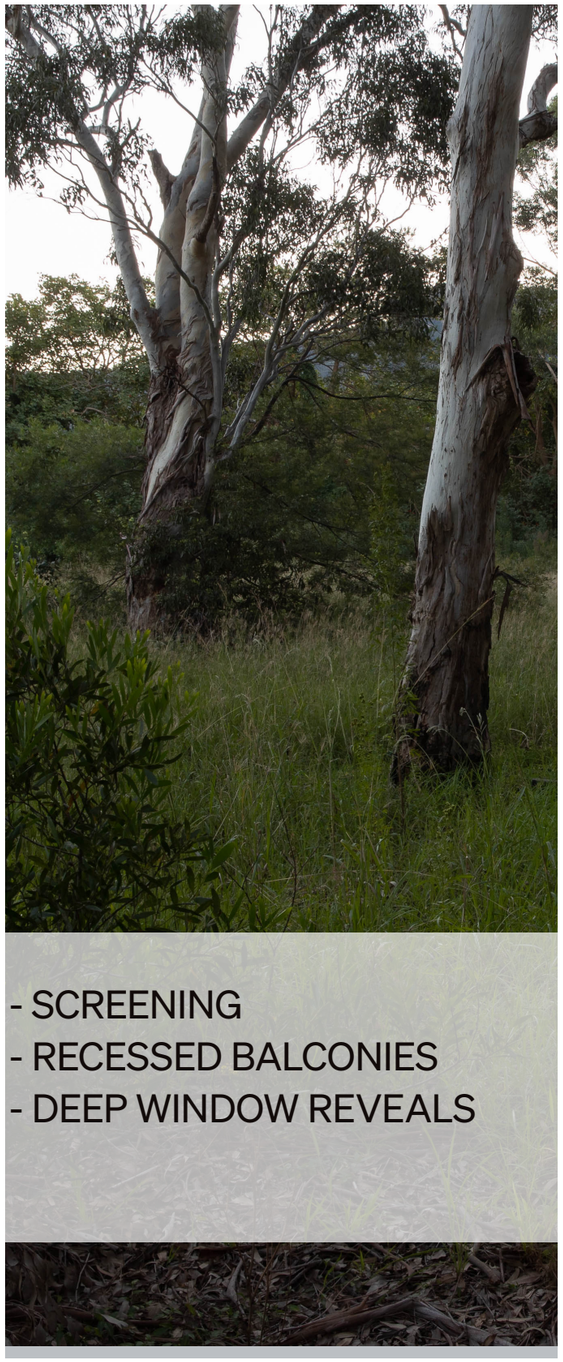
BUILDING 2.3 - 2.4 TOWRADGI CREEK INSPIRATION



