

# Corrimal Coke Works Stage 2a SSDA

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## *Heritage Impact Statement*

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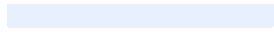
*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

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# Executive Summary

Urbis have been engaged by Legacy Property to prepare the following Heritage Impact Statement for the former Corrimal Coke Works site (hereafter referred to as 'the site' or 'the subject site'). This Heritage Impact Statement is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-83789711) for the construction of four (4) residential flat buildings (the project) at the former Corrimal Coke Works, located at 27 Railway Street, Corrimal (the site). The SSDA is referred to as the "Stage 2a Built Form SSDA".

The subject site is a listed heritage item of local and State significance. The site is listed as 'Corrimal Coke Works Site' (Item No. 02061) on the State Heritage Register (SHR) under the *NSW Heritage Act 1977* (Heritage Act). The site is also listed as 'Former Corrimal Coke Works' (Item No. 6607) under Schedule 5, Part 1 of the *Wollongong Local Environmental Plan (LEP) 2009*. The subject area extends into the listed part of the site, the two northernmost buildings are largely within the curtilage. The works have been assessed in this report for their potential impact on the state and local heritage significance associated with the subject site.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed works are assessed as acceptable from a heritage perspective and would not result in adverse impacts to the heritage significance of the subject site.

## Key aspects of the proposal are as follows:

- The proposed Stage 2A Built Form works, including the construction of four residential flat buildings, single level basement car parks and associated works including two recreational park on the 'Former Corrimal Coke Works' (SHR Item No. (SHR Item No. 02061, LEP Item No. 6607) site, are part of a staged urban renewal of the site gazetted as Chapter D19 in the Wollongong DCP 2009.
- The proposed Stage 2A Built Form works have been assessed as compliant with the statutory requirements for the local and State listed heritage item, including Chapter D19: Former Corrimal Coke Works Site of the Wollongong DCP 2009 (see below).



Figure 1 – Left: Approved Master Plan from Chapter D19: Former Corrimal Coke Works Site of the Wollongong DCP 2009; right: Proposed Stage 2a Built Form [Rev C] works against Master Plan.

Source: Left: Chapter D19: Former Corrimal Coke Works Site; right: DKO Architecture

- The proposed Stage 2a Built Form works are compliant with the approved heritage and planning documents for the site, including the principles outlined in the Corrimal Coke Works Post-Gateway Master Plan Report and Corrimal Coke Works Landscape Master Plan Report.
- The proposed Stage 2a Built Form works are located in proximity to various retained significant built forms, the brick stack, reinstated rail tracks, powerhouse and remnants of the early powerhouse. They are also in proximity to interpreted elements including those related to the Quench Towers, the oven and fine coal bin and the larger steel coal hoppers. These elements are outside the subject area for this SSDA however their treatment/adaptive reuse is further detailed in the separate application for the heritage plaza.

In line with the objectives and development controls set out in Chapter D19 of the Wollongong DCP 2009, the proposal includes the following considerations:

- The proposed Stage 2a Built Form works maintain the significant view corridors set out in Chapter D19, notably the northward chimney vista and the westward escarpment vistas. The spatial relationships between the proposed road corridors and residential flat buildings have been strategically planned to avoid obscuring these significant view corridors.
- The design, massing and articulation of the proposed residential flat buildings have been developed to consider the adjacent significant built forms. Refining and articulating the approved forms included in the Post-Gateway Master Plan Report, the proposed residential flat buildings vary in height to moderate the scale of the development and step down slightly towards the heritage plaza. The proposed flat buildings vary in articulation, massing and design to suit the proximate built form; The buildings have varied heights and an undulating roof form to soften the buildings forms in the significant heritage and landscape context.
- Building 2.2 which is closest to the powerhouse and brick stack has a podium element expressed on its eastern side which is comparable to the height of the powerhouse and which allows the building to step away from the Brick Stack. Landscaping along the eastern and northern edge of the building soften the interface with the significant fabric. The northern façade of building at the upper level has a relationship with the forms of the powerhouse opposite and the materiality generally integrates with the industrial heritage of the site with the use of concrete and dark metal cladding.
- All proposed buildings comply with the setback controls of Chapter D19 which require buildings in the subject area to have a 4m setback from the roads (with a .9m articulation zone).
- The buildings, particularly 2.1 contribute communal open space (at roof and ground level) to a network of open spaces through the site which provide opportunities for appreciation of heritage interpretation on the site which are being delivered in stages.
- The proposed landscaping meaningfully incorporates the retained significant built forms in proximity to the proposed residential flat buildings. The landscape approach include setback with substantial landscaping
- Overall, the sensitive design of buildings and public domain landscaping in the Stage 2a Built Form proposed works celebrate the history of the former Corrimal Coke Works site, contributing to the broader understanding of the site's former function while establishing an innovative residential development in a heritage context.

For the reasons stated above and as the proposal is in accordance with the endorsed DCP and masterplan for the site we support the proposal from a heritage perspective.

# 1

# Introduction

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# 1 Introduction

## 1.1 Purpose

Urbis have been engaged by Legacy Property to prepare the following Heritage Impact Statement for the former Corrimal Coke Works site (hereafter referred to as 'the site' or 'the subject site'). This Heritage Impact Statement is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-83789711) for the construction of four (4) residential flat buildings (the project) at the former Corrimal Coke Works, located at 27 Railway Street, Corrimal (the site). The SSDA is referred to as the "Stage 2a Built Form SSDA".

The Stage 2a Built Form SSDA implements the second built form stage of the urban renewal of the former Corrimal Coke Works site. The project will deliver vibrant and contemporary residential-led urban renewal, which celebrates the site's industrial history and leverages its highly accessible and strategic location in proximity to Corrimal town centre and local amenities and services. The proposal will deliver high amenity residential dwellings of various sizes and typologies, including a dedicated affordable housing building.

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, and roads, drainage and stormwater infrastructure, and paper subdivision. The Stage 2-4 Civil Works SSDA is addressed under a separate HIS prepared by Urbis.

## 1.2 Background

A Planning Proposal for the former Corrimal Coke Works was lodged with Wollongong City Council in October 2017. The Proposal sought to rezone the site to R3 Medium Density Residential and RE1 Public Recreation, providing for redevelopment of the site with around 700-750 dwellings incorporating a mix of residential apartments and townhouses, as well as new public open spaces. The Planning Proposal was endorsed by Council in April 2018 and received a Gateway Determination from the Department of Planning and Environment in August 2018.

A Locality Chapter containing site-specific planning controls came into effect in August 2022, recognising the heritage opportunities of the subject site and outlining demolition and retention of heritage fabric to guide the future design, Chapter D19: Former Corrimal Coke Works Site (Set ID 22160408). Urbis notes that the site-specific Locality Chapter supersedes the controls set out in the Wollongong Development Control Plan (DCP) 2009.

The proposed Stage 2 Built Form works comprise the construction of four residential flat buildings in the north-eastern portion of the site in accordance with the approved Master Plan for the site.

## 1.3 Site Location

The existing legal property description of the former Corrimal Coke Works site is Lot 101 DPI301632, Lot 201 DPI308649, Lot 202 DPI308649, and Lot 103 DPI301632 (registered titles). The former Corrimal Coke Works site boundary extent is identified in blue below.

The proposed works associated with the Stage 2a Built Form SSDA extend across Lot 201 DPI308649 (part) and Lot 202 DPI308649 (part).

The land to which the Stage 2a Built Form SSDA relates is identified in red.



Figure 2 – Land to which the Stage 2a Built Form SSDA relates (identified in red).

Source: Urbis

## 1.4 Methodology and Limitations

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

The proposal has been considered with reference to relevant controls and provisions contained within the gazettal of the item on the SHR, as well as the Wollongong LEP 2009 and Locality Chapter of the Wollongong DCP 2009.

Note that the site is has applicable site-specific exemptions as gazetted in the SHR listing under s.57(2) of the Heritage Act. These exemptions are not utilised in this application which is being submitted as an SSSA. However, for completeness the development is considered for its consistency with the below documents as required by the exemption related to new development.

- b) *The draft Planning Proposal for 27 Railway Street, Corrimal endorsed by Wollongong City Council on 1 November 2021, as finalised by the Minister for Planning and gazetted as an amendment to the Wollongong LEP 2009*
- c) *Draft (DCP) Chapter D19: Former Corrimal Coke Works Site, as adopted by Wollongong City Council*
- d) *Corrimal Coke Works Post-Gateway Master Plan Report (DCO, June 2021)*

This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal. Refer accompanying report.

