



Pre-Development Application

Date Submitted: 16/06/2025

Project Name: Corrimal Stage 2a Early Stage (Civil) Works  
Case ID: PDA-85680706

Proponent Details

Project Owner Info

|               |                                                                                          |
|---------------|------------------------------------------------------------------------------------------|
| Title         | Mr                                                                                       |
| First Name    | Adrian                                                                                   |
| Last name     | Kilburn                                                                                  |
| Role/Position | Project Director                                                                         |
| Phone         | 0427346120                                                                               |
| Email         | akilburn@legacyproperty.com.au                                                           |
| Address       | Angel Place, Level 8<br>123 Pitt Street<br>Sydney ,<br>New South Wales,<br>2000 ,<br>AUS |

Company Info

Are you applying as a company/business?  
Yes

|              |                                      |
|--------------|--------------------------------------|
| Company Name | The Trustee for LegPro 70 Unit Trust |
| ABN          | 85213629919                          |

Primary Contact Info

Are you the primary contact?

Yes

|            |                       |                     |
|------------|-----------------------|---------------------|
| Title      | First Name            | Last Name           |
| Miss       | Samantha              | McGough             |
| Phone      | Email                 | Role/Position       |
| 0282337692 | smcgough@urbis.com.au | Planning Consultant |

Address

Angel Place, Level 8  
123 Pitt Street  
Sydney,  
New South Wales  
2000  
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?  
Yes

Project Info

|                                        |                                             |
|----------------------------------------|---------------------------------------------|
| Project Name                           | Corrimal Stage 2a Early Stage (Civil) Works |
| Industry                               | Residential & Commercial                    |
| Development Type                       | HDA Housing                                 |
| Estimated Development Cost (excl GST)  | AUD110,550,000.00                           |
| Indicative Operation Jobs              | 75                                          |
| Indicative Construction Jobs           | 250                                         |
| Number of Occupants                    | 502                                         |
| Number of Dwellings                    | 201                                         |
| Gross Floor Area (GFA) sqm             | 17,700                                      |
| % of In-fill Affordable Housing        | 15                                          |
| Number of In-fill Affordable Dwellings | 53                                          |

Description of the Development/Infrastructure  
Civil Works to support the Corrimal Stage 2a Built Form SSDA (SSD-83789711) and wider Corrimal Precinct. The 'facilitating' civil works package to include the Central Park, Southern Park, roads, drainage, stormwater, and subdivision.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

|                                       |                          |
|---------------------------------------|--------------------------|
| Site Name                             | Corrimal Coke Works      |
| Site Address (Street number and name) | Railway Street, Corrimal |
| Site Co-ordinates - Latitude          | -34.376797               |
| Site Co-ordinates - Longitude         | 150.903                  |

Local Government Area

| Local Government | District Name | Region Name          | Primary Region                   |
|------------------|---------------|----------------------|----------------------------------|
| Wollongong City  |               | Illawarra-Shoalhaven | <input checked="" type="radio"/> |

Lot and DP

Lot and DP

Lot 103 in DP1301632, Lot 201 in DP1308649, and Lot 202 in DP1308649

Site Area

What is the total site area for your development?

Site Area sqm

83,000

Statutory Context



**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Civil works are permissible with consent.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R3 Medium Density Residential, RE1 Public Recreation

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Wollongong Local Environmental Plan 2009  
State Environmental Planning Policy (Housing) 2021

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

Attachments

|           |                                             |
|-----------|---------------------------------------------|
| File Name | Concept Plan showing roads and parks layout |
| File Name | Corrimal Stage 2 Civil Works Boundary       |