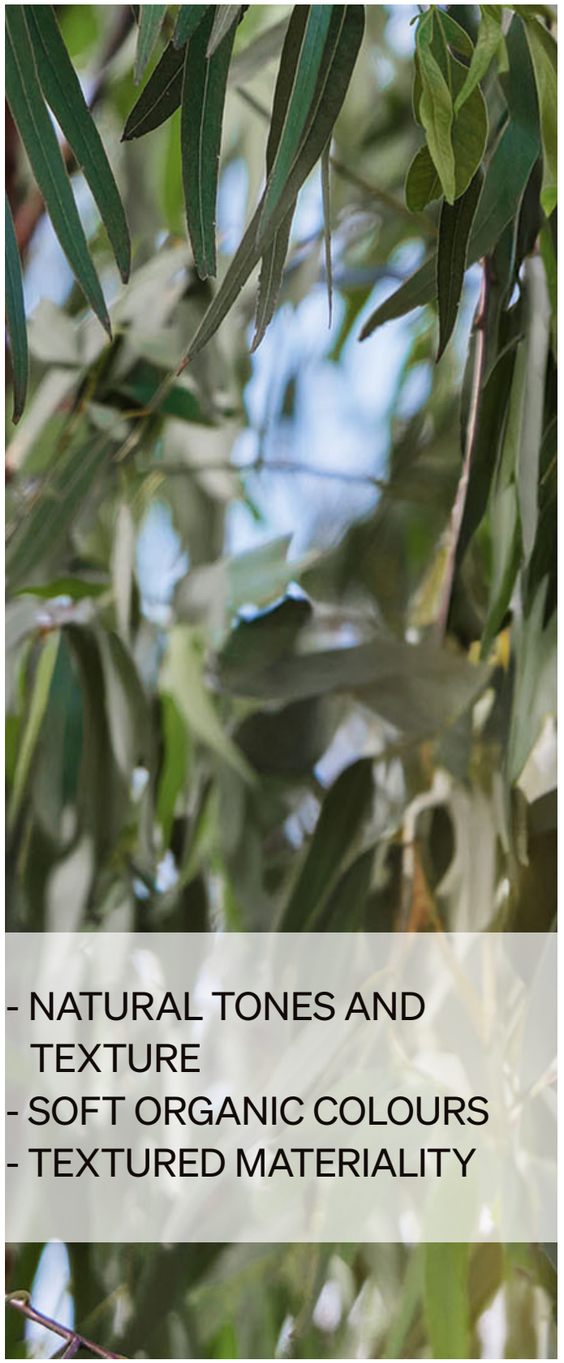
- SCULPTURED ARCHITECTURE
- EXPRESSED STRUCTURAL CUTS
-DEEP OPENINGS



- LAYERED MASSING
- LINEAR DETAILING

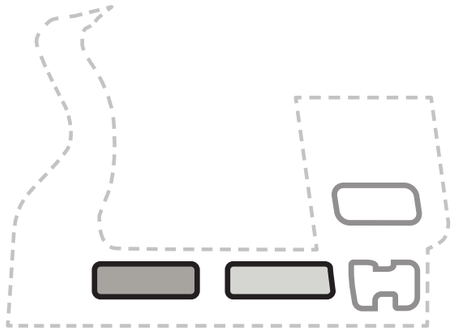


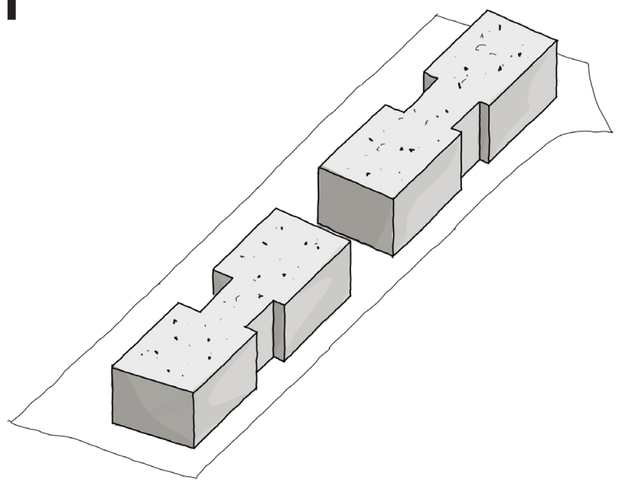
- SCREENING
- RECESSED BALCONIES
- DEEP WINDOW REVEALS



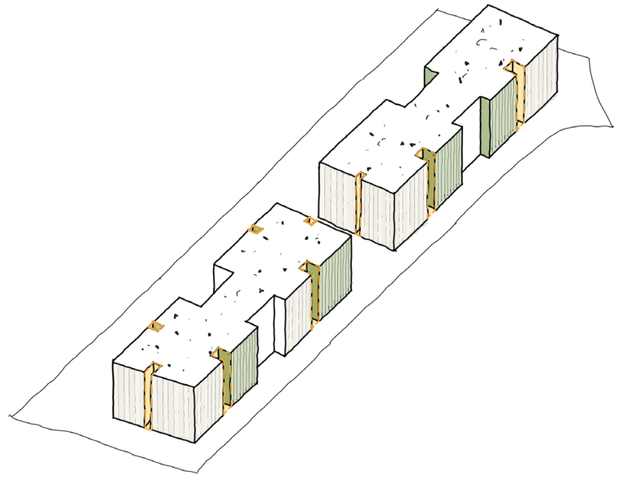
- NATURAL TONES AND TEXTURE
- SOFT ORGANIC COLOURS
- TEXTURED MATERIALITY

BUILDING 2.3 - 2.4 FACADE STRATEGY

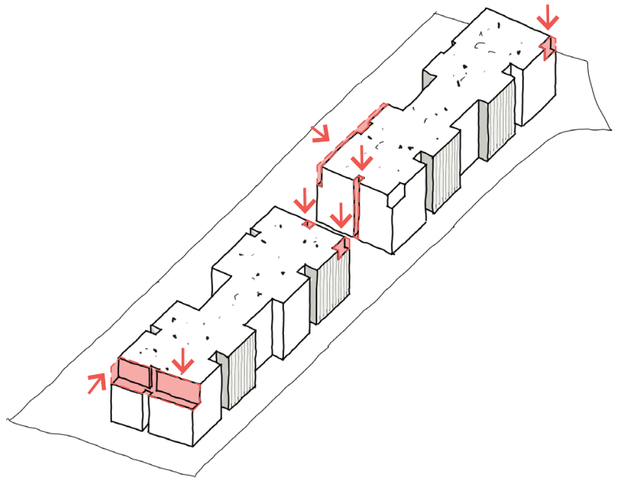




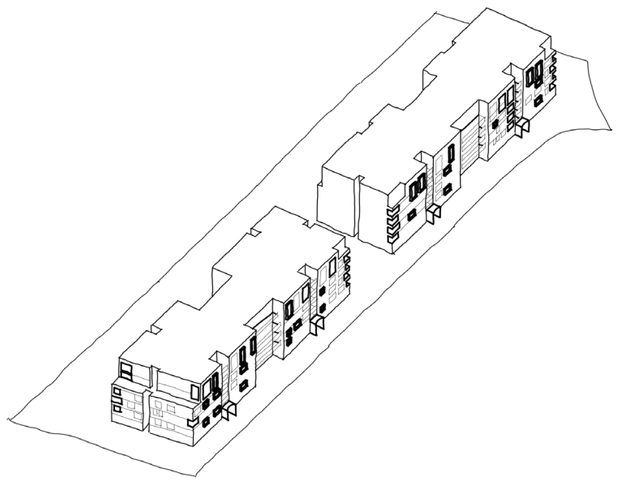
MASTER PLAN MASSING
Initial master plan massing, each part will be articulated differently in materiality.



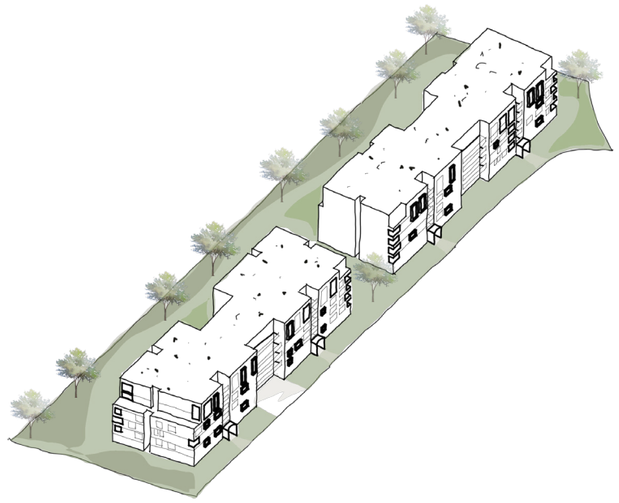
ADDITIONAL ARTICULATION
Recessed verticals extend through the building to further break down the massing and create rhythm.



HORIZONTAL EXPRESSION
Additional setbacks and breaks help to reduce the building's bulk and scale, while also enhancing its overall character.



PASSIVE DESIGN
Fine grain detail along western facade provide solar shading



LANSCAPING
Diverse landscaping opportunities provide a rich public offering.

BUILDING 2.3 - 2.4 FACADE

TOWARDAGI CREEK

DESIGN PRINCIPLES

The design draws inspiration from the natural landscape surrounding Towradgi Creek and the southern edge of Corrimal Station, shaping the built form as a sculpted architectural response embedded within its ecological and railway boundary. The massing is carefully articulated through recessed volumes and punched balconies, creating depth, shadow and variation across the façades.

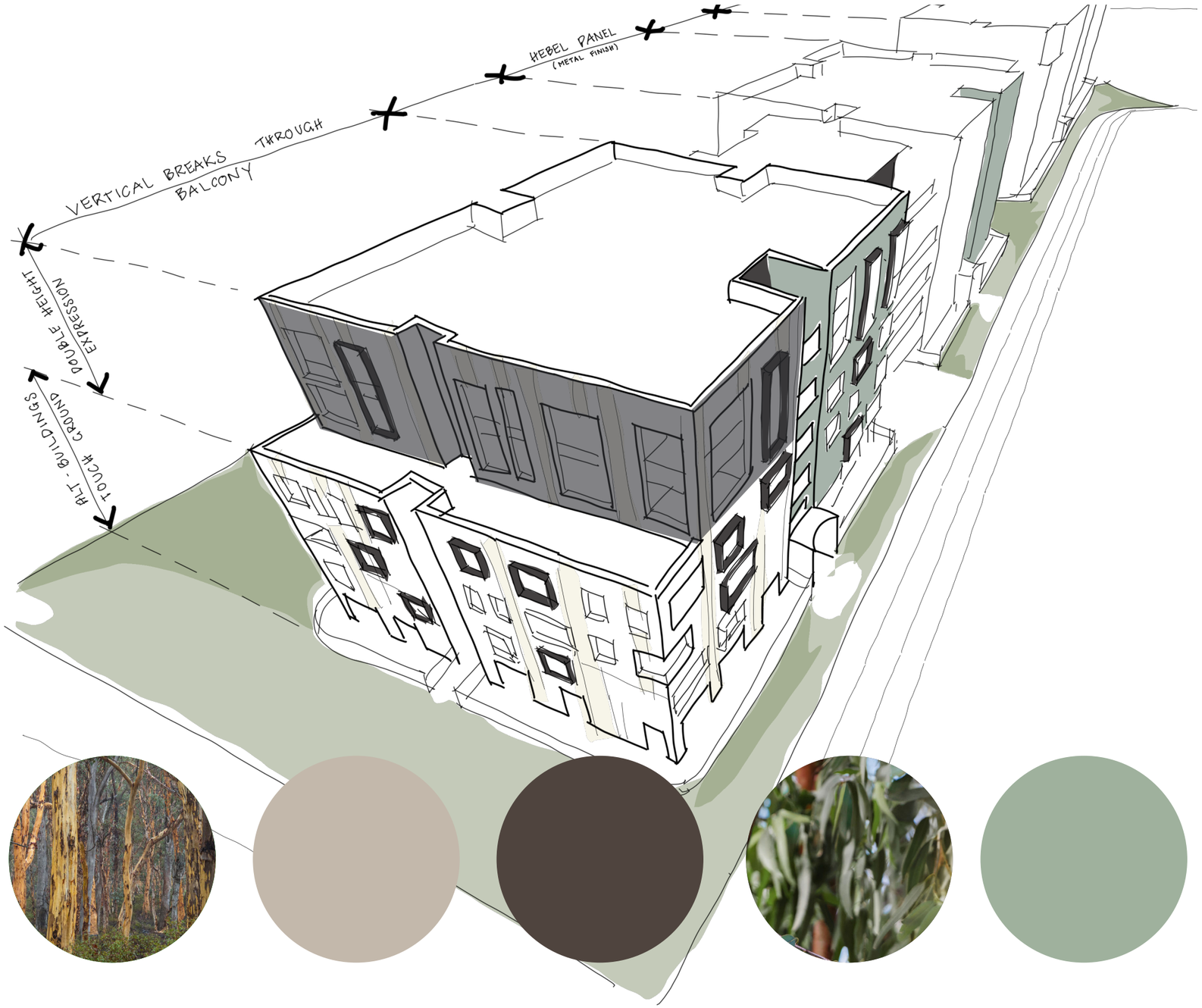
The northern and southern edges of each built form are detailed with a refined linear façade language inspired by the vertical rhythm of the surrounding tree line and also assists in breaking down perceived bulk and scale when viewed from adjacent streets and public spaces.