## 1.5 Author Identification

The following report has been prepared by Alexandria Cornish (Associate Director, Heritage).

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

# 2

## Site Description

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# 2 Site Description

## Site Setting

The former Corrimal Coke Works site is located approximately 80km south of Sydney and 7.5km north of Wollongong. The Corrimal Railway Station and South Coast (rail) Line are adjacent to the eastern boundary. Three access points (with gates) provide road access to Railway Street at the northern boundary.

The subject site is part of the evolving suburb of Corrimal, part of the Greater Wollongong Area. The site is situated at the corner of Memorial Drive and Railway Street on the former Corrimal Coke Works site forming Stage 2a of the overall Masterplan targeted at regenerating the previous industrial site into a thriving community precinct. The subject areas is partway down the eastern boundary of the site.

## The Subject Site and Built Forms

The site boundary primarily contains a mix of established trees and shrubs. From most viewing points, this vegetation restricts views to and from the site, with only the large chimney stacks clearly visible. Towradgi Creek forms the southern boundary of the site and drains in a west to east direction. A tributary of the Creek traverses the site. The western portion of the site is occupied by scattered bush and stockpiling areas.

The former Corrimal Coke Works site contains structures and infrastructure associated with the former coke works include coking ovens, stacks, an artificial dam for water supply and related infrastructure, and coal and coke stockpiling areas. Non-significant structures and infrastructure associated with the former coke work production have been demolished under the Demolition DA (DA-2022/1249). Images of the retained significant elements on site from June 2025 are included below. Note that these elements define the Heritage Plaza (subject of future DA) and are not within the subject area of this SSDA which is to the south of the heritage plaza.



Figure 3 – View east towards the Coke Ovens (north of the subject area).



Figure 4 – View southeast towards the Brick Stack and powerhouse which are north of the boundary of the subject area (right of image). Stage 1 built form area (approved) in the foreground.



Figure 5 – View looking south from Coke Ovens towards the powerhouse which is north of the boundary of the subject area.



Figure 6 – View south west across site (subject area to the left of image – not pictured).

# 3

## Historical Overview

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# 3 Historical Overview

This section contains a summary history of the former Corrimal Coke Works site only for the purposes of this Heritage Impact Statement. See the site-specific Conservation Management Strategy and Heritage Interpretation Strategy for a full detailed history.

## 3.1 The Illawarra Coal Industry

The first coal shipped from Wollongong Harbour was from James Shoobert's small coal mine on Mt Keira in 1849, heralding the commencement of an important Illawarra industry. Several other industries had operated in the area during this time, including ship building and whaling; however, agriculture and mining were to dominate the economic development of the Illawarra for the next 50 years.

During the 1860s and 1870s the demand for coal rose as industries developed in Sydney. The increase in steam shipping allowed more frequent and reliable shipment and jetties were developed in association with coal mines to service the trade.<sup>1</sup> Mining companies present in the area during the late 1890s included the South Bulli Colliery and the Brooker's Nose Company (later the Corrimal Coal Company), which operated at Mount Corrimal. The settlement of Corrimal grew during this time as a direct result of the coal mining industry, with 60 men working at the Corrimal colliery by 1880.

In 1887, the railway line to Sydney was constructed and Corrimal Station opened just east of the subject site. A tramline connecting the station to the Corrimal colliery was completed in 1889, allowing coal to be transported easily and swiftly throughout the state. Part of this tramline ran through the northern portion of the subject site.

In 1890 The Southern Coal Company purchased the Corrimal colliery, establishing a standard gauge extension of the Corrimal tramway to allow improved loading structures for the government coal wagons. The improved line allowed about 120 tonnes of coal to be sent to the locomotives per day.<sup>2</sup> The remnant siding for Corrimal Station, a single-track loop, is located within the subject site.

In 1904 there were 11 coke works in NSW supplying heat, light or power. By 1916, it was common for coke works, particularly those not located near an alternative power supply, to produce steam power through burning waste gases from the coking process under boilers.<sup>3</sup>

By 1907, Wollongong was the centre of the state coke industry, with 453 ovens producing 83 per cent of the state's total coke output.<sup>4</sup> In 1908, the Electrolytic Refining and Smelting Co (ERS) was founded at Port Kembla, with multiple batteries being established at the local collieries to respond to an increasing demand for steel manufacturing within the Illawarra.<sup>5</sup> Collieries, as large industrial power sources, were recognised appropriate places for these batteries.

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<sup>1</sup> "The Birth of Corrimal", *South Coast Times and Wollongong*, 18 March 1927.

<sup>2</sup> "Illawarra", *Sydney Mail and New South Wales Advertiser*, 4 January 1890.

<sup>3</sup> Hall, WH, *The Official Year Book of New South Wales 1904-05*, NSW Government. Accessed via [https://www.ausstats.abs.gov.au/ausstats/free.nsf/0/15680DD8C651B7EECA257AFC000FDB0F/\\$File/13001NSWYrBook1904-05.pdf](https://www.ausstats.abs.gov.au/ausstats/free.nsf/0/15680DD8C651B7EECA257AFC000FDB0F/$File/13001NSWYrBook1904-05.pdf).

<sup>4</sup> *Ibid.*

<sup>5</sup> Kass, Terry. 2010. *Thematic History of Wollongong*. Report prepared for City of Wollongong Council.

## 3.2 Site History

Prior to its purchase by the Corrimal Coal Company, the land of the subject site had been utilised for agricultural purposes. The land was first subdivided as Collin's Farm in the 1880s, with the railway line constructed through the site in 1887.

The subject site was purchased by the Corrimal Coal Company in 1911, partially in response to the increased demand for batteries for the ERS. Construction lasted a year, with a focus on the mine being self-sufficient and modern. Like other industrial and commercial sites within NSW and the Illawarra, the Corrimal Coke Works would supply enough electricity for their own needs and sell the excess energy to municipalities and other businesses.<sup>6</sup>

The Corrimal Coke Works opened in September 1912 with much fanfare, including a special train bringing a party of eighty from Sydney to inspect the plant. The quality and innovation of the plant was highlighted in the following presentations at the opening day, as reported by the *South Coast Times*:

The speakers agreed in pronouncing the plant second to none in the Commonwealth. There were several other speakers, but the company were inclined rather to be festive than serious and the speaking was in that spirit. The plant, which was described in the 'South Coast Times' recently, will be producing coke in 'about a fortnight. The most outstanding feature is the utilization of the waste gases in producing electrical, power which will operate the machinery and also supply current the mine, which will do the same there. It is ' expected that in time the whole of the power required at the mine will be generated here. The advance made in the efficiency of plant's is illustrated by the contrast of the Unanderra plant with this. At Unanderra 100 ovens had a capacity of about 670 tons a week. Here 40 ovens employing but half the labour will make 650 tons.<sup>7</sup>

The initial configuration of the coke works consisted of 40 non recovery beehive type coke ovens (C1 battery), brick combustion stack, powerhouse, timber coal bunkers and maintenance buildings. Coal was supplied to the coke works from the Corrimal-Balgownie Colliery via the private rail line constructed in 1889. Coal was loaded into the coke works from a small railway siding adjacent to the C1 battery.

The construction of the coke works lead to a reconfiguration of the sidings associated with the Corrimal colliery, including the installation of two dead-end sidings serving the coke loading wharves laid in a northerly direction. A further three dead end sidings for wagon standing were installed to the west of the C1 coke battery. On the southern side of the yard two other sidings left the main collier branch in an easterly direction passing over a steeply inclined embankment to the coal bins serving the crushers at the coke works. A conveyor system carried the coal through a tunnel beneath the branch to the coke works. A two-road engine shed at Unanderra was dismantled and taken to Corrimal for recreation on a site immediately west of the coke works standage sidings. On the southern side of the engine shed was the weighbridge and its loop siding; a point at the western end of the latter having a short connection in a north-eastern direction to pass beneath the engine lifting gallows, also a dead-end spur to the workshops situated against the northern side of the engine shed.<sup>8</sup>

The C1 battery was extended to the north in 1930 adding ten more ovens. The battery which now contained 50 ovens were all of the 'Thomas' type 30 foot long, six foot seven and a half inches wide and six foot six inches high. These ovens, which are still present at the site, had an arched roof and were rectangular in shape and doors at each end facilitate the discharge of the coke through the ovens. Each oven was connected to an underground flue system which enhanced coking efficiency.

