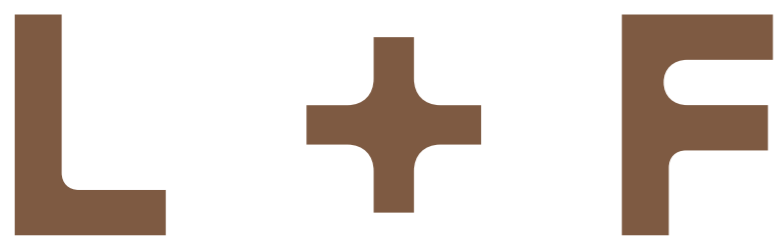


The Works Corrimal Stages 2A



Prepared for



LEGACYPROPERTY

State Significant Development Application
Oct 2025

This report 2024059-LR-DA000[1] should be read in conjunction with
Landscape Development Application drawings (Appendix A) Prepared by
Land and Form

This Design Report provides an explanation that verifies how the development addresses how design quality principles are achieved, and demonstrates compliance against the relevant landscape planning and public domain guidelines and policies.

Land and Form Studios
Suite 208/3 Gladstone Street Newtown NSW 2042

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This document has been prepared in collaboration with:

DKO



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Introduction & Context

Introduction

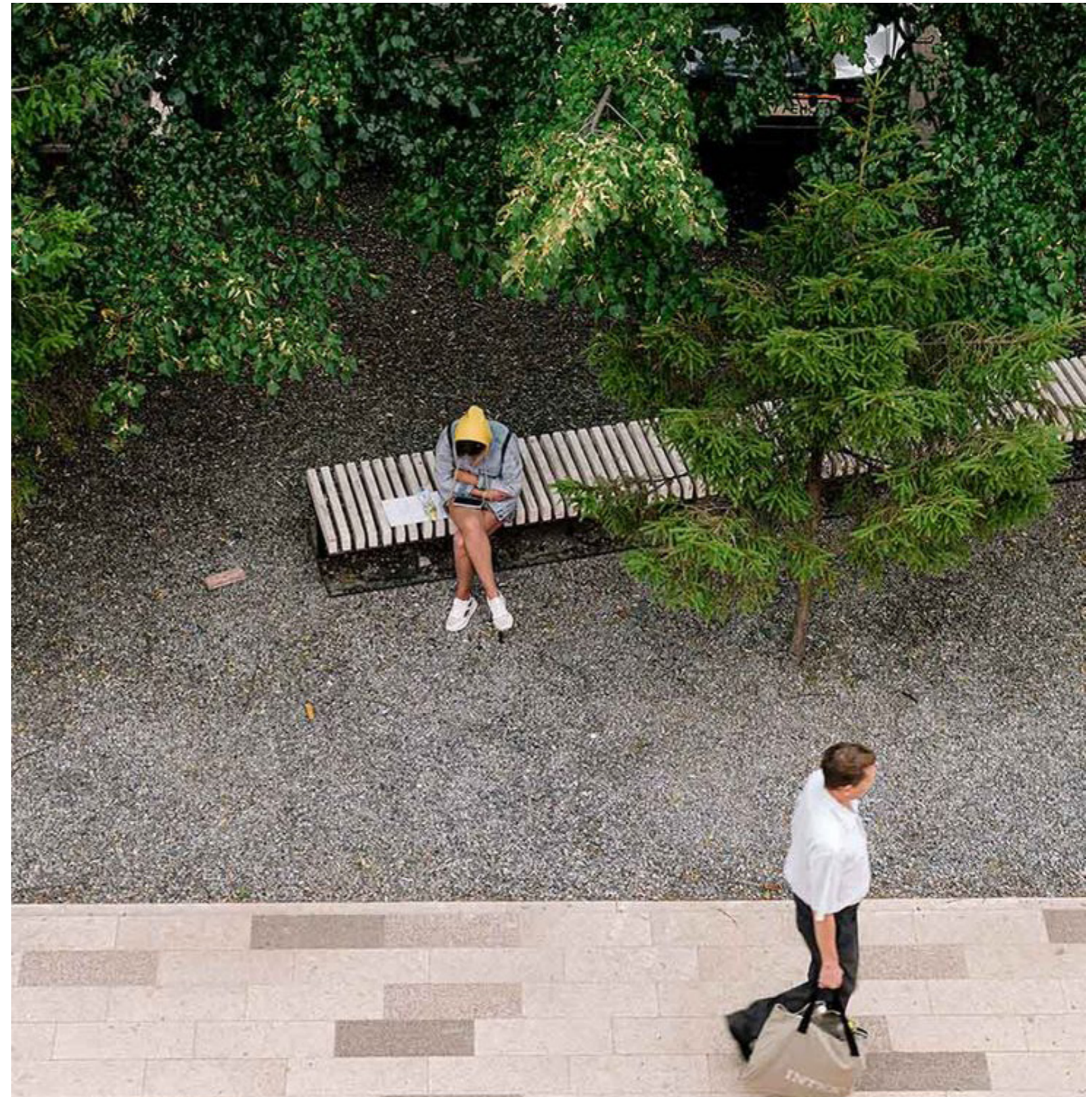
Project Overview

The project involves the re-development of Corrimal Coke Works - Stage 2A, Wollongong. The site is proposed to be developed for residential use. This design report demonstrates the quality of the streetscapes and private open space provisions and embellishments.

Design Process

The current design was developed over a series of collaborative workshops with DKO and engagement with City of Wollongong Council.

This document provides an outline of the site context, the brief, concepts and principles that have played a role in the preparation of the overall design and public interface works. The redevelopment of the Corrimal Coke Works - Stage 2A is an important design challenge in itself and this design report expresses the carefully considered principles + solutions to some of the site's key challenges and what we believe will deliver a design led outcome that integrates high quality landscape amenity.