Along the eastern façades, lightweight screening elements are integrated to provide acoustic attenuation and visual privacy in response to the adjoining rail corridor and neighbouring interfaces. Western elevations incorporate articulated hood elements and deep reveals designed to mitigate solar heat gain and improve environmental performance. These shading devices further enhance the depth and sculptural character of the architecture through the interplay of light and shadow across the façade throughout the day.

TOWRADGI CREEK PALETTE - COLOUR & TEXTURE

The Towradgi Creek palette is inspired by the natural beauty of the surrounding landscape, drawing on the earthy tones and textures found at nearby Belambi Point and Mount Keira. Soft, organic colours such as muted greens, and natural stone hues reflect the creek's riparian environment and the rugged escarpment backdrop.

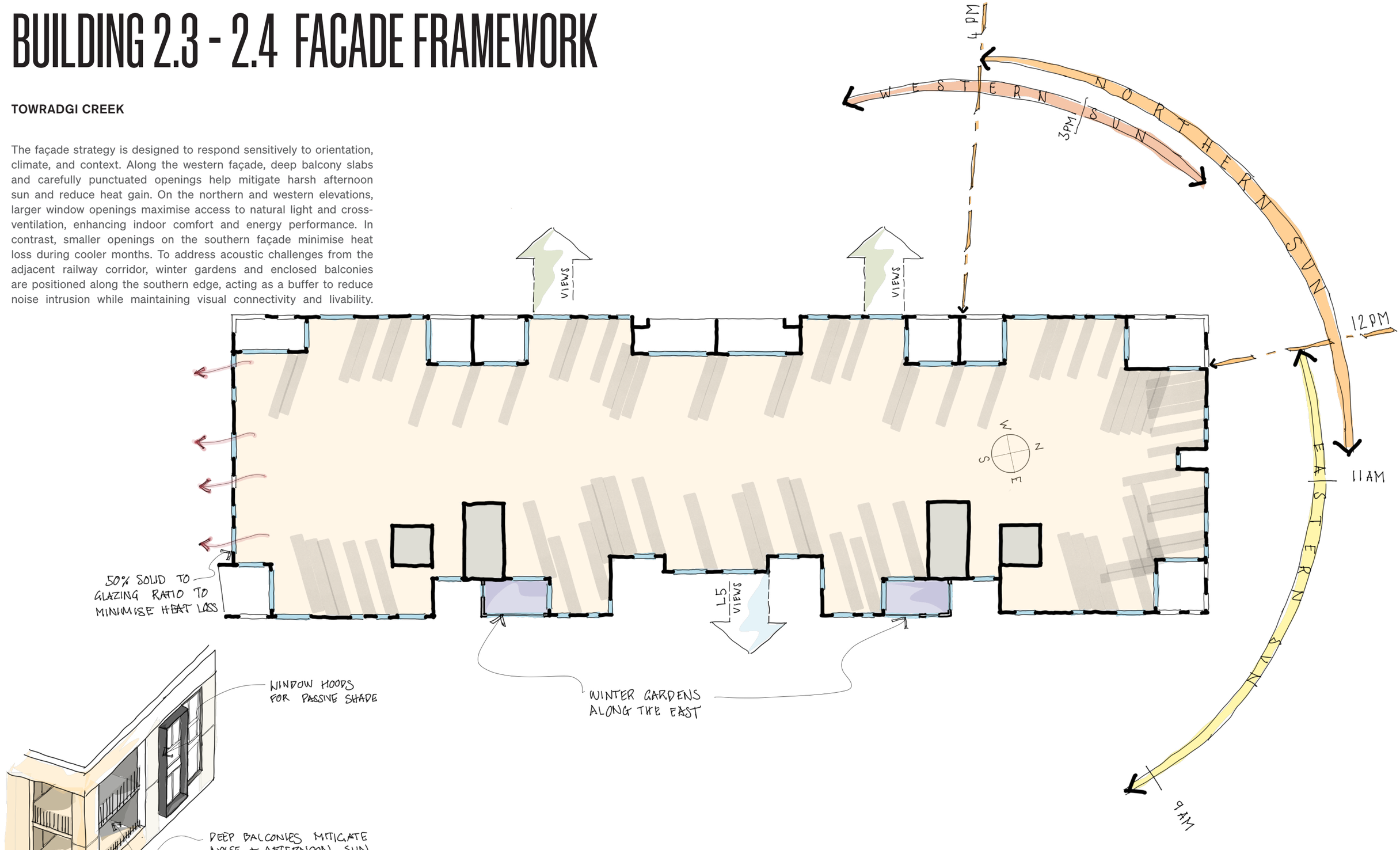
Textured materials evoke the layered geology and native vegetation of the area, creating a tactile connection to the site's natural context. This carefully considered palette enhances the sense of place, blending the development seamlessly into its surroundings while celebrating the unique character of the Towradgi Creek corridor.



BUILDING 2.3 - 2.4 FACADE FRAMEWORK

TOWRADGI CREEK

The façade strategy is designed to respond sensitively to orientation, climate, and context. Along the western façade, deep balcony slabs and carefully punctuated openings help mitigate harsh afternoon sun and reduce heat gain. On the northern and western elevations, larger window openings maximise access to natural light and cross-ventilation, enhancing indoor comfort and energy performance. In contrast, smaller openings on the southern façade minimise heat loss during cooler months. To address acoustic challenges from the adjacent railway corridor, winter gardens and enclosed balconies are positioned along the southern edge, acting as a buffer to reduce noise intrusion while maintaining visual connectivity and livability.





05 ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) + RESIDENTIAL AMENITY

ESD INITIATIVES

The Sustainability is a core focus of the project. The proposed residential design has been refined through the SRDP process to incorporate initiatives that align with Corrimal's broader vision for a sustainable future.

SUSTAINABILITY TARGETS

The proposed targets for the project are designed not only to meet regulatory requirements but to exceed several minimum standards, aligning with multiple Green Star Building Credits. A comprehensive comparison of these targets against the required benchmarks is included in the Sustainability Report prepared by Integreco. Key highlights include:

- NatHERS: average of 7.5 stars and minimum of 6.5 stars
- BASIX: 70% energy reduction & 50% water reduction
- EV Chargers: 5% of car spaces to be provided with chargers, with infrastructure provided for in future for 25% of spaces to be provided with chargers
- Landscape:
  1. Building 2.1: 37% landscape area , 25% tree canopy coverage and 80% of plants are indigenous
  2. Building 2.2: 27% landscape area , 24% tree canopy coverage and 80% of plants are indigenous
  3. Building 2.3/2.4: 59% landscape area , 40% tree canopy coverage and 80% of plants are indigenous



WATER

- Water sensitive urban design strategies to reduce runoffs and filter rainwater.
- Harvest rainwater to be reused for irrigation and water features.
- Raingarden and permeable paving integrated in the public realm.
- Efficient showers and taps to reduce water consumption.



ENERGY

- Passive design strategies to incorporate shading devices and natural ventilation.
- implement efficient lighting, building systems and appliances throughout the site to reduce energy usage.



WASTE

- Considered apartment design that encourages ease of waste separation and disposal
- Provision of 4 streams of waste including sufficient storage
- Diversion of 80% of construction and demolituion waste



RESILIENCE

- Strategic use of low-maintenence materials and considered shading design to increase thermal performance of building.
- Using Light coloured materials.
- Optimised amount of glazing apertures utilising higher efficiency ratings to minimise heat gain and loss.
- Reduce project embodied carbon emissions by exploring recycled content, locally made materials, low carbon concrete.



MOBILITY

- Provision for on-site electric vehicle and bike charging infrastructure.
- Provision of bicycle spaces and bike hubs to reduce emissions and road congestion.
- Connection to existing street networks to allow easy access to public transport.
- Potential connection to future planned bike lanes.



COMMUNITY

- Design guided by the aboriginal community and recognised Knowledge Leaders.
- Public offerings promoting shared outdoor spaces.
- Sensory & varied gardens with extensive landscape, safe areas of refuge.