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<sup>6</sup> Illawarra Heritage Trail, n.d. Electricity in the Illawarra. Accessed via <https://www.illawarra-heritage-trail.com.au/electricity-in-the-illawarra-coal-met-industry/>

<sup>7</sup> "Corrimal Coke Ovens – An Opening Day", *South Coast Times and Wollongong Argus*, 6 September 1912.

<sup>8</sup> McCarthy, K. 1978. *The Corrimal Colliery Railway*. Light Railway Research Society Sydney.

By the late 1950s, the coke works complex continued to grow as construction began on a new oven battery (C2) with 32 ovens and the replacement of the old timber bunkers with steel hoppers. In 1960 a new 2,000 KM 6,600 V geared turbo-alternator set was installed in an enlarged powerhouse, together with new and more modern switchgear. By 1962 the second battery (C2) was completed and operational.<sup>9</sup>

The coke works and colliery was purchased by Australian Iron and Steel as a package in 1964. The change in ownership also meant that coal would be delivered by road, with the rail line discontinued. The powerhouse equipment was put up for sale in 1967 and in 1968 the boilers and stacks were removed.

In 1969, the coke works was purchased by the Bellambi Coal Company who began sourcing the coal from its South Bulli Mine. During the 1970s the Bellambi Coal Company spent two million installing pollution reduction equipment. The Bellambi Coal Company was taken over by Australian Coal and Coke Pty Ltd in 1980. From 1982, the works plant was upgraded and activities were progressively automated.

In 1984, ICC purchased the works to add to its operation at Coalcliff. At this point in time, Kembla Coal and Coke, with the combined tonnages from Coalcliff and Corrimal, was one of the largest producers of coke in Australia. As Corrimal Colliery closed in 1985, the coke works was to be supplied by local mines.

In late 2013 it was announced that the coke works was to close permanently by April 2014. At the time of its closure, the Corrimal Coke Works had provided the Illawarra with a continuous source of permanent employment for over 100 years.

Clearing, demolition and civil works have been undertaken on the site over the last 2 years in preparation for the implementation of a mixed-use masterplan across the site. At the date of writing this report approval has been granted for the construction of 5 apartment buildings in the Stage 1 area to the north of the site, west of the Heritage Plaza with retained elements from the Coke Works.



Figure 7 – Bird's-eye view of Corrimal Coke Works coking plant, 1916.

Source: *The coke industry of New South Wales*. L.F. Harper.

<sup>9</sup> "Corrimal Cokeworks to shut its doors", *Illawarra Mercury*, 17 October 2013.



Figure 8 – Corrimal-Balgownie Co.'s Ovens at the Corrimal Coke Works, 1916.

Source: *The coke industry of New South Wales*. L.F. Harper.

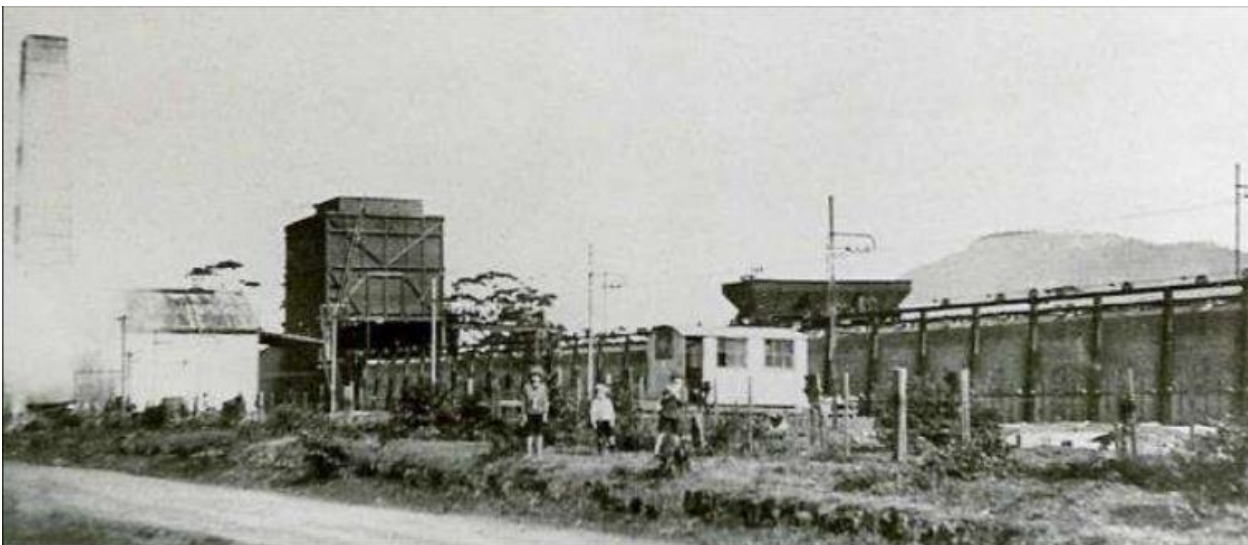


Figure 9 – Corrimal Coke Works, between 1912 and 1927. Note the original brick chimney, powerhouse, C1 batteries and pusher car and charge cars on top of the ovens.

Source: *Illawarra Images*



Figure 10 – Aerial view of Corrimal Coke Works, c.1960s.

Source: UOW Archives

# 4

## Heritage Significance

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# 4 Heritage Significance

## 4.1 What is Heritage Significance?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

## 4.2 Heritage Listings

The subject site is a listed heritage item of local and State significance. The site is listed as 'Former Corrimal Coke Works' (Item No. 6607) under Schedule 5, Part 1 of the Wollongong LEP 2009. The site is also listed as 'Corrimal Coke Works Site' (Item No. 02061) on the SHR under the Heritage Act.

The local and State curtilages are illustrated in the map below.

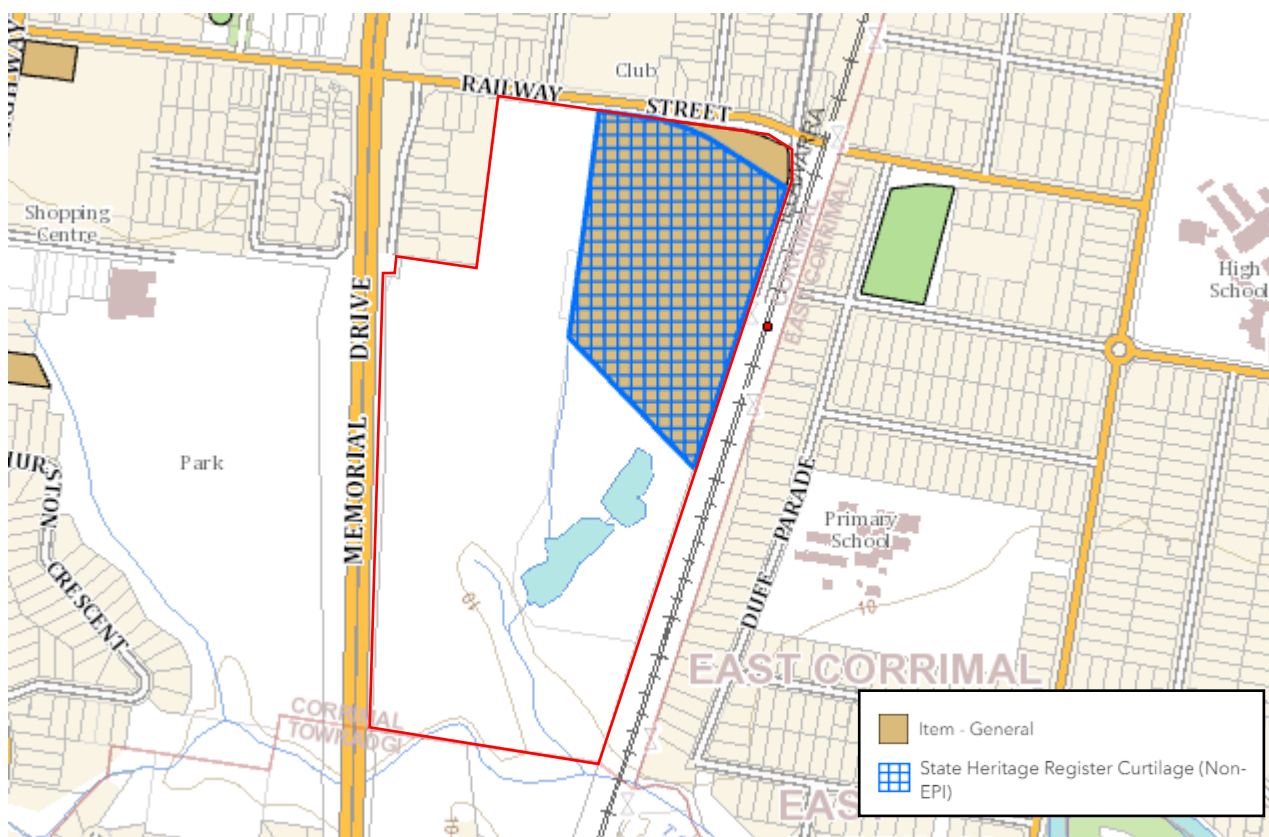


Figure 11 – Curtilage of the heritage item, as listed on the Wollongong LEP 2009.