Strategic Context (GANSW)

RELEVANT POLICIES, GUIDELINES & CONTROLS








BETTER PLACED & GREENER PLACES (GANSW)

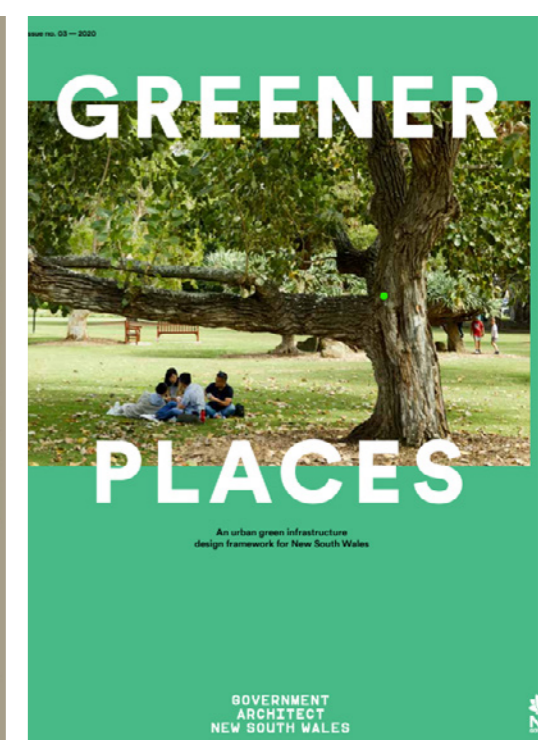
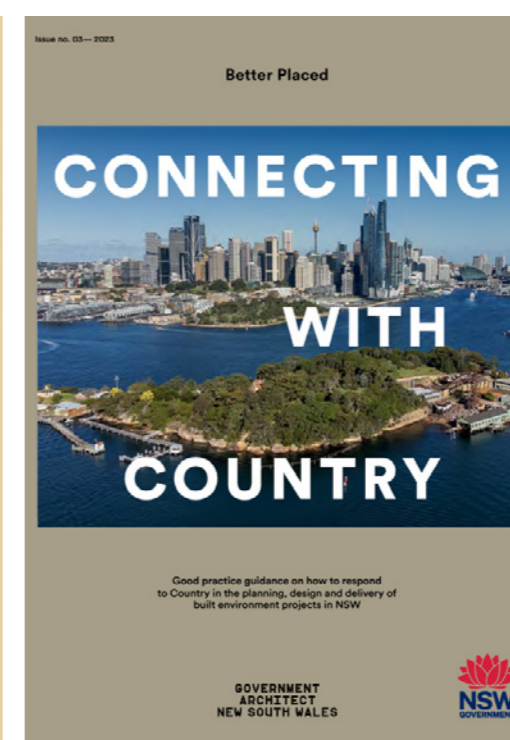
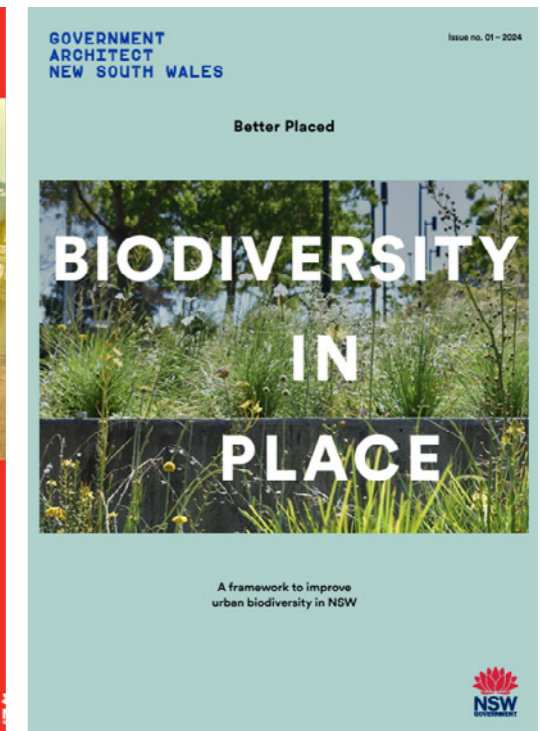
Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

OBJECTIVES FOR GOOD DESIGN (GANSW)

 OBJECTIVE 1. <u>Better fit</u> contextual, local and of its place	 OBJECTIVE 2. <u>Better performance</u> sustainable, adaptable and durable
 OBJECTIVE 3. <u>Better for community</u> inclusive, connected and diverse	 OBJECTIVE 4. <u>Better for people</u> safe, comfortable and liveable
 OBJECTIVE 5. <u>Better working</u> functional, efficient and fit for purpose	 OBJECTIVE 6. <u>Better value</u> creating and adding value
	 OBJECTIVE 7. <u>Better look and feel</u> engaging, inviting and attractive



Strategic Context (DCP)

WOLLONGONG CITY WIDE DEVELOPMENT CONTROL PLAN CHAPTER D19: FORMER CORRIMAL COKE WORKS SITE

OVERVIEW

The former Corrimal Coke Works Site will be developed as a contemporary urban village, providing a diversity of medium density housing types within a high quality public domain that retains the heritage significance of the place, and reveals and reinforces the role of heritage buildings and sites in their context. The Site will conserve significant industrial elements that are adaptively reused and integrated with innovative heritage interpretations in public spaces and through urban design outcomes to allow the community to engage with the history of the Site. Aboriginal cultural values and significance of the Site will also be acknowledged and celebrated.

LANDSCAPE REQUIREMENTS

- A minimum of 30% of the total site area must be provided as landscaped area. The landscaped area may also include landscaping on a podium, where that section of the podium is less or equal to than 1.2 metres in height and the minimum soil standards of this DCP (clause 6.11.2) are achieved. Any landscaped area on the site which is less than 1.5 metres in width is not included within the landscaped area calculations.
- Any landscaped or grassed areas within the front setback area will be included in the landscaped area calculations. Landscaping in this area must be in context with the scale and height of the multi dwelling housing development.

EMBANKMENTS

- The maximum slope of turfed areas in public open spaces is to be to be 1:6 to ensure the safety of individual carrying out maintenance.

PLANTING ON A SLAB OR PODIUM

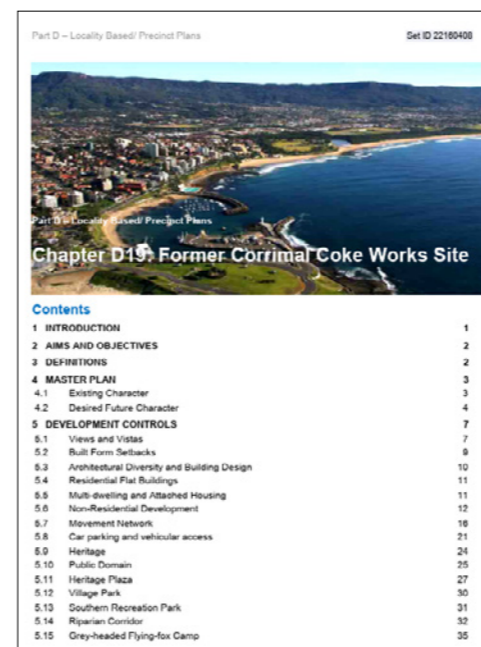
- Landscaping documentation should include details illustrating water-proofing, soil containment, filter fabric, drainage outlets, subsoil drainage methods, irrigation, and external finishes to the retaining wall / planter box.
- An average soil depth and volume for trees, shrubs, groundcover and lawns is provided in the table below