HEALTH

- Large communal plaza and outdoor open spaces with generous solar access and views to mt kiera and beaton park.
- Maximising natural ventilation to reduce reliance of A/C.
- Highly pedestrianised and well connected precinct.



REGENERATIVE DESIGN

- Maximise tree canopies + provision for low water use/native plants.
- Consideration of carbon sinks eg. trees and soil and how water moves through the site.
- Land decontamination under investigation and will be addressed to reduce runoff pollution and regenerate local ecosystems.
- Kincentric ecology design with connected networks of soil across the site.
- Regeneration and rejuvenation of ecological zone with endemic species.

BUILDING 2.1 TYPICAL FLOORPLATE

Homes are designed with high amenity, views, aspect and cross ventilation

The homes are at the heart of the design, thoughtfully planned to be comfortable, functional, and practical for everyday living. A strong focus on amenity ensures that each home receives ample natural light and is designed for excellent cross-ventilation, helping to reduce energy use during warmer months. Additional amenity considerations include a range of features that enhance livability, sustainability, and comfort for residents.

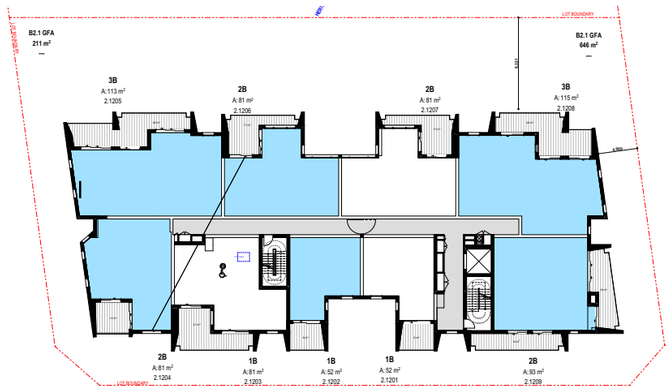
LIFT LOBBIES
Lift corridors design with natural daylight.

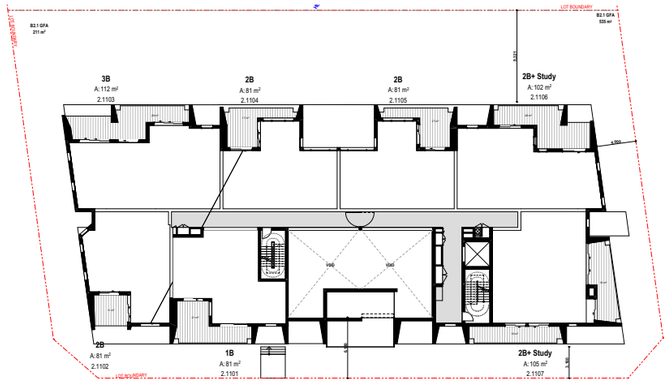
STORAGE
All units have at least 50% or full storage provisions. With remaining storage provided in the basement.

USABLE AND MODERN
All apartments are open plan layout, with simple and modern finishes.

ENTRY VESTIBULES
All units in the tower are provided with entry vestibules

MODULAR DESIGN
All kitchens and bathrooms have a simple modular system to minimise wastage.





CROSS VENTILATION

Overall apartment mix achieves 65% cross ventilation.

PERIMETER BALCONIES

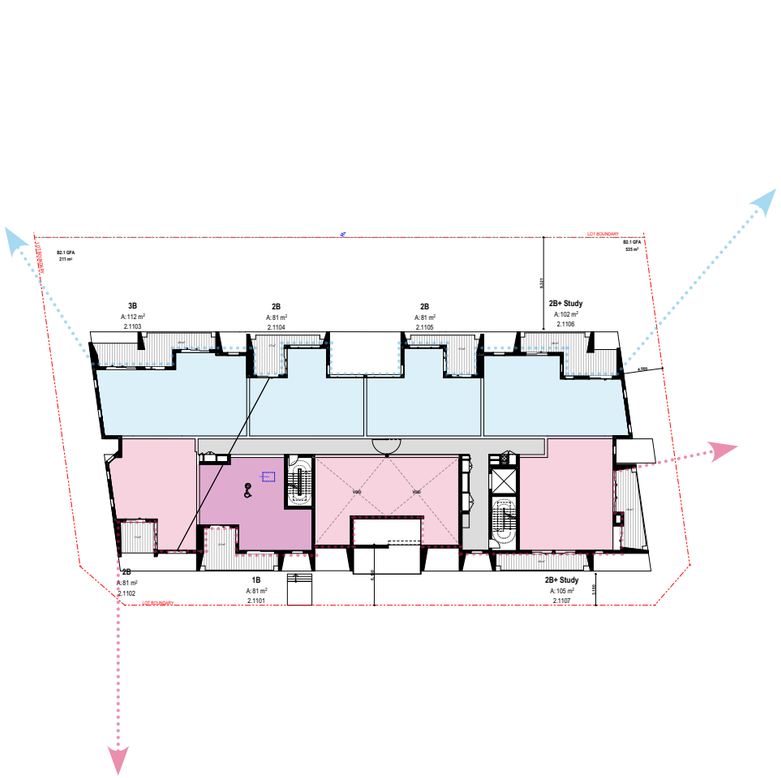
Balconies strategically located inboard, away from windy corners, and oriented to the north to maximise solar access and limit exposure to traffic noise from the main road to the south.

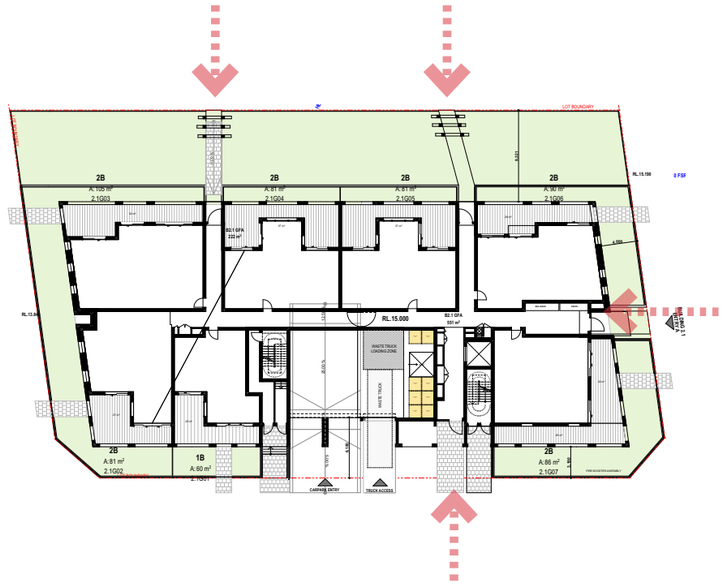
SOLAR AMENITY
71%
22 UNITS

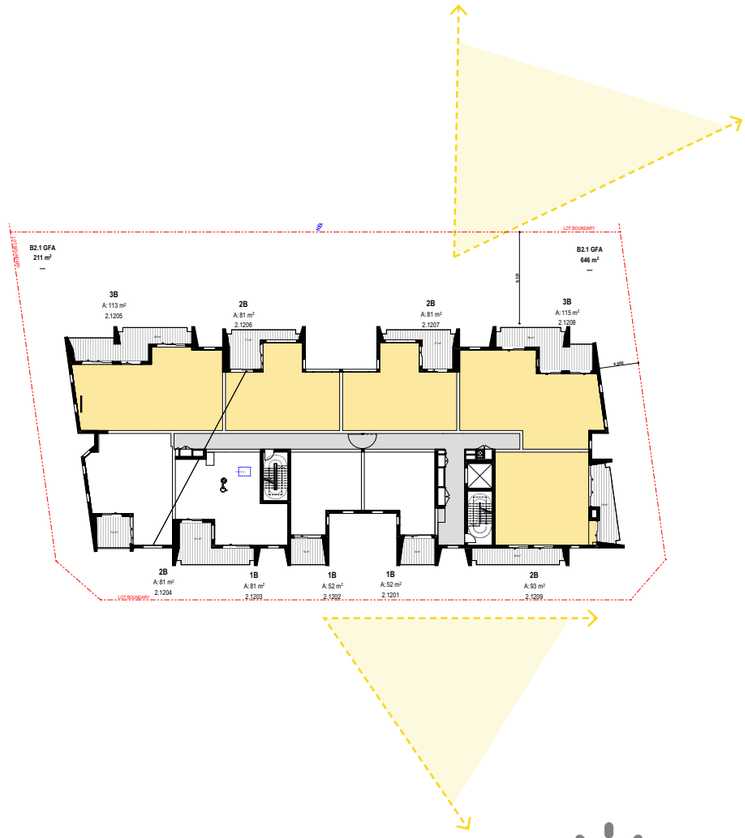
CROSS VENTILATION
65%
20 UNITS

COS
25%
583m²

BUILDING 2.1 TYPICAL FLOORPLATE







OPTIMISE VIEWS

Planning and orientation allows for most optimal views toward the escarpment & corimal coast.