Source: Wollongong DCP 2009, Chapter D19: Former Corrimal Coke Works Site

## 4.3 Statements of Significance

### 4.3.1 'Former Corrimal Coke Works' (SHR Item No. 02061)

The statement of significance for the SHR listed 'Former Corrimal Coke Works', as extracted from the State Heritage Inventory listing, is as follows:

*The Corrimal Coke Works is of state heritage significance as a contributor to the development of coke and steel manufacturing in New South Wales and Australia.*

*The coke works operated for over 100 years (1912 - 2013) and, at the time of its closure, was the longest continuously running coke works in New South Wales and Australia (Thompson, 2020). During its operation, the site underwent ongoing and substantial changes and upgrades to respond to changes in market conditions, environmental constraints and changes in local conditions. This process of change and adaptation, as evidenced in the built fabric and site layout are of significance in demonstrating change processes that allowed the operation to remain competitive and commercially viable for over 100 years.*

*The coke works is closely associated with and historically connected to the former Corrimal Colliery site and more broadly to the Illawarra Escarpment, as the source of coking coal. The site is also connected to the South Coast Railway line, Corrimal Railway Station and Railway Street. These associations are important aspects of the coke works' location, siting and functioning. Visual connections between these locations should be conserved, interpreted and re-instated where possible.*

*The coke works provides a major industrial landscape within the context of a residential suburb. The site demonstrates an industrial aesthetic and the scale of the chimney structures provide a stark contrast to the surrounding low-density residential environment. The site's vertical stacks, dating to various periods of the operation, provide a visual landmark within the surrounding suburbs and evoke memory of the site's significance. Smaller site elements such as the powerhouse and coke oven batteries are visible from the site's boundaries, trains and the environs of the railway station and notably non-residential suburban elements, of some size.*

*The related Corrimal Colliery tram-line (c1884-88), standard gauge rail spur line (1889-90) across the site in the late 19th century, and its 1912+ coke works was a strong component in the early establishment of Corrimal as a settlement and its growth in the early 20th century. The works' history is intrinsically tied to the suburb's development and growth. The works were a consistent contributing local employer, providing direct and indirect work to a portion of the community. Several families had multiple generations of men and women working here (including at least one family of four generations). Electricity generated on site from waste gases was also used to supply the municipality from 1918 to 1955, further cementing the significant connection of the works with development and economic growth in Corrimal.*

*The site's long production history provides evidence that it pioneered and implemented a range of technological innovations and techniques designed to respond to changing standards and increased efficiencies of production. The 1912 use of steam heated by waste gases to generate electricity for the coke works and the Corrimal mine and from 1918 to 1955 to sell electricity to the community, and modifications made to processing to improve environmental outcomes in the 1970s are examples of technical innovations.*

*The former Corrimal Coke Works retains six subterranean flues. Management of archaeological features and assessment of their significance will be necessary in considering future changes to the site.*

*The site's use over an extended period has created multiple layers of industrial fabric and social history. The supply of coking coal to the site was originally self-sufficient, arriving by tram and later train from the nearby Corrimal Colliery. By the mid-1980s, the colliery had closed, ending the site's use of raw materials from Corrimal itself. The evidence of the site's development over time and changes to the fabric to respond to changing conditions, market factors and local conditions provide evidence of the significance of the site.*

*The site represents an increasingly rare industrial usage type and as the longest-running coke making operation in NSW and Australia at the time of its closure, is an important representative of this site type in NSW. As an industrial site type, coke works are becoming rare and endangered aspects of what was once a contributing component of the Illawarra's, NSW's and Australia's industrial past. Corrimal, Coalcliff and Port Kembla coke works, are the three remaining Illawarra examples, although Port Kembla uses a different technology to the other two - one recovering by-products of ignition gasses.*

*Whilst the Corrimal Coke Works are no longer fully intact, it is one of only three examples of its type in NSW and is therefore of high representative value. The coke ovens in particular are important in demonstrating the principal characteristics of a now under-represented industry of state significance.<sup>10</sup>*

### **4.3.2 'Corrimal Coke Works Site' (LEP Item No. 6607)**

The statement of significance for the locally listed 'Corrimal Coke Works Site', as extracted from the State Heritage Inventory listing, is as follows:

*The Corrimal Coke Works operated over 100 years (1912 - 2014) and is arguably the longest continuously operated coke works in the world. The Coke Works Site is a visual reminder of the role of coke-making has played in the coal and steel industries both locally and within the region. The Coke Works were a key component in the establishment of Corrimal as a suburb and ensured the economic health of the locality as a continuous employer of local families. The Corrimal Coke Works are socially significant to the individuals who built and operated the facility and their descendants. As the oldest continually used coke works in the world, the Corrimal Coke Works represent a unique continuation of use over time and have the potential to yield information pertaining to the development of coke-making. As an industrial site type, coke works are becoming uncommon, rare and endangered aspects of what was once a major component of the Illawarra's, NSW's and Australia's industrial past. Whilst the Corrimal Coke Works are no longer fully intact, it is one of only two examples of its type in NSW and is therefore of high representative value. The coke ovens in particular are important in demonstrating the principal characteristics of a now underrepresented industry of local and state significance.<sup>11</sup>*

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<sup>10</sup> State Heritage Inventory, 2022. Former Corrimal Coke Works, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5067133>

<sup>11</sup> State Heritage Inventory, 2019. Corrimal Coke Works Site, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5063156>

# 5

## The Proposal

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# 5 The Proposal

The SSDA seeks consent for the construction of four (4) residential flat buildings, providing a total of 206 x residential apartments (including 57 affordable housing apartments). The SSDA is referred to as the Stage 2a Built Form SSDA (SSD-83789711).

The Stage 2a Built Form SSDA implements the second built form stage of the urban renewal of the former Corrimal Coke Works site. The project will deliver vibrant and contemporary residential-led urban renewal, which celebrates the site's industrial history and leverages its highly accessible and strategic location in proximity to Corrimal town centre and local amenities and services. The proposal will deliver high amenity residential dwellings of various sizes and typologies, including a dedicated affordable housing building.

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, and roads, drainage and stormwater infrastructure, and paper subdivision.

Specifically, the Stage 2a Built Form SSDA seeks consent for the following:

Construction of four (4) residential flat buildings, providing a total of 206 x residential apartments (including 57 x affordable housing units). The unit typologies, per residential flat building, are as follows:

**Building 2.1** - 30 x apartments (8 x one-bedroom, 17 x two-bedroom, and 5 x three-bedroom units)

**Building 2.2** - 57 x affordable housing apartments (3 x one-bedroom, 27 x two-bedroom, and 27 x three-bedroom units)

**Building 2.3** - 59 x apartments (16 x one-bedroom, 31 x two-bedroom, and 12 x three-bedroom units)

**Building 2.4** - 60 x apartments (12 x one-bedroom, 32 x two-bedroom, and 16 x three-bedroom units)

Construction of three (3) separate single-level basements

**Basement 01** (to service Building 2.1)

**Basement 02** (to service Building 2.2)

**Basement 03** (to service Building 2.3 and Building 2.4)

Creation of a series of deep soil areas and communal open space areas (including lawns and play areas, BBQ areas, and seating spaces) and accessible open space areas within Stage 2a.