Minimum soil standards for planting on structures or podiums

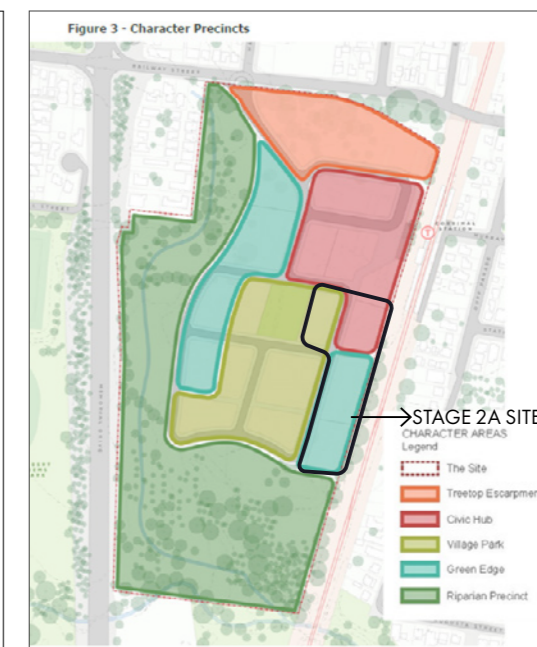
Plant type	Definition	Soil Volume	Soil Depth	Soil Area
Large trees	12-18m high, up to 16m crown spread at maturity	150m ³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 16m crown spread at maturity	36m ³	1,000mm	6 x 6m or equivalent
Small trees	6-8m high, up to 16m crown spread at maturity	16m ³	800mm	4 x 4m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			300 mm	

DEEO SOIL PLANTING

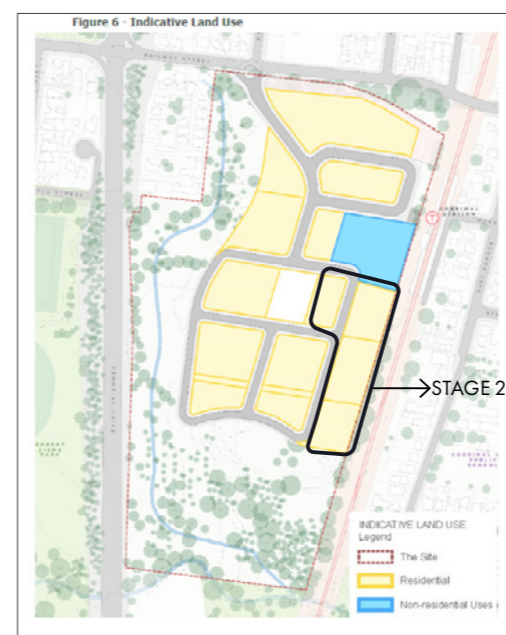
- A minimum of half of the landscaped area (i.e. 15% of the site) must be provided as a deep soil zone, where the deep soil zone is not located at the rear of the site. The deep soil zone may be located in any position on the site, other than forward of the building line, subject to this area having a minimum dimension of 6m. Alternatively, the deep soil may extend along the full length of the rear of the site, with a minimum width of 6m. The area of deep soil planting must be continuous to ensure that the deep soil planting area is a singular uniform area and is not fragmented
- No structures, basement carparks, driveways, hardpaving, decks, balconies or drying areas are permitted within the deep soil zone.



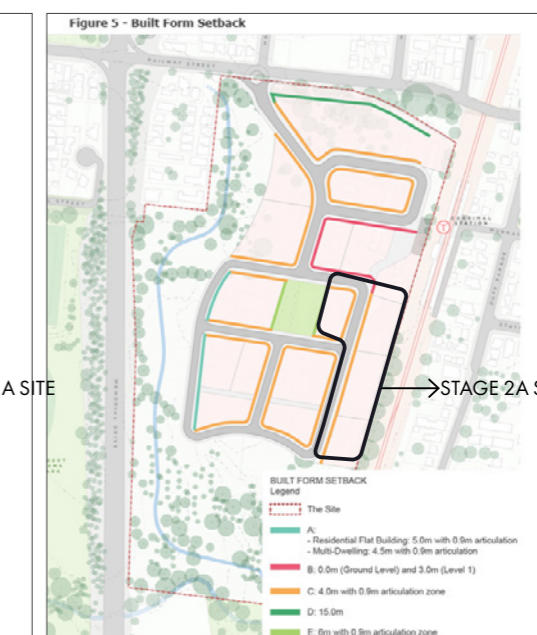
City of Wollongong DCP - Chapter D19: Former Corrimal Coke Works Site



Character Precincts



Built Form Setback



Built Form Setback

Local Context



Design Objectives & Precinct Vision

Design Objectives



A SAFE CONNECTED COMMUNITY

A welcoming neighbourhood that creates a sense of belonging and security whilst being connected to the wider local community of quality schools and local lifestyle amenity. The proposal expands on the sites existing assets and creates a new community destination. We aim to create resilient communities with shared spaces & encourage community support & engagement



SUSTAINABILITY & INNOVATION

We aim to create resilient spaces harnessing innovation and a commitment to a sustainable community for all. The proposal aims to enhance urban canopy cover & improve Green infrastructure - with a minimum 40% site canopy coverage through implementation of trees & 'green' canopy structures to mitigate heat island effect.



HARMONY WITH NATURE

Biophilic design principles influence the urban design to balance built form with natural landscape. Supported by generous vegetated corridors and selective tree-planting to enhance the beauty of the site. We aim to create a hub in the development that harmonises nature and urban life, with an emphasis on tree Canopy , natural materials and sustainability.



A HEALTHY LIFESTYLE

A site designed for a healthy, positive lifestyle and nearby access to amenities and transport. We aim to enhance the existing site with connections to existing reserves and the wider context



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 ownership. 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.

// TO CREATE A GREEN SANCTUARY IN THE HEART OF
CORRIMAL WORKS THAT CELEBRATES AND EMBRACES A
CLOSE CONNECTION WITH CONTEXT AND IT'S
LANDSCAPE SETTING //

The Design

Design Statements

Public Interface & Streetscapes

Careful consideration has been given to ensuring the proposal will deliver a seamless transition between the public and private domain. This has required particular regard to be given to the street frontages, which each offer a unique environment and demand on individual design responses reflecting the overall design intent.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

All raised edges & planter walls are allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces enables passive surveillance, discouraging opportunities for undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all communal areas at maximum 1:20 grades reducing the amount of handrails and clutter where the proposal will interface with the public realm.