ARRIVAL

The lobby and arrival experience is seamlessly integrated with the through-site link, creating a cohesive and welcoming entry that connects residents and visitors to the broader public realm.

SOLAR

Overall apartment layout and mix achieves over 70% compliant solar

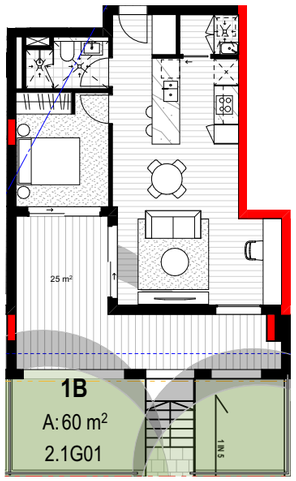
BUILDING 2.1 RESIDENTIAL AMENITY

DAYLIGHT ACCESS (APARTMENT DEPTH)
The apartments are designed as open plan layouts, with the living room located on the external face of the building to maximise sunlight to primary livable spaces. The apartments have a maximum habitable room depth of 8m.

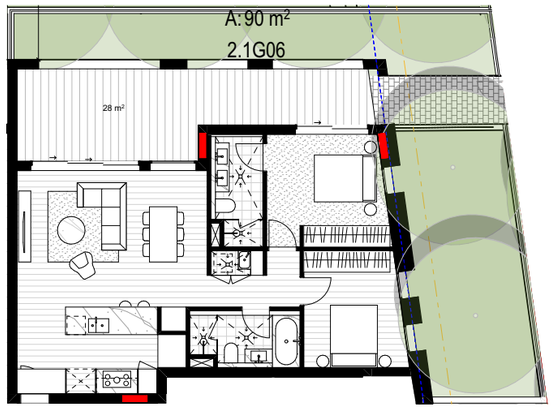
APARTMENT & ROOM SIZE AND LAYOUT EFFICIENCY
Living rooms and bedrooms have been designed to meet the ADG requirements. The layouts aim to separate access to bedrooms, bathrooms, and laundries from the living areas to minimise direct openings between living areas and service areas.

PRIVATE OPEN SPACE PROVISION
Apartment balconies have been designed to meet ADG requirements.

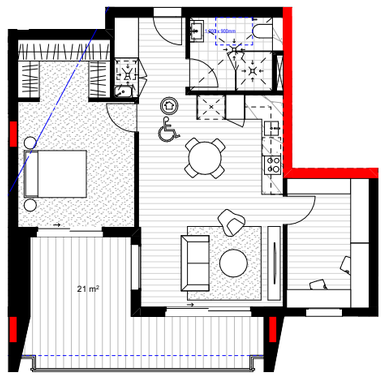
STORAGE
Apartment storage has been designed to comply with ADG storage requirements with full storage in all units including studios.



GROUND 1BED



GROUND 2 BED



1 BED ADAPTABLE



3BED

BUILDING 2.2 TYPICAL FLOORPLATE

Homes are designed with high amenity, views, aspect and cross ventilation

The homes are at the heart of the design, thoughtfully planned to be comfortable, functional, and practical for everyday living. A strong focus on amenity ensures that each home receives ample natural light and is designed for excellent cross-ventilation, helping to reduce energy use during warmer months. Additional amenity considerations include a range of features that enhance livability, sustainability, and comfort for residents.

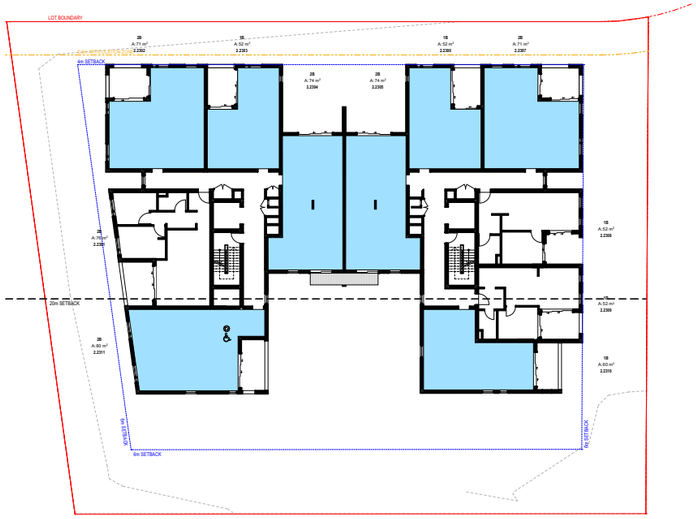
LIFT LOBBIES
Lift corridors design with natural daylight.

STORAGE
All units have at least 50% or full storage provisions. With remaining storage provided in the basement.

USABLE AND MODERN
All apartments are open plan layout, with simple and modern finishes.

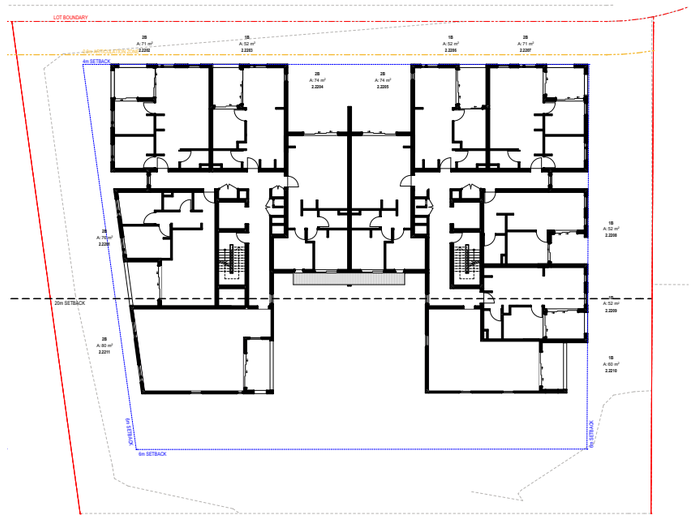
ENTRY VESTIBULES
All units in the tower are provided with entry vestibules

MODULAR DESIGN
All kitchens and bathrooms have a simple modular system to minimise wastage.



CROSS VENTILATION

Overall apartment mix achieves 67% cross ventilation.



INSET BALCONIES

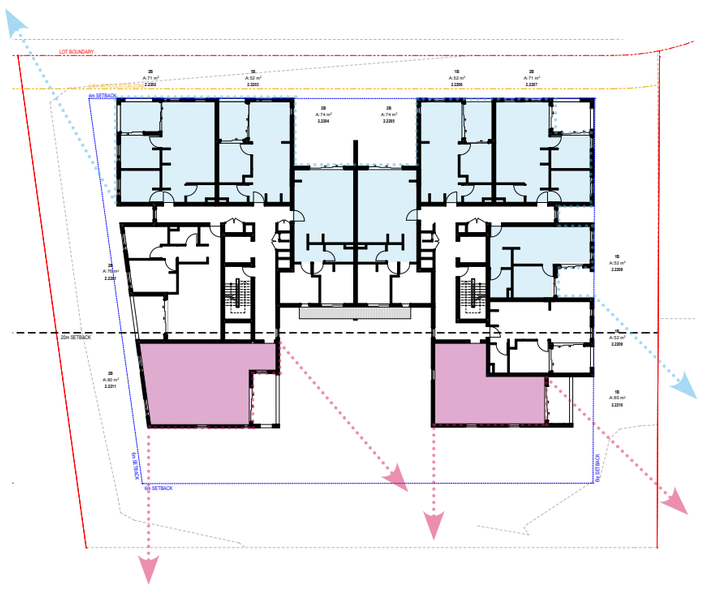
Balconies strategically located inboard, and oriented to the west to maximise solar access and limit exposure to train noise from the rail corridor to the east.