Staged construction of the residential flat buildings, as follows:

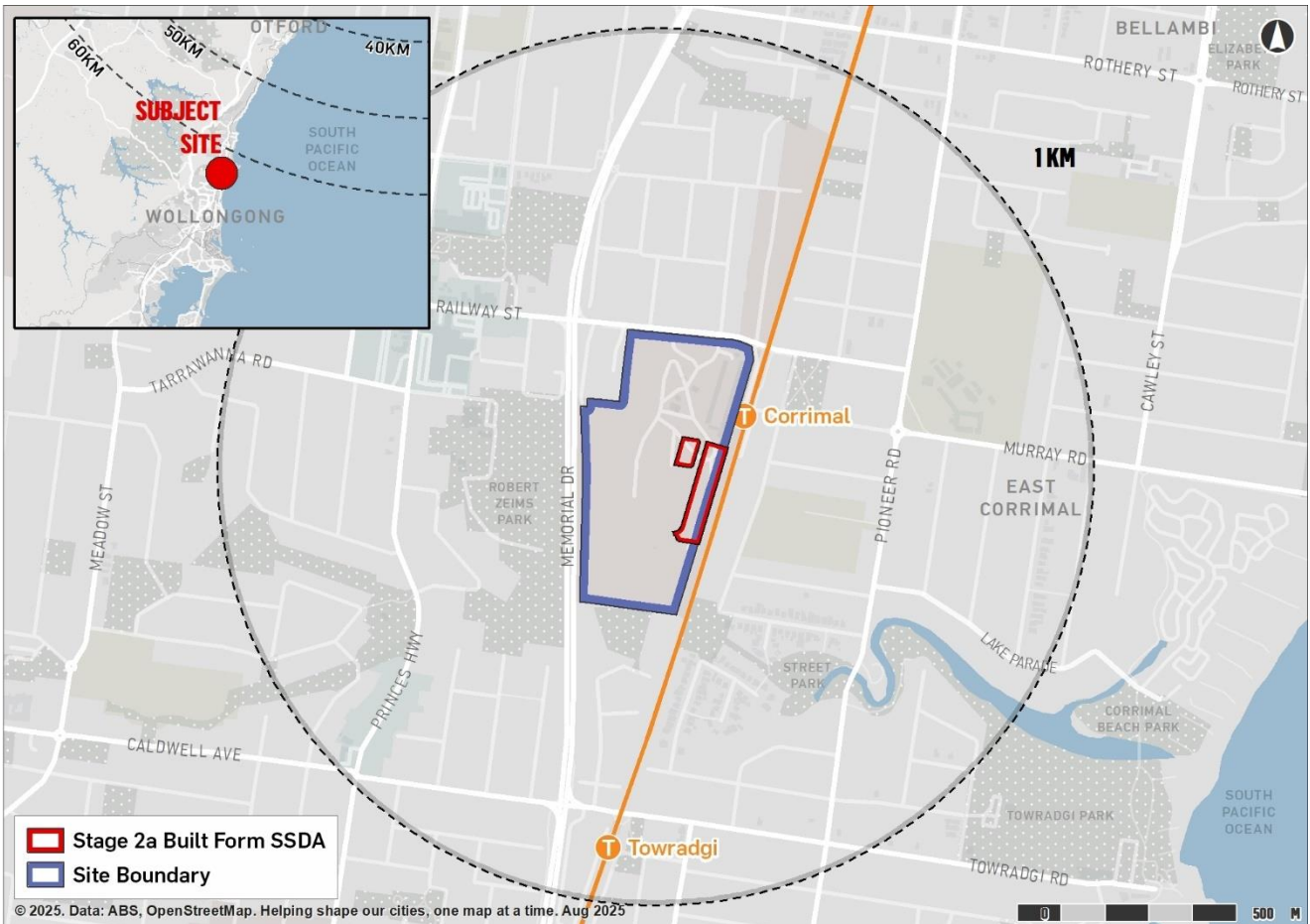
Stage ...: Building 2.1

Stage ...: Building 2.2

Stage ...: Buildings 2.3 and 2.4

A map of the site in its regional setting is provided in **Figure 1** below.

Table 1: Regional Context Map



### 1.1.1 Physical Layout and Design

The Stage 2a Built Form SSDA implements the second built form stage of the urban renewal of the former Corrimal Coke Works site. Stage 2a is located to the south of the approved Stage 1 development (refer **Figure 12**) and comprises four residential buildings (Buildings 2.1–2.4) arranged around the central loop road and adjoining open space network. The buildings range from four to six storeys in height and together define the built edges of the Central Park, Southern Park and the internal street network. The layout has been designed to maintain view corridors through the site, provide landscaped setbacks to sensitive edges, and ensure each building directly addresses the surrounding public domain.

Figure 12 Stage 2a Area



Source: DKO

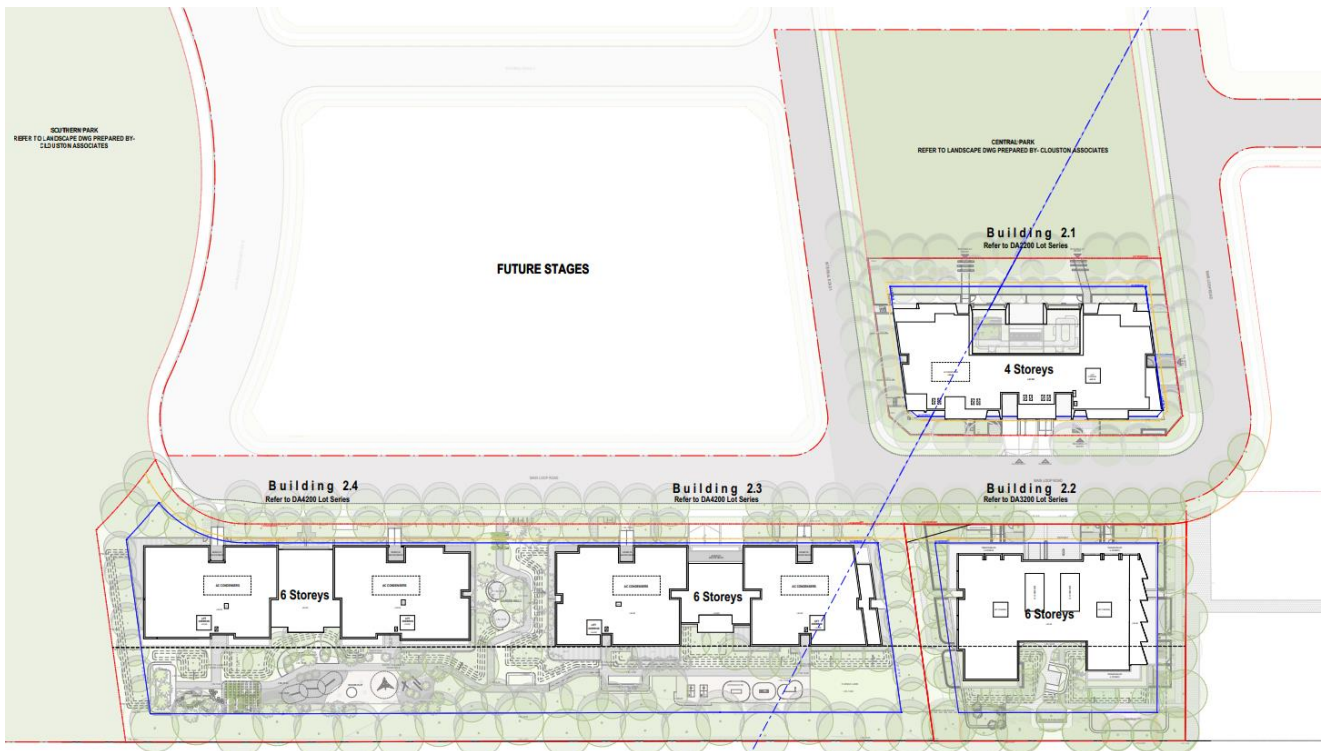
A breakdown of the proposed buildings is provided below:

**Building 2.1** is located on the north-western part of the Stage 2A area, with frontages to the central loop road on the east and the Central Park on the west. The building has a height of four storeys and is arranged so that residential apartments directly overlook the Central Park. A landscaped setback is provided to the western boundary adjoining the park, with pedestrian entries available from all street frontages to enable connections into the open space. Vehicle access to the basement car park is provided from the eastern frontage to the loop road.

**Building 2.2** is located on the north-eastern portion of the Stage 2A area, bounded by Building 1.1 to the west, the railway corridor to the east, Building 2.3 to the south and the future retail precinct to the north (to be delivered under a separate application). The building is six storeys in height and is dedicated entirely to affordable housing, to be managed by a registered community housing provider. The eastern elevation incorporates specific design treatments, including landscaped buffers and acoustic measures, to address the interface with the rail corridor. Vehicle access to the basement car park is provided from the western frontage to the internal road network.