Deep Soil, Soil Depths on Podiums & Permanent Planting

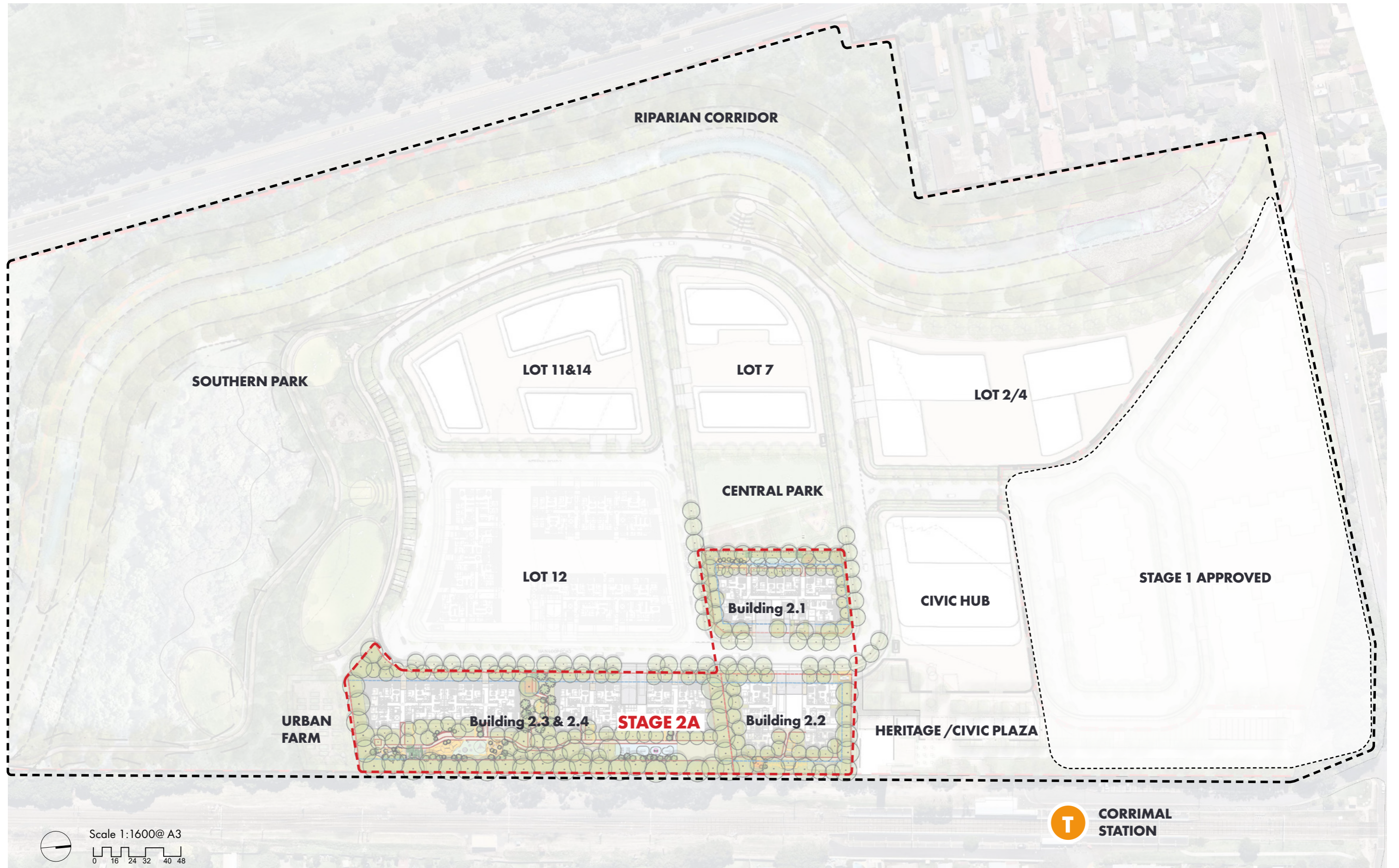
All planters have a minimum soil depth of 500mm with a minimum 350 mm slab setdown achieved throughout all landscaped areas in the development.

Community & Placemaking

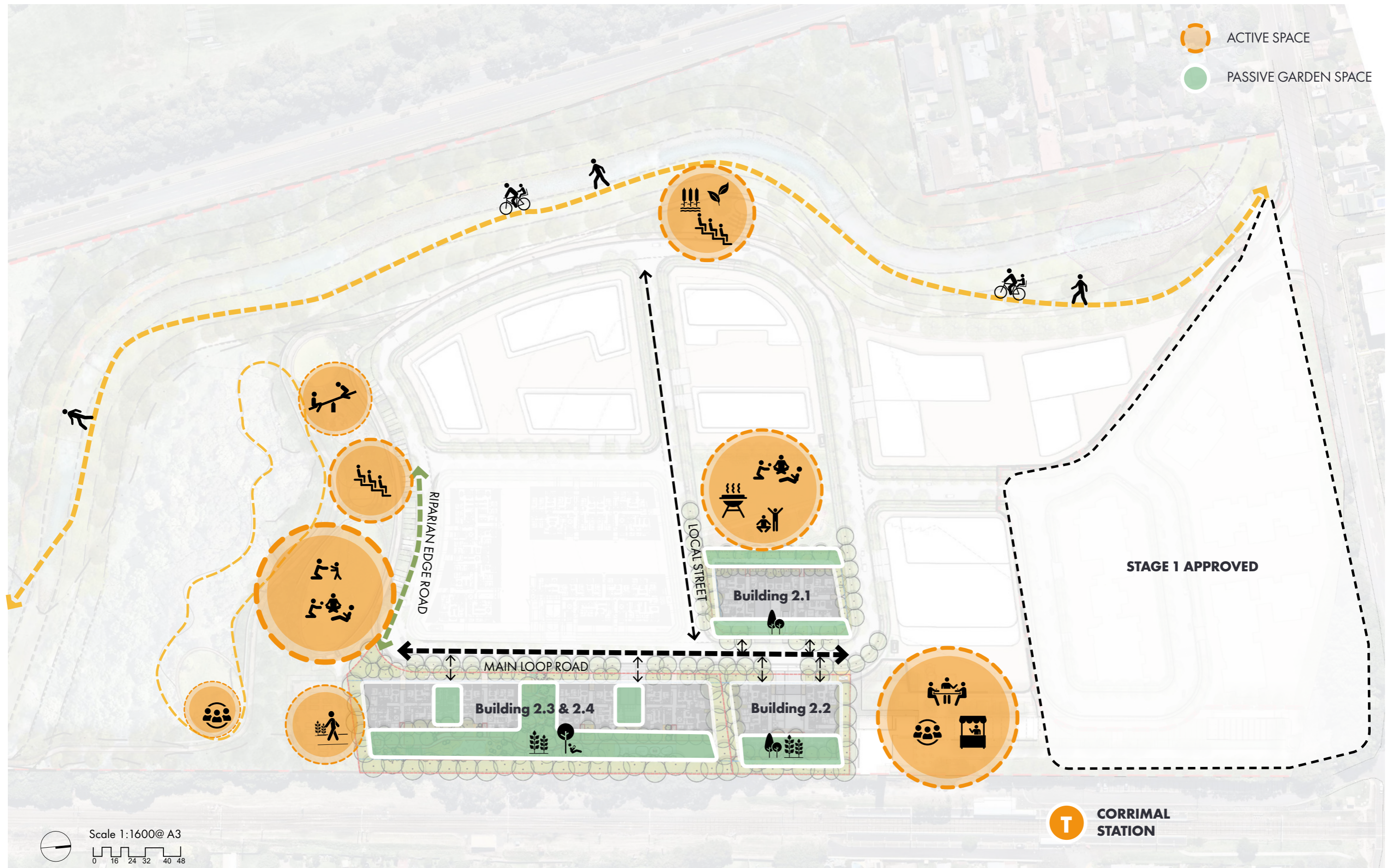
The DA design process enabled Land and Form Studios and DKO Architects to workshop the site's capability to deliver a well designed and integrated approach for communal gatherings by residents and visitors and opportunities for active and passive recreational spaces and well being.



