Douglas PARTNERS | GROUNDED EXPERTISE

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Attention: Adrian Kilburn
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Geotechnical Comment
Stage 2A Built Form and Stage 2-4 Early Stage (Civil) Works
Corrimal Coke Works, 27 Railway Street, Corrimal NSW

1. Introduction

This geotechnical comment letter has been prepared by Douglas Partners Pty Ltd (Douglas) to accompany two interrelated State Significant Development Applications (SSDAs) for the redevelopment of the former Corrimal Coke Works site.

2. Background

The two SSDAs are detailed as follows:

- Stage 2a Built Form SSDA (SSD-83789711): This SSDA seeks consent for the construction of four (4) residential flat buildings, providing a total of 206 residential apartments (including 57 affordable housing apartments). The project represents the second built form stage of the precinct's urban renewal, delivering contemporary, high-amenity housing of various sizes and typologies, including a dedicated affordable housing building. The design responds to the site's industrial heritage and strategic location adjacent to the Corrimal town centre, local services, and public transport.
- Stage 2–4 Civil Works SSDA (SSD-86131212): This SSDA seeks consent for the civil and subdivision works required to service both the Stage 2a Built Form development and the future redevelopment of Stages 2–4 of the precinct. Works include the construction of the Central Park and Southern Park, as well as roads, drainage and stormwater infrastructure, and paper subdivision.

The SSDAs are submitted concurrently to enable coordinated assessment and delivery of the precinct. Together, they will facilitate the transformation of the former industrial site into a vibrant, residential-led renewal precinct, supported by high-quality public domain and infrastructure.

Both the Stage 2a Built Form SSDA and the Stage 2–4 Civil Works SSDA were declared as State Significant Development in the State Significant Development Declaration Ministerial Order (No. 10) 2025 (dated 30 June 2025) at Clause 5(1)(n) in Schedule 1 (Amendment SSD Declaration Order 2025 (No. 5)).

3. Comments

This geotechnical comment letter has been prepared to address the requirements of Items 12 (Ground Conditions) of SSD-83789711 and SSD-86131212.

Douglas has a long-standing involvement at the Corrimal Coke Works site commencing around 1970, with a number of subsurface investigations in the early 1970's. More recently, Douglas have had extensive involvement in the rezoning and redevelopment of the site, commencing in around 2017 on behalf of the Illawarra Coke Company, and more recently, for Legacy Property Group. This has included geotechnical investigations of Stages 1 – 4 for the proposed development, including comments on the proposed creek re-alignment, bulk earthworks, soil erosion and related infrastructure. Preliminary geotechnical investigation has also been undertaken for the proposed basement excavations in Stages 2 – 4.

Based on the results of the previous investigation, it is considered that from a geotechnical perspective that the site can be rendered suitable for the proposed development.

Additional investigations (including but not limited to detailed geotechnical investigations for basement excavations, support and dewatering) will be required as planning and design proceeds.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully
Douglas Partners Pty Ltd

David Metcalf
Associate / Geotechnical Engineer

Reviewed by

Michael Jones
Principal

Attachments: About This Report

About this Report

October 2024

Introduction

These notes have been provided to amplify Douglas' report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

Douglas' reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, Douglas will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, Douglas cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, Douglas will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, Douglas requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. Douglas would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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