**Building 2.3 and Building 2.4** are located on the eastern side of the Stage 2A area, arranged in a north-south configuration. Both buildings front the internal road network to the west and the railway corridor to the east, with the Southern Park located immediately to the south. Each building has a height of six storeys and they share a generally consistent built form, with only minor variations in massing and articulation. Vehicle access for both buildings is provided from the western frontage into a single-level consolidated basement. Landscaped setbacks and acoustic treatments are incorporated along the eastern frontage to address the interface with the rail corridor.

Figure 13 Stage 2a Built Form SSDA Overall Plan



Source: DKO

## 1.1.2 Public Domain and Landscaping

As outlined earlier, this Stage 2a Built Form SSDA is submitted concurrently with the Stage 2a Civil Works SSDA. The Civil Works SSDA will deliver key elements of the public domain, including the Southern Park, Central Park and bicycle park which are designed to integrate with Buildings 2.1 and 2.4. These parks will provide active and passive recreational spaces that respond to the day-to-day needs of both the Corrimal community and the wider locality.

The Civil Works SSDA also includes delivery of the internal road network, enabling vehicular access to the basements of the buildings proposed under this SSDA. A detailed assessment of the public domain works, including landscaping within the Southern and Central Parks, is contained in SSD-86131212. Collectively, these public domain components form an integral part of the wider Corrimal Master Plan redevelopment.

While the Civil Works SSDA establishes the broader public domain, this Built Form SSDA focuses on the interface and integration between the buildings and adjoining landscaped areas. The proposal ensures that each building provides suitable connections, permeability, and transitions to the surrounding public domain.

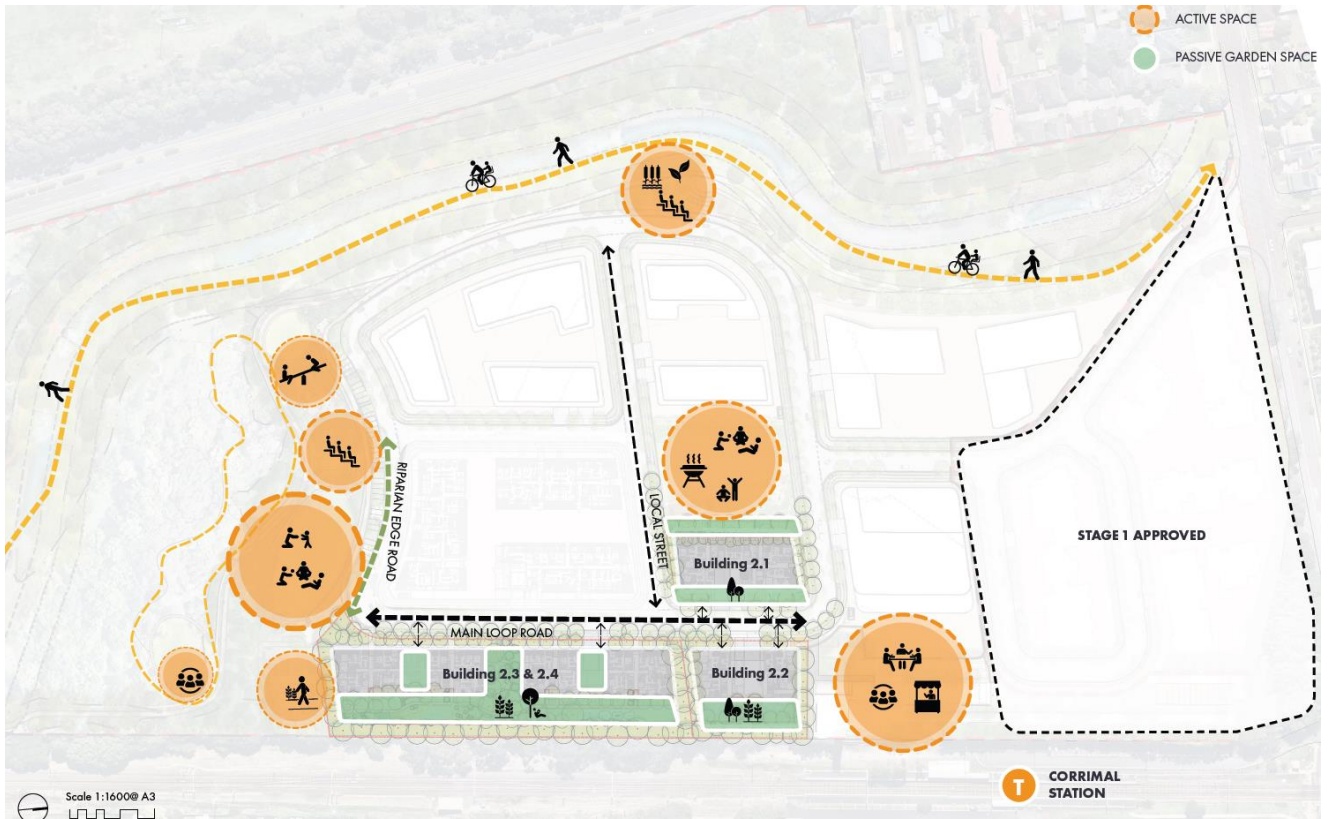
At the ground plane, the design promotes a series of vibrant, interconnected and publicly accessible landscaped spaces. The landscaped components proposed under this SSDA will seamlessly integrate with the Civil Works landscaping, ensuring continuity of design character and material palette across the precinct. Landscape setbacks are provided around all buildings to soften the built form, improve amenity, and reinforce pedestrian linkages.

Building 2.1 incorporates a landscaped buffer between the building and the adjoining Central Park, providing a clear distinction between the public open space and the private residential communal areas. The gentle slope of the site allows Building 2.1 to sit slightly elevated above the park, with a low fence and gate ensuring resident security while maintaining visual permeability.

Buildings 2.2, 2.3 and 2.4 provide a landscaped setback to the eastern boundary adjoining the railway corridor, ensuring appropriate separation, visual screening and acoustic mitigation.

Across the Stage 2a area, the proposal provides landscaped area, contributing to the site's green character and supporting the delivery of a high-quality, well-connected and community-focused urban environment.

Figure 14 Overall Landscape Strategy



# 6

# Impact Assessment

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# 6 Impact Assessment

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Wollongong DCP 2009, the Corrimal Conservation Management Strategy and the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

## 6.1 Wollongong Development Control Plan 2009 – Chapter D19, Former Corrimal Coke Works Site

The table below assesses the proposal against the relevant objective and provisions for heritage conservation as found in Chapter D19 of the Wollongong DCP 2009.

Table 2 – Assessment against the Wollongong DCP 2009 – Chapter D19, Former Corrimal Coke Works Site.

Clause	Discussion
<b>5.1 Views and Vistas</b>	
<u>Objectives</u>	
<p>a) Ensure that development of the Site maintains and establishes key view corridors.</p> <p>b) Ensure retained, repurposed, or reinterpreted heritage items are prominent in views and vistas across the Site.</p>	<p>The proposed development complies with the objectives and development controls of 5.1 Views and Vistas, as discussed below. The key views around the subject area include the Chimney Vista from the south and the westward escarpment vista.</p>
<u>Development Controls</u>	
<p>1. New development will establish or maintain key view corridors as indicated in Figure 4. This includes:</p> <p>a) a key view axis from Railway Street to the C1 Brick Chimney Stack;</p> <p>b) views from Murray Street to the escarpment;</p> <p>c) a new east west road within the Site to view the C1 Brick Chimney Stack;</p> <p>d) a green link central view axis between the Southern Park and northern tree lined Railway Street edge; and</p> <p>e) western view corridors to the riparian corridor and escarpment.</p> <p>2. The C1 Brick Chimney Stack is a significant landmark. Views to the C1 Brick Chimney Stack are to be preserved from Corrimal Railway Station, Railway Street, and Towradgi Road overpass.</p> <p>3. New development (not in existing structures) adjacent the C1 Brick Chimney Stack within the</p>	<p>1. and 2. The proposed Stage 2a Built Form works maintain the significant view corridors set out in Chapter D19, notably the view axes towards the retained Brick Stack from Towradgi Road overpass, and westward views to the escarpment.</p> <p>The spatial relationships between the proposed road corridors and residential flat buildings have been strategically planned in the masterplan to avoid obscuring these significant view corridors.</p> <p>All proposed residential flat buildings comply with the setback controls of Chapter D19. The proposed Building 2.2, in closest proximity to the Brick Stack, has been appropriately set back a minimum of 21.8m from the Brick Stack. The setback from the Brick Stack ensures that that the building does not obstruct significant views from the south and that it is not visible behind the Brick Stack in views from the Heritage Plaza as shown in the images below.</p> <p>The proposal maintains the general footprints of the buildings identified in the masterplan and therefore the anticipated availability of views would not be impacted.</p>

heritage curtilage should be stepped back in its form, or have an appropriate setback/buffer zone.