Masterplan

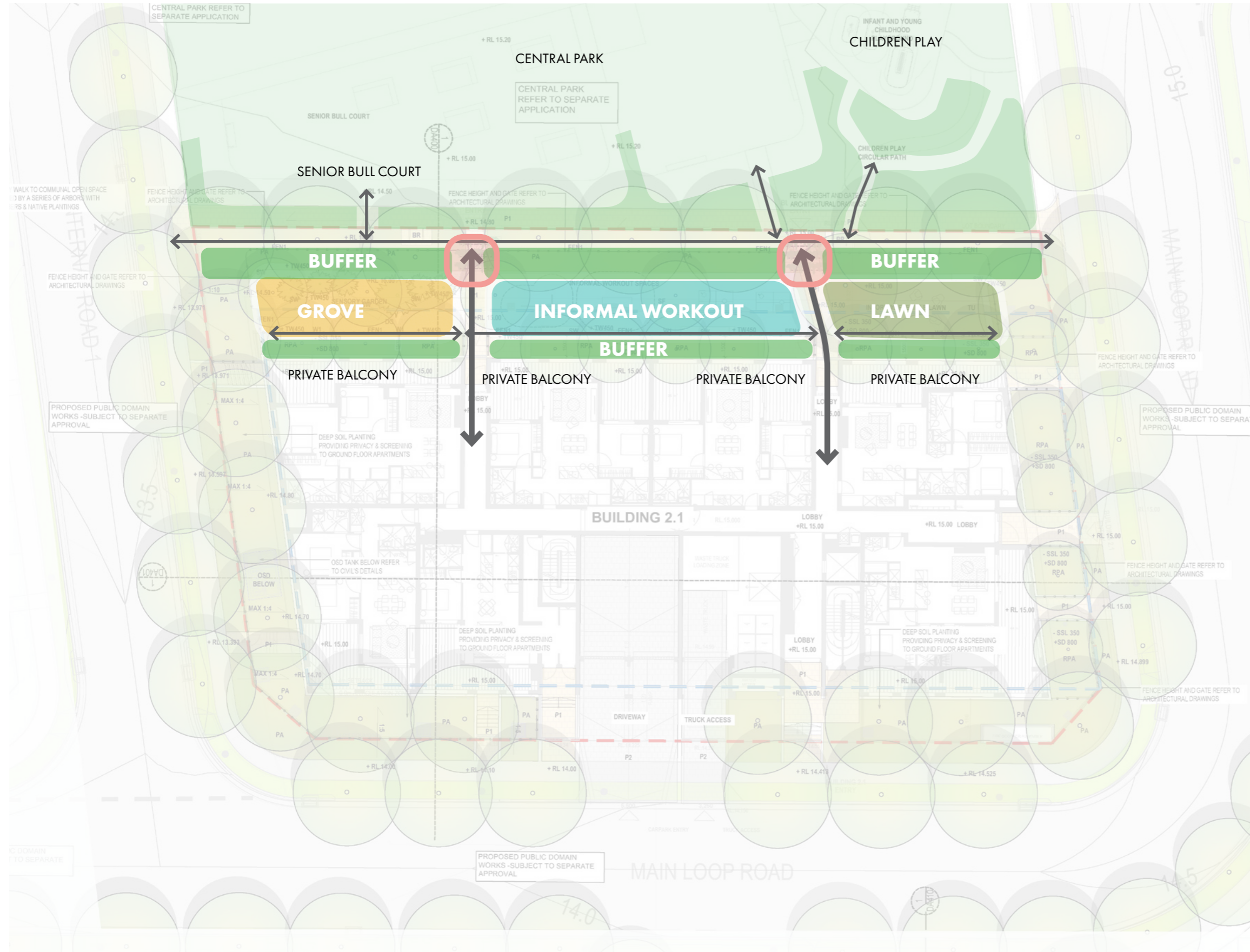


Overall Spatial Strategy

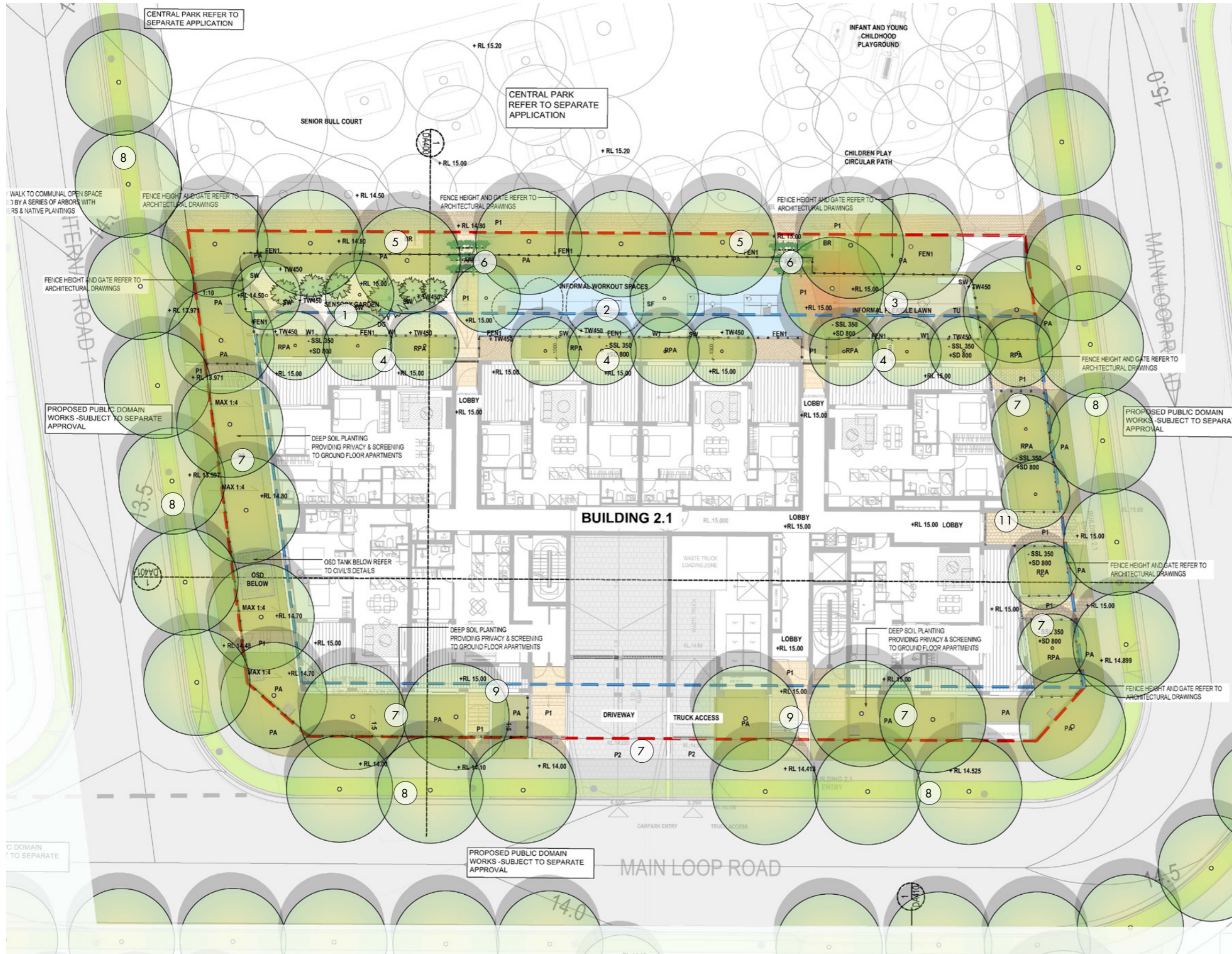


BUILDING 2 .1

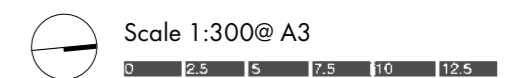
Building 2.1 COS Strategy



Building 2.1 GL Plan



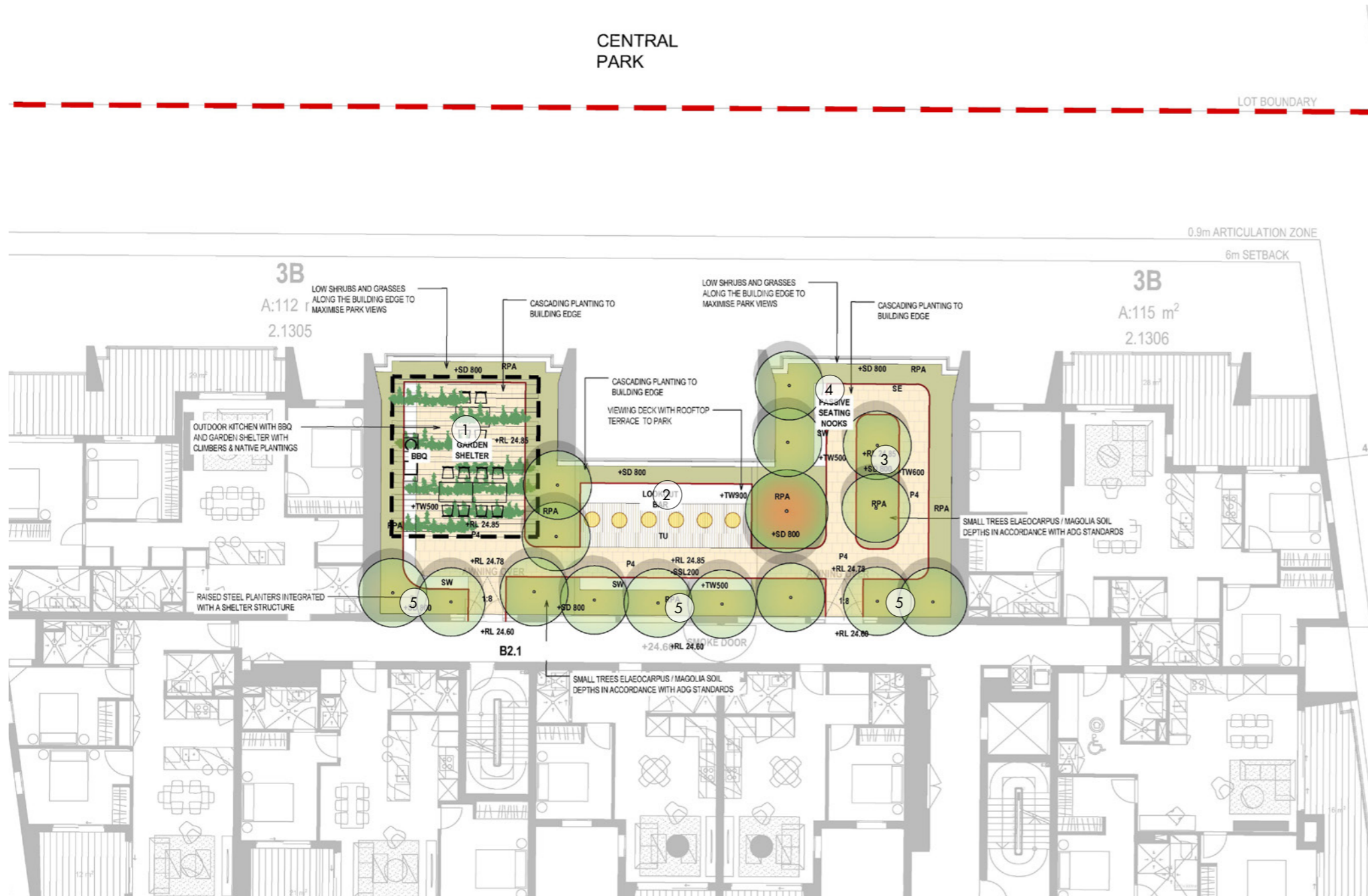
- ① PASSIVE SEATING NOOKS
- ② OUTDOOR WORKOUT SPACES
- ③ NORTH FACING FLEXIBLE LAWN WITH FEATURE FLAME TREE
- ④ EXTENSIVE DENSE NATIVE PLANTING FOR PRIVACY
- ⑤ SITE THROUGH LINK
- ⑥ ENTRY WALK FRAMED BY A SERIES OF ARBORS WITH CLIMBERS AND GATE
- ⑦ EXTENSIVE DENSE NATIVE PLANTING EMBANKMENT
- ⑧ STREET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