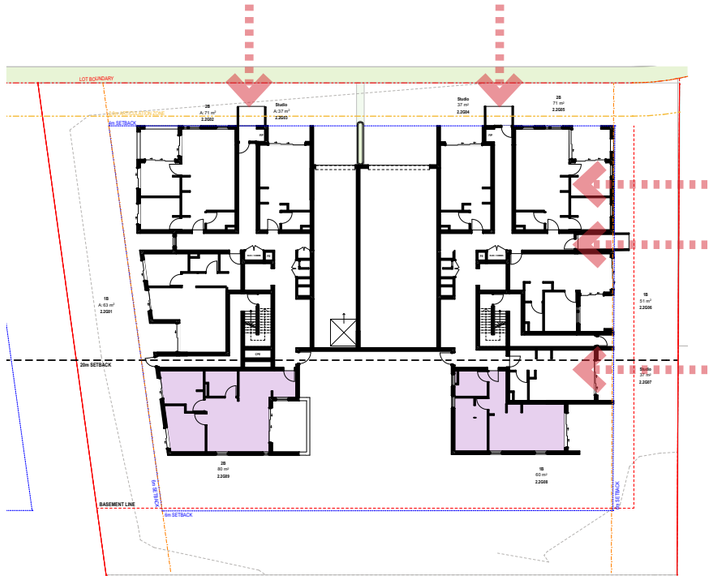
SOLAR AMENITY
79%
45 UNITS

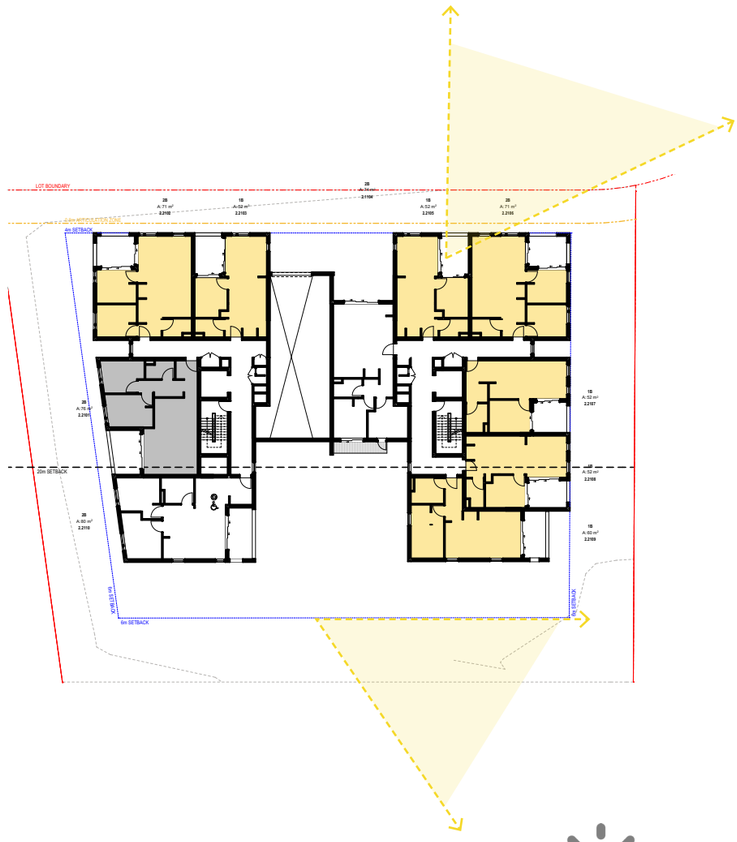
CROSS VENTILATION
67%
38 UNITS

COS
28%
676m²

BUILDING 2.2 TYPICAL FLOORPLATE







OPTIMISE VIEWS

Planning and orientation allows for most optimal views toward the escarpment & corimal coast.

ARRIVAL

The lobby and arrival experience is seamlessly integrated with the through-site link, creating a cohesive and welcoming entry that connects residents and visitors to the broader public realm.

SOLAR

Overall apartment layout and mix achieves over 75% compliant solar

BUILDING 2.2 RESIDENTIAL AMENITY

DAYLIGHT ACCESS (APARTMENT DEPTH)
The apartments are designed as open plan layouts, with the living room located on the external face of the building to maximise sunlight to primary livable spaces. The apartments have a maximum habitable room depth of 8m.

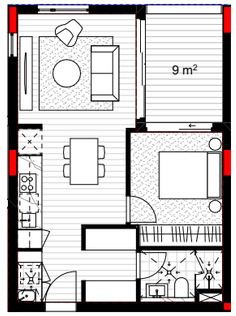
APARTMENT & ROOM SIZE AND LAYOUT EFFICIENCY
Living rooms and bedrooms have been designed to meet the ADG requirements. The layouts aim to separate access to bedrooms, bathrooms, and laundries from the living areas to minimise direct openings between living areas and service areas.

PRIVATE OPEN SPACE PROVISION
Apartment balconies have been designed to meet ADG requirements.

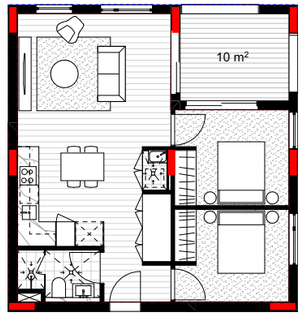
STORAGE
Apartment storage has been designed to comply with ADG storage requirements with full storage in all units including studios.



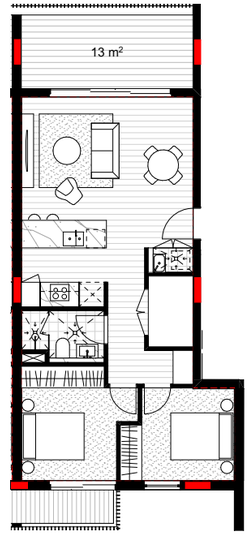
GROUND STUDIO



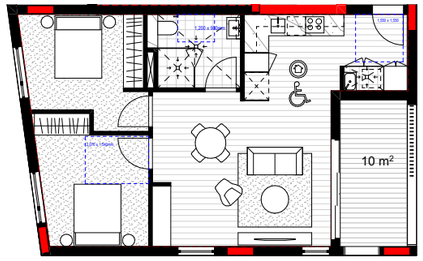
1 BED



2 BED



2 BED (DUAL ASPECT)



2 BED ADAPTABLE

BUILDING 2.3 - 2.4 TYPICAL FLOORPLATE

Homes are designed with high amenity, views, aspect and cross ventilation

The homes are at the heart of the design, thoughtfully planned to be comfortable, functional, and practical for everyday living. A strong focus on amenity ensures that each home receives ample natural light and is designed for excellent cross-ventilation, helping to reduce energy use during warmer months. Additional amenity considerations include a range of features that enhance livability, sustainability, and comfort for residents.

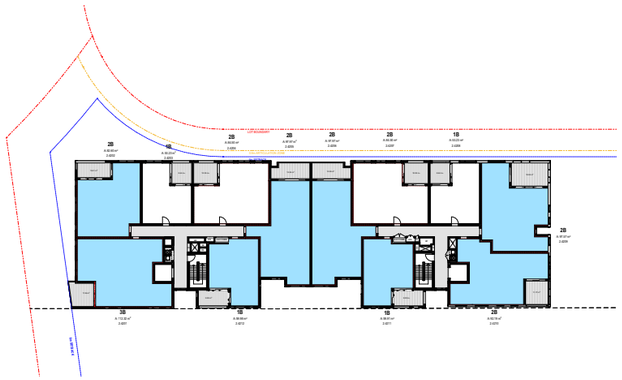
LIFT LOBBIES
Lift lobbies design with views & lift corridors design with natural daylight.