3. Building 2.2 is in closest proximity to the Brick Stack. It would setback from the Stack by a minimum of 21.8 metres and above level 4 would be stepped back from the north and east facades, which most closely relate to the adjacent powerhouse and the Brick Stack beyond.

### 5.3 Architectural Diversity and Building Design

#### Objectives

a) Ensure quality and innovative architectural designs that reflect the character precincts across the site and avoid a bland and monotonous architectural style.

b) Locate taller buildings away from the Heritage Plaza to respect the significance and character of the Heritage precinct.

a) The 4 buildings have related but distinctly different architectural treatments to create visual interest and visually break down the scale of the overall development.

Building 2.2 which is closest to the heritage plaza appropriately reference industrial materials including those found in the heritage plaza e.g. brick and black metal. The form of the building's roof also adopts a contemporary interpretation of a sawtooth structure which references the powerhouse roof form.

Building 2.2 has an earthier tonal palette while still maintaining an industrial reference, using metal (likely bronze) panels and dark brown bricks. This building has defined vertical bays established by blade walls clad in light Hebel panels.

b) The overall masterplan concentrates taller buildings away from the Heritage Plaza (i.e. 8 storey buildings are concentrated to west boundary). Building 2.1 is in proximity to the Plaza but is modestly scaled (4 storeys). Building 2.2 is closest to the Plaza however is below the 24 metre height limit recommended in CMS. It is further sited and has upper level setbacks which

ensure that the Brick Stack and powerhouse at the southern termination of the Heritage Plaza remain the dominant features in views from the Plaza.

The proposed development complies with the objectives and development controls of 5.3 Architectural Diversity and Building Design, as discussed below.

### Development Controls

2. Retained heritage items must be conserved and integrated into the design of the built form, and broader Civic hub. The retained C1 Brick Chimney Stack, C1 Fine Coal Bin (coke ovens), remnant wall of the Powerhouse and C1 Northern Stack must be incorporated into the overall design. Built form design should consider the relationship between conserved significant industrial elements and new built form.

3. Materiality should respond to the desired future character statement of the precincts and setting of the development. Materials are to be sympathetic to heritage items and visually recessive to significant structures.

2. The proposed Stage 2a Built Form works are in proximity to two retained significant built forms, the Brick Stack and the powerhouse. The design, massing and articulation of the proposed residential flat buildings have been developed to consider the adjacent significant built forms. Refining the approved forms included in the Post-Gateway Master Plan The buildings are appropriately not taller than the Brick Stack and Building 2.2 in particular retains an architectural dialogue with the character of the powerhouse.

3. The proposed materiality of the residential flat buildings reflects the relevant desired future character statements and overall heritage context of the site, with notable references to the proximate retained Brick Stack and C1 Fine Coal Bin (coke ovens). Proposed materialities, such as the various tones of face brick, grey and earthy coloured cladding and bronze and dark metal cladding, directly reference these significant built forms ensuring the proposed flat buildings are well integrated into the overarching heritage landscape.

## **5.9 Heritage**

### Objectives

- a) Ensure that future development is undertaken in a manner that is sympathetic and responds to the heritage character of the Site.
- b) Celebrate and interpret the heritage significance of the Site in the design of buildings and open space in a manner that contributes to a broader understanding of the site's history and function.

The proposed development complies with the objectives of 5.9 Heritage, as discussed below. Urbis notes that there are no development controls in this chapter that directly reference future proposed built form; therefore, this assessment relates to the objectives only.

The proposed State 2a Built Form works are compliant with the approved heritage and planning documents for the Former Corrimal Coke Works site, including the principles outlined in the Corrimal Coke Works Post-Gateway Master Plan Report and Corrimal Coke Works Landscape Master Plan Report.

The proposed Stage 2a Built Form works are in proximity to significant built forms including the Brick Stack and the powerhouse. As discussed above, the massing, articulation and setbacks of the proposed residential flat buildings are sympathetic to the heritage context of the site, with the design and materiality of the proposed buildings directly referencing the significant built forms.

The proposed landscaping softens the interface between the significant built forms in proximity to the proposed residential flat buildings, integrating the built forms into the public domain and the planned parks in the vicinity of Stage 2a which would be subject to a future application.

Overall, the sensitive design of buildings and public domain landscaping in the Stage 2a Built Form proposed works enable the celebration the history of the former Corrimal Coke Works site, contributing to the broader understanding of the site's former function while establishing an innovative residential development in a heritage context.

## 6.2 Corrimal Coke Works Conservation Management Strategy

The proposed works are addressed in relation to relevant recommendations within the Corrimal Coke Works Conservation Management Strategy.

Table 3 – Corrimal Coke Works Conservation Management Strategy recommendations

Recommendation	Discussion
<p><u>Recommendation 1</u></p> <p>This conservation management strategy should be referenced within development controls, such as a DCP, for the site and used as a guide for management and conservation, and in conjunction with any proposals for future development or adaptive re-use of the place. A copy of this conservation management strategy should be provided with the sale of the place and retained on-site at all times, for the use by those responsible for the management and conservation of the place.</p>	<p>The proposed Stage 2a Built Form works have been developed to comply with the recommendations of the Corrimal Coke Works CMS and the heritage related provisions in the DCP.</p>
<p><u>Recommendation 6</u></p> <p>The Statement of Significance and Significance Assessment criteria set out in this report is to be accepted as the basis for future conservation of the fabric and values of the place. All future works to the place should be cognisant of the significant built elements, fabric and spaces identified in this CMS, together with any additional detailed research and assessment.</p>	<p>The proposed Stage 2a Built Form works have been developed to comply with the Corrimal Coke Works CMS. All elements of the CMS, including the Statement of Significance, significant built elements, fabric and spaces, have been considered during detailed design to ensure the proposal has no adverse impacts on the significance of the 'Corrimal Coke Works Site' (Item No. 02061) heritage item.</p>
<p><u>Recommendation 7</u></p> <p>Unless otherwise stated in these recommendations, surviving original and early elements and fabric identified as exceptional or high should be retained intact, and conserved.</p>	<p>There are no heritage elements of exceptional or high significance that are directly impacted by the proposal works. All such elements would be retained as part of this proposal and would be conserved/interpreted and adaptively reused as has been detailed in the progressing Heritage Interpretation and Public Art Strategy prepared by Aileen Sage (HIPAS not directly</p>

	relevant to the Stage 2a subject area) and as will be detailed in future separate applications.
<p><u>Recommendation 14</u></p> <p>A heritage impact statement should be prepared for all proposals for new development within the recommended reduced heritage curtilage.</p>	<p>This Heritage Impact Statement has been prepared to assess the proposal with regard to its potential impact on the 'Corrimal Coke Works Site' (SHR Item No. 02061, LEP Item No. 6607) heritage item.</p> <p>The Heritage Impact Statement will be submitted as part of the SSDA.</p>
<p><u>Recommendation 24</u></p> <p>Significant views and vistas to the Brick Stack should be retained. These include the view from Corrimal Railway Station, the Towradgi Road Overpass and view corridors from Railway Street.</p>	<p>As discussed above, the proposed Stage 2a Built Form works maintain the significant view corridors set out in Chapter D19, notably the view axes towards the retained Brick Stack from Towradgi Road Overpass. The spatial relationships between the proposed road corridors and residential flat buildings have been strategically planned to avoid obscuring these significant view corridors. The setback of the upper two storey of the 3 buildings to the east of the main loop road would assist in ensuring the views to the Brick Stack are not visually dominated.</p>
<p><u>Recommendation 25</u></p> <p>The Brick Stack (approximately 29m high) should remain the dominant built element on the site, a maximum height of 24 metres consistent with the Gateway Determination is considered appropriate.</p> <p>New development, excluding re-use and interpretation of existing structures, should have a setback of 6-9 metres from the Brick Stack. An upper level setback above 4 storeys should be provided on the development site to the south of the Brick Stack.</p> <p>Setbacks to the retained northern C1 Coke Ovens, should be 6-9m on the eastern side, to allow interpretation views. The western setback, which may be variable, is to be sufficient to ensure the ovens are accessible to pedestrians for viewing.</p>	<p>As discussed above, all proposed residential flat buildings comply with the setback controls of Chapter D19.</p> <p>Building 2.2 would appropriately be 19.4 metres above ground level (which is at RL 14.5), within the CMS recommended height of 24 metres. Given the setback of the building from the east boundary and the setback of the upper two storeys away from the north east/the Brick Chimney, the latter would remain the dominant features in the identified significant views.</p> <p>The proposed Building 2.2, in closest proximity to the Brick Stack, has been appropriately set back a minimum of 21.8m from the Brick Stack. Building 2.2 is set back above 4 storeys and the next closest building (2.1) is only 4 storeys.</p> <p>The Stage 2a works would have a sufficient separation from the Brick Stack, specifically in relation to the setback of the eastern façade, such that the buildings would not be read directly behind the Stack in views southward from the Heritage Plaza. This would retain the prominence of the Stack in the context of the significant, heritage listed plaza.</p>