Building 2.1 GL Character



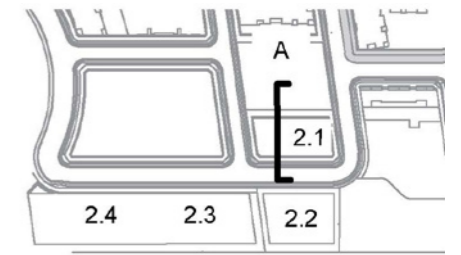
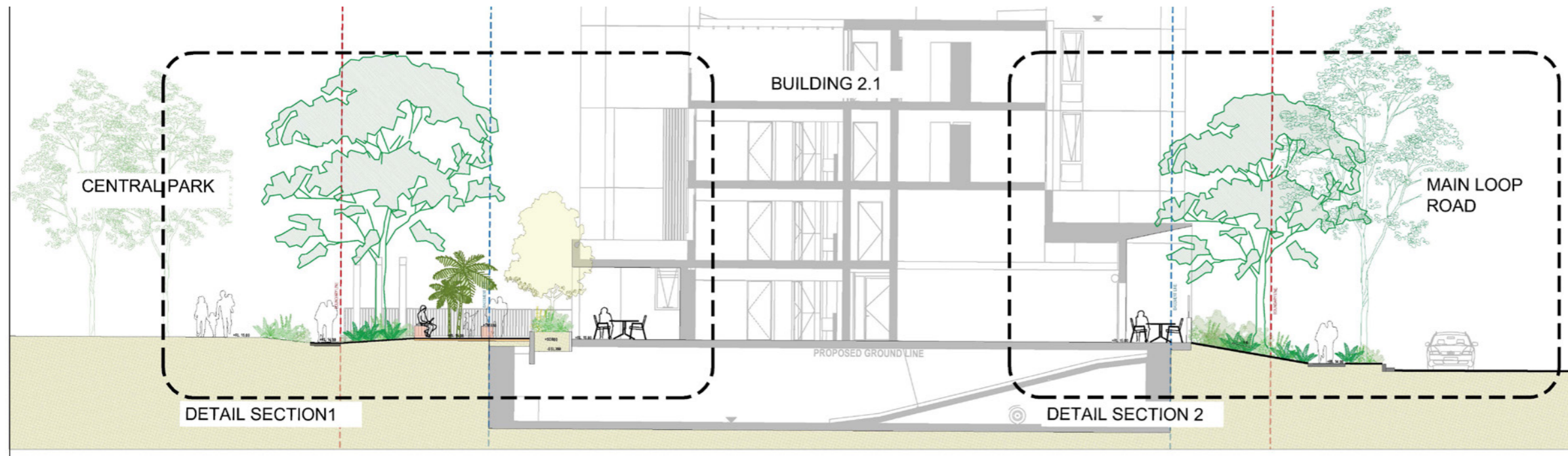
Building 2.1 Level 3 Plan



- 1 OUTDOOR KITCHEN WITH BBQ AND GARDEN SHELTER WITH CLIMBERS & NATIVE PLANTINGS
- 2 LOOKOUT ROOFTOP BAR TABLE TO CENTRAL PARK
- 3 RAISED STEEL PLANTER WITH CITRUS TREES AND A SCENTED, EDIBLE COMMUNITY GARDEN
- 4 GARDEN WALK WITH PASSIVE SEATING NOOKS
- 5 SMALL TREES AS PLANTING BUFFER SOIL DEPTHS IN ACCORDANCE WITH ADG STANDARDS