STORAGE
All units have at least 50% or full storage provisions. With remaining storage provided in the basement.

USABLE AND MODERN
All apartments are open plan layout, with simple and modern finishes.

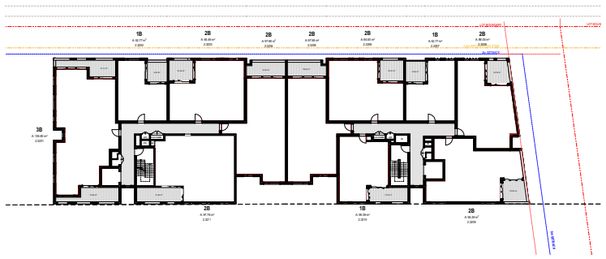
ENTRY VESTIBULES
All units in the tower are provided with entry vestibules

MODULAR DESIGN
All kitchens and bathrooms have a simple modular system to minimise wastage.



CROSS VENTILATION

Overall apartment mix achieves 78% cross ventilation.



INSET BALCONIES

Balconies strategically located inboard, and oriented to the west to maximise solar access and limit exposure to train noise from the rail corridor to the east.

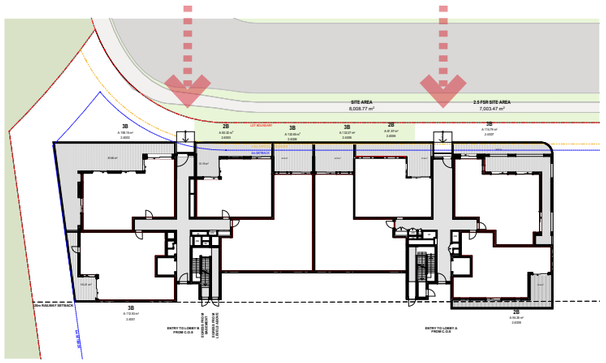
SOLAR AMENITY
69%
82 UNITS

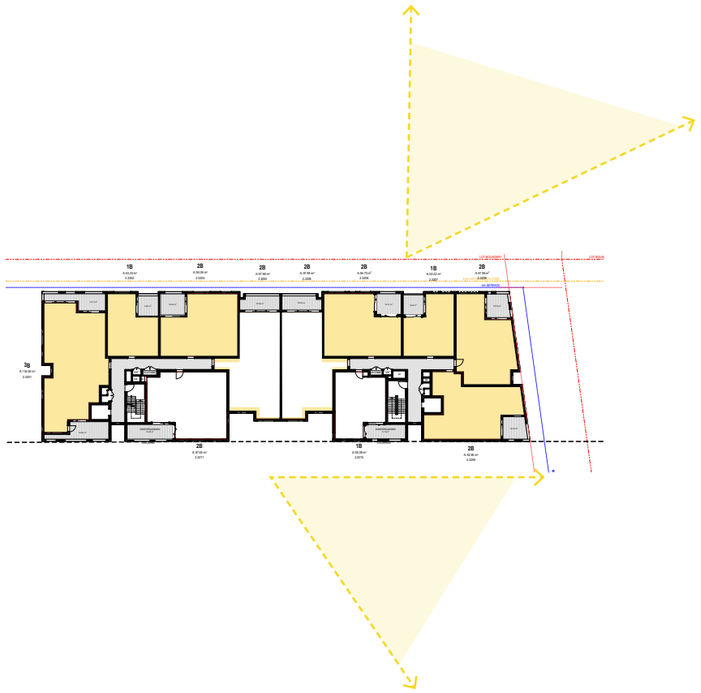
CROSS VENTILATION
63%
75 UNITS

COS
39%
3151m²

BUILDING 2.3 - 2.4 TYPICAL FLOORPLATE







OPTIMISE VIEWS

Planning and orientation allows for most optimal views toward the escarpment & corimal coast.

ARRIVAL

The lobby and arrival experience is seamlessly integrated with the through-site link, creating a cohesive and welcoming entry that connects residents and visitors to the broader public realm.

SOLAR

Overall apartment layout and mix achieves over 69% compliant solar

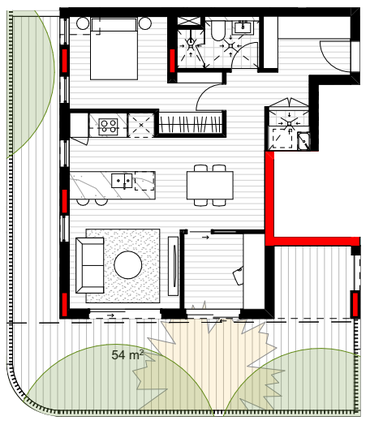
BUILDING 2.3 - 2.4 RESIDENTIAL AMENITY

DAYLIGHT ACCESS (APARTMENT DEPTH)
The apartments are designed as open plan layouts, with the living room located on the external face of the building to maximise sunlight to primary livable spaces. The apartments have a maximum habitable room depth of 8m.

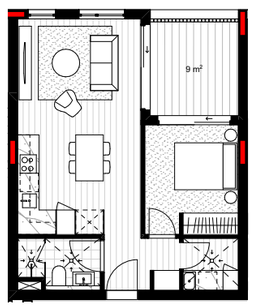
APARTMENT & ROOM SIZE AND LAYOUT EFFICIENCY
Living rooms and bedrooms have been designed to meet the ADG requirements. The layouts aim to separate access to bedrooms, bathrooms, and laundries from the living areas to minimise direct openings between living areas and service areas.

PRIVATE OPEN SPACE PROVISION
Apartment balconies have been designed to meet ADG requirements.

STORAGE
Apartment storage has been designed to comply with ADG storage requirements with full storage in all units including studios.



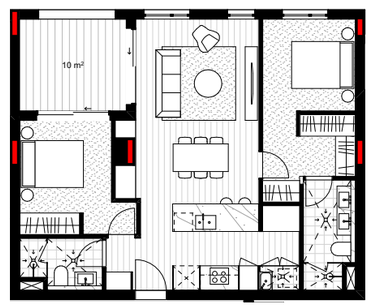
GROUND/1 BED +



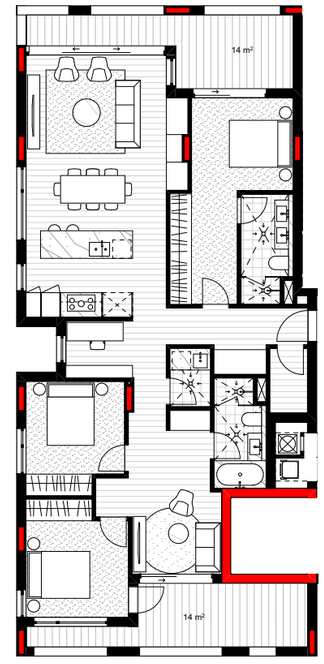
1 BED



1 BED (WINTER GARDEN)



2 BED



3 BED

SOCIAL SUSTAINABILITY

HOUSING DIVERSITY

A diverse mix of housing is provided to cater to a variety of housing needs.