## 6.3 Heritage NSW Guidelines

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 4 Impact assessment against the relevant Heritage NSW Guideline Considerations

Control	Response
<p><i>Will the proposed works be the best conservation solution for the heritage item?</i></p>	<p>The proposed works are part of a broader suite of works that will deliver a mixed use redevelopment of the whole site including the conservation, interpretation and adaptive reuse of the significant elements. This stage of the project does not include works which directly affect the significant items to the north and does not include interpretation devices as set out in the HIPAS. However, each stage of the project would assist in activating the site and generating funds to assist in the conservation and maintenance of the significant features. Prior to the commencement of the earlier stages of the development, the site was disused, and the significant elements were falling into this repair. The overall adaptive reuse of the place and this Stage 2a application is an important opportunity to reuse the site.</p>
<p><i>Will the works promote the ongoing use and upkeep of the item?</i></p>	
<p><i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i></p>	<p>N/A. The area of works does not include any significant structures.</p>
<p><i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i></p>	<p>The works are in the context/visual curtilage of the significant item. However, the works are in accordance with the Gateway Masterplan for the place which anticipated build form across the site, including in the locations proposed in this SSDA. The significant views identified in the DCP have been retained and the footprints and setbacks have been designed to ensure that the view lines are not visually dominated i.e. there are limited viewpoints from which the closest building (Building 2.2) is visible behind the Brick Stack.</p>
<p><i>Are the proposed works part of a broader scope of works?</i></p>	<p>Yes. The full suite of works and staging is set out in the Environmental Impact Statement. Stage 2a follows the approval of the Demolition DA, which removed the non-significant structures on the site, and the Stage 1 Built Form DA which approved new buildings to the north of the site. Significant future works are proposed to provide conservation, interpretation and adaptive reuse works within the Heritage Plaza to the north of the site. Additional residential stages and public domain works are also proposed in future. The Corrimal Conservation Management Strategy (2023) and the Heritage Interpretation and Public Art Strategy (ongoing document) underpin all stages of works to ensure a consolidated approach to heritage conservation across the various applications which are also guided by the DCP and masterplan which specifically planned for good development in the context of the significant elements. There are no notable heritage conservation or interpretation works planned in these documents relevant to Stage 2a however the development guidelines of the DCP</p>
<p><i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i></p>	

Control	Response
	<p>and CMS are adhered to. The project overall will provide a significant positive outcome in the context of this previously underutilised site.</p> <p>Note that this application is submitted concurrently with the Stages 2-4 Civil Works application. The impact of this proposal is assessed under separate cover however in summary the works are enabling works and a paper subdivision which would have no material effect on the heritage values of the site in addition to the effects outlined in this report in relation to the Stage 2a built form.</p>
<p><i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?</i></p>	<p>Yes. Refer accompanying report.</p>
<p><i>Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?</i></p>	<p>No other approvals are required from a heritage perspective.</p> <p>The SSDA will be referred to Council and Heritage NSW as delegate of the NSW Heritage Council for comment.</p>
<p><i>Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?</i></p>	<p>N/A</p>
<p><i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i></p>	<p>Yes. See above in this report.</p>
<p><i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i></p>	<p>No. As outlined above there are no works which directly affect the significant fabric, and the visual setting has been prioritised in the design.</p>
<p><b>Access</b></p> <p><i>Will the heritage item be accessed by the public? If so, has the advice of an access consultant been sought to investigate options of Disability Discrimination Act compliant access that may have least impact on the heritage item?</i></p>	<p>The broader project significantly improves the ability and inclination of the public to visit and engage with the site, specifically the Heritage Plaza to the north and the public parks to the south and west of the Stage 2b area. This stage of the project contributes to the realisation of the broad project albeit it is a residential phase without notable provision of these significant public areas which will be delivered in future stages.</p>
<p><b>Interpretation</b></p> <p><i>Will the proposed works contribute to a continued understanding of the heritage item's history and significance?</i></p> <p><i>Can interpretive features be integrated into the design?</i></p>	<p>Interpretation features are being integrated throughout the broader project however as outline in the draft Heritage Interpretation and Public Art Strategy, devices are not located in the Stage 2a area. Three signs are currently being implemented in the Stage 1 area and additional signage in the Heritage Plaza, Central Park and the southern part of the site will be delivered in future stages to respond to the commitments in the Interpretation Plan and</p>

Control	Response
<p><b><i>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</i></b></p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>the Connecting with Country and Cultural Values Assessment Report (2023).</p> <p>The works are partly within the heritage listed curtilage of the former Coke Works and therefore constitute works to a heritage item. However practically, the works constitute new buildings in the vicinity of significant buildings and therefore are assessed against these questions. The assessed is detailed above in this report and summarised below:</p> <ul style="list-style-type: none"> <li>• Stage 2a works retain significant view corridors identified in Chapter D19 of the DCP, including views to the Brick Stack from Towradgi Road Overpass.</li> <li>• Building 2.2 is appropriately set back a minimum of xx metres from the Brick Stack, with upper levels set back above four storeys; the nearest other building (2.1) is only four storeys.</li> <li>• Eastern façade setbacks ensure buildings are not visually read directly behind the Stack in southward views from the Heritage Plaza, maintaining the Stack’s prominence.</li> <li>• No heritage elements of exceptional or high significance are directly affected; all such elements will be retained, conserved, interpreted, and adaptively reused in line with the Heritage Interpretation and Public Art Strategy</li> </ul>

# 7

## Conclusion & Recommendations

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# 7 Conclusion and Recommendations

This proposal forms an integral part of the broader redevelopment of the site, contributing to a long-term vision that combines mixed-use activation with the conservation, interpretation and adaptive reuse of its significant heritage elements. While this stage does not directly involve works to the highly significant items to the north or the installation of interpretation devices outlined in the HIPAS, it plays a critical role in generating the activity and economic capacity needed to support the conservation and maintenance of these features over time. The proposal is consistent with the Gateway Masterplan, which anticipated built form in the locations identified in this SSDA, and has been designed to relate sensitively to the visual curtilage of the significant elements.

The significant view corridors identified in the DCP are retained, particularly those towards the Brick Stack from the Towradgi Road Overpass and the Heritage Plaza. Building footprints, setbacks and upper-level recesses have been deliberately arranged to ensure that the Brick Stack remains a dominant visual landmark, with limited viewpoints where new buildings appear directly behind it. Building 2.2, the closest to the heritage plaza, is set back appropriately from the Brick Stack and adopts a design language that references the site's industrial character through the use of brick, black metal and a contemporary sawtooth roof form inspired by the powerhouse. Its earthy tonal palette, bronze-coloured metal panels and dark brown bricks, combined with vertical bays defined by light Hebel-clad blade walls, create a strong yet respectful presence that complements the heritage setting.

The four buildings within Stage 2a share a related architectural approach while maintaining distinct treatments to break down the overall scale and add visual interest. This diversity in design supports the creation of a dynamic streetscape that reflects the layered history of the site, and which breaks down the visual bulk of the development.

Although interpretation devices are not located within the Stage 2a area, they are being progressively delivered in other parts of the project, including signage in Stage 1 and planned installations in the Heritage Plaza, Central Park and southern areas, in line with the commitments of the Interpretation Plan and the Connecting with Country and Cultural Values Assessment Report (2023).

Stage 2a contributes to the broader heritage narrative, ensuring that new development is not only compatible with the site's cultural significance but actively supports its long-term preservation and public engagement. The proposed works are supported from a heritage perspective.

# 8

# Bibliography & References

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## 8 Bibliography & References

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*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

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# Appendix Heading



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