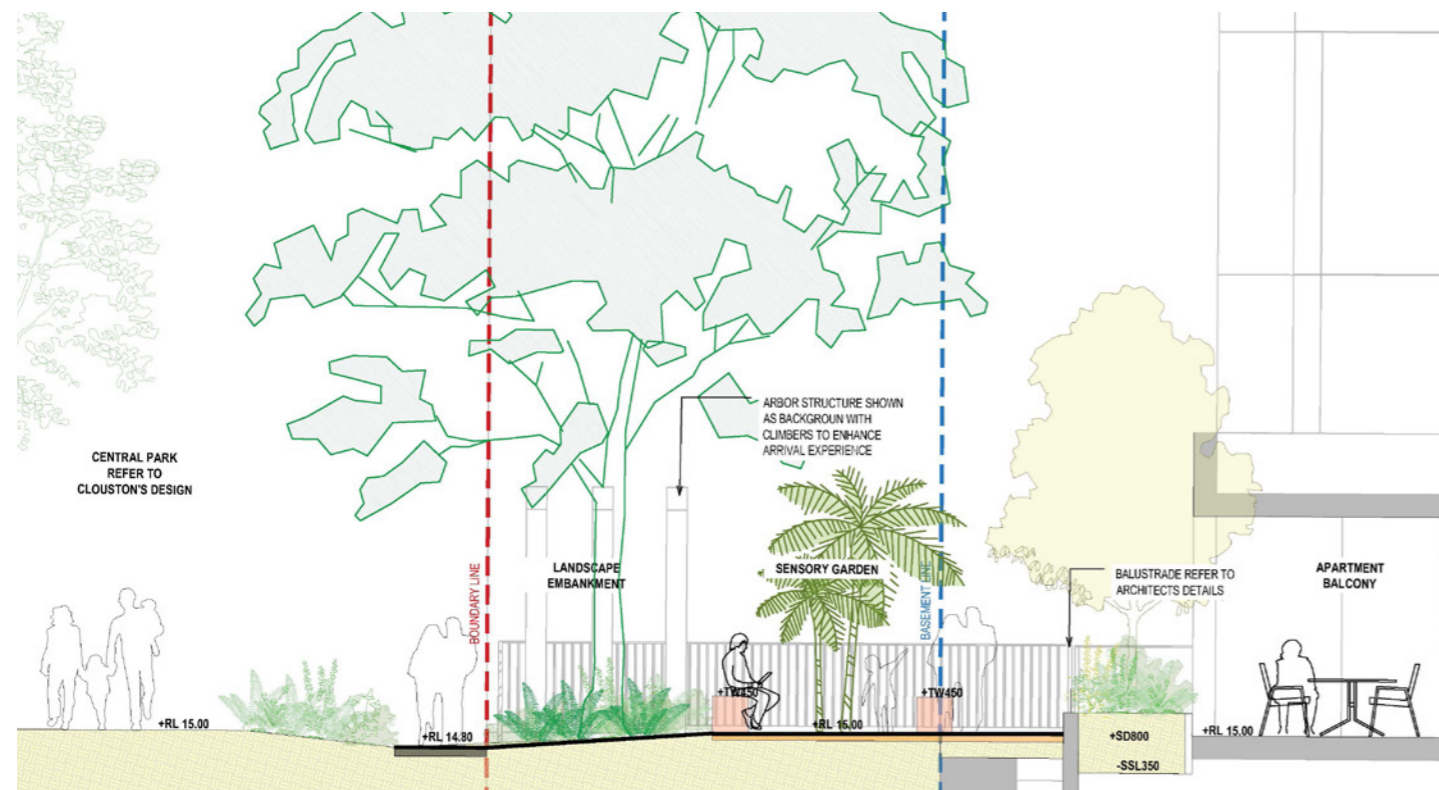


Building 2.1 Typical Interface Section



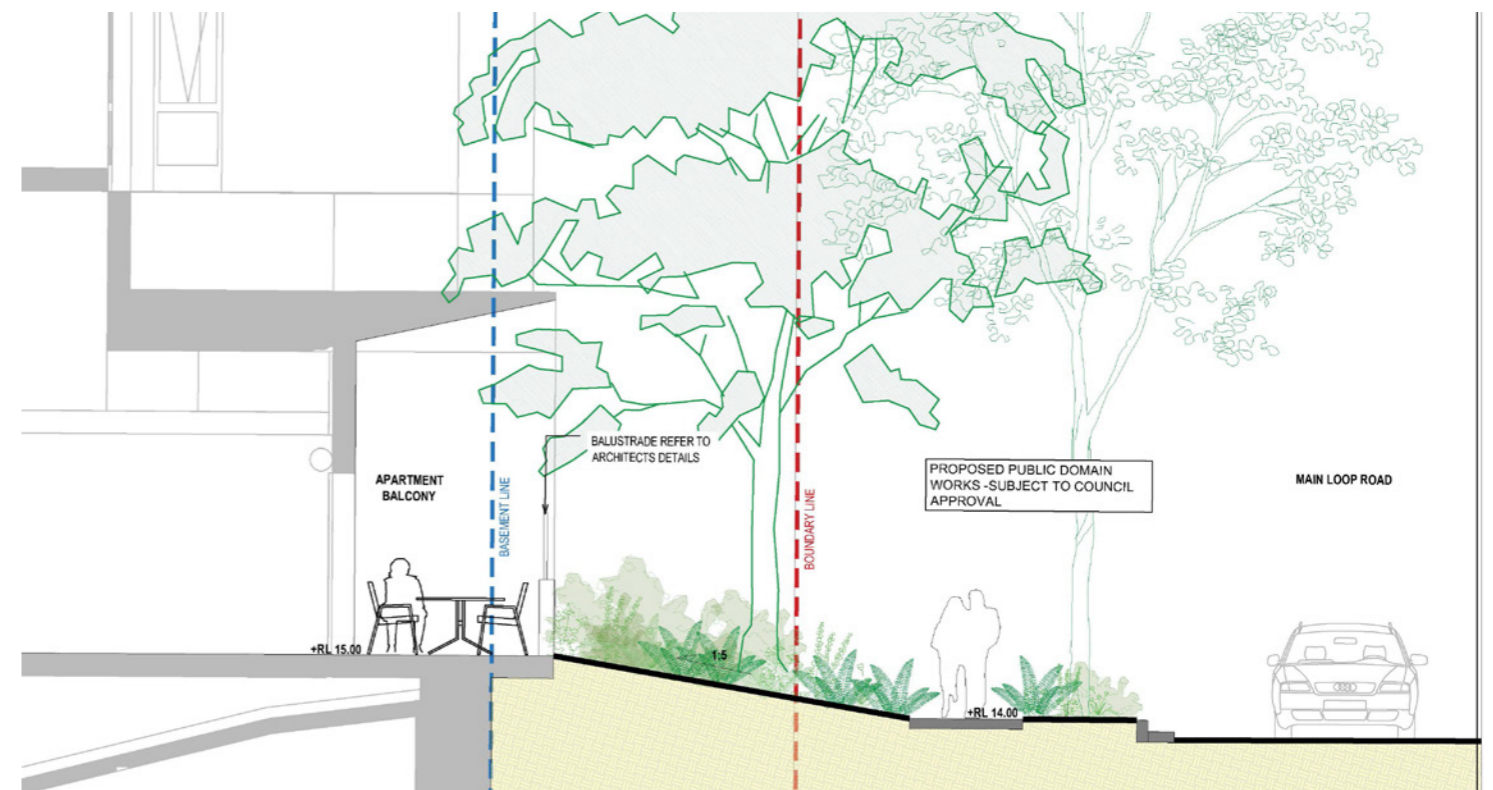
TYPICAL SECTION A

Scale 1:200@ A3



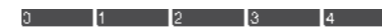
DETAIL SECTION 1

Scale 1:100@ A3

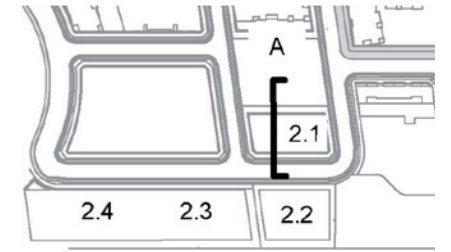