Studio	2%
1 Bed	29%
2 Bed	50%
3 Bed	13%
1 Bed + Study	1%
2 Bed + Study	1%
3 Bed + Study	4%
Total Apartments	206 apartments
Affordable Housing	27% (57 apartments)

ACCESSIBLE HOUSING

Adaptable Housing	10% (21 apartments)

ADG COMPLIANCE

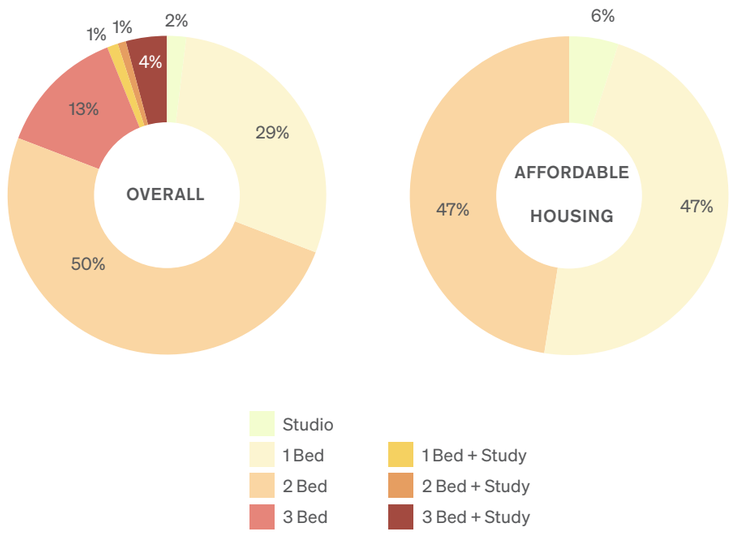
Building 2.1	70.9% (Solar)
Building 2.1	64.5% (Cross Vent)
Building 2.2	78% (Solar)
Building 2.2	66.6% (Cross Vent)
Building 2.3/2.4	69% (Solar)
Building 2.3/2.4	63.5% (Cross Vent)

SOCIAL INTERACTION

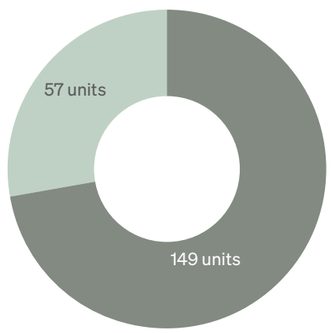
The design includes a variety of public and communal open spaces, as well as internal shared amenities, all aimed at encouraging social interaction and fostering a strong sense of community—both within the development and in connection with the broader Corrimal community.

Refer to Section 04 Public Domain and Ground Plane Principles.

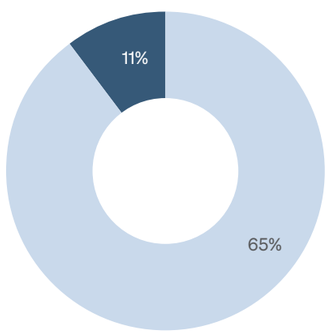
UNIT SIZE MIX

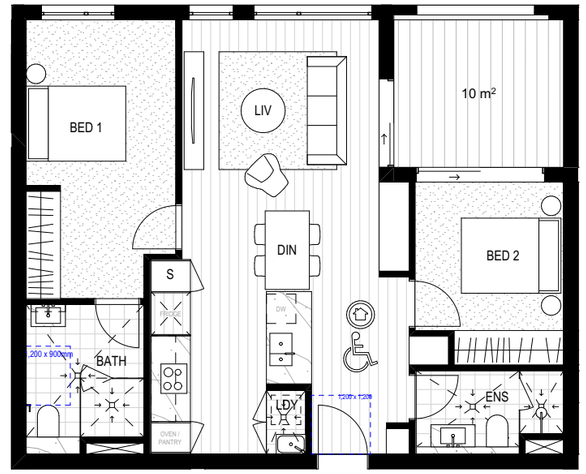


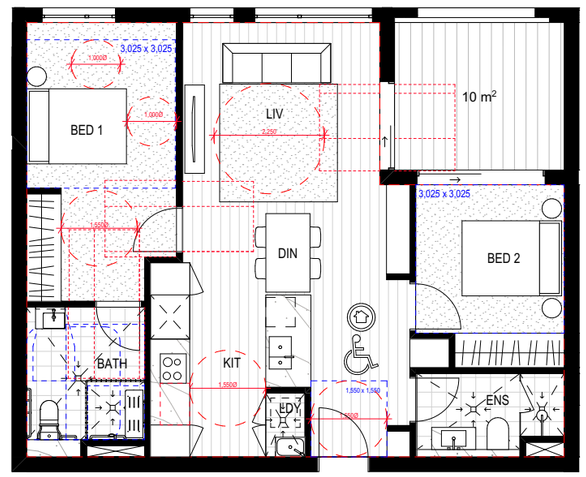
AFFORDABLE HOUSING



ACCESSIBLE HOUSING



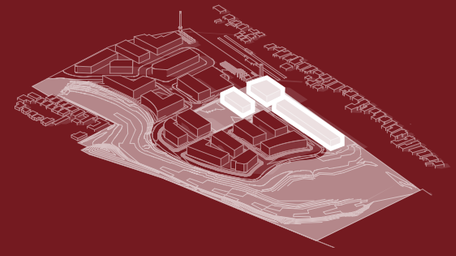




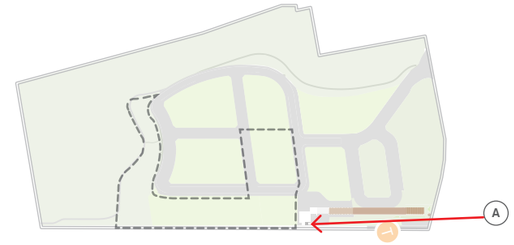
TYPICAL 2 BED ADAPTABLE APARTMENT

06 STAGE 2A

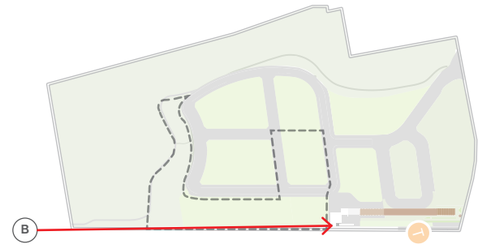
VIEW CORRIDORS



VIEW CORRIDOR - VIEWS TO CHIMNEY

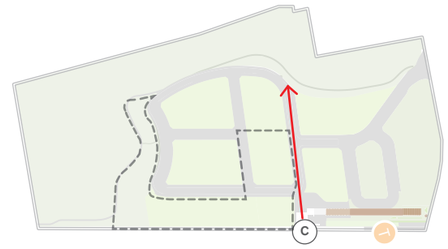


VIEW CORRIDOR - VIEWS TO CHIMNEY

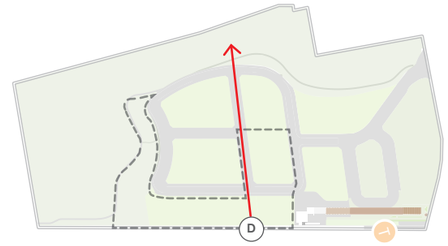




VIEW CORRIDOR - VIEWS TO ESCARPMENT

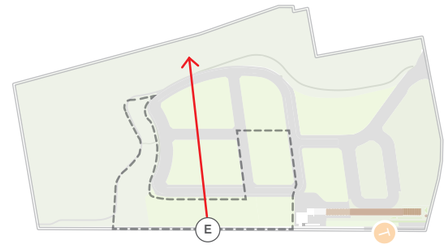


VIEW CORRIDOR - VIEWS TO ESCARPMENT



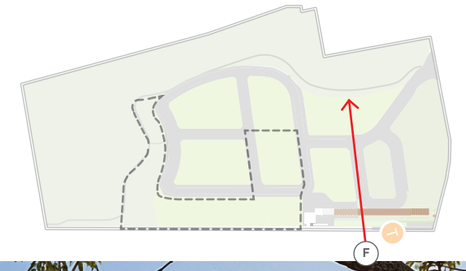


VIEW CORRIDOR - VIEWS TO ESCARPMENT



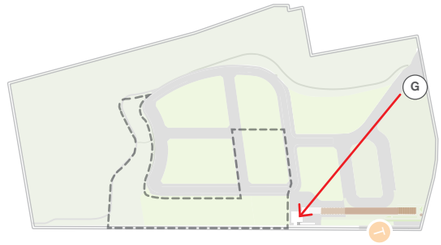


VIEW CORRIDOR - VIEWS TO ESCARPMENT



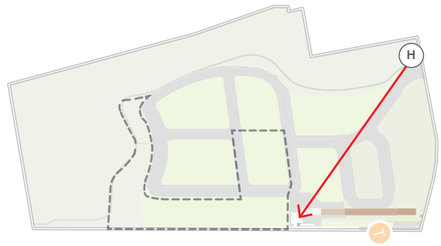


VIEW CORRIDOR - VIEWS TO CHIMNEY





VIEW CORRIDOR - VIEWS TO CHIMNEY





DKO

SYDNEY MELBOURNE BRISBANE PERTH AUCKLAND HO CHI MINH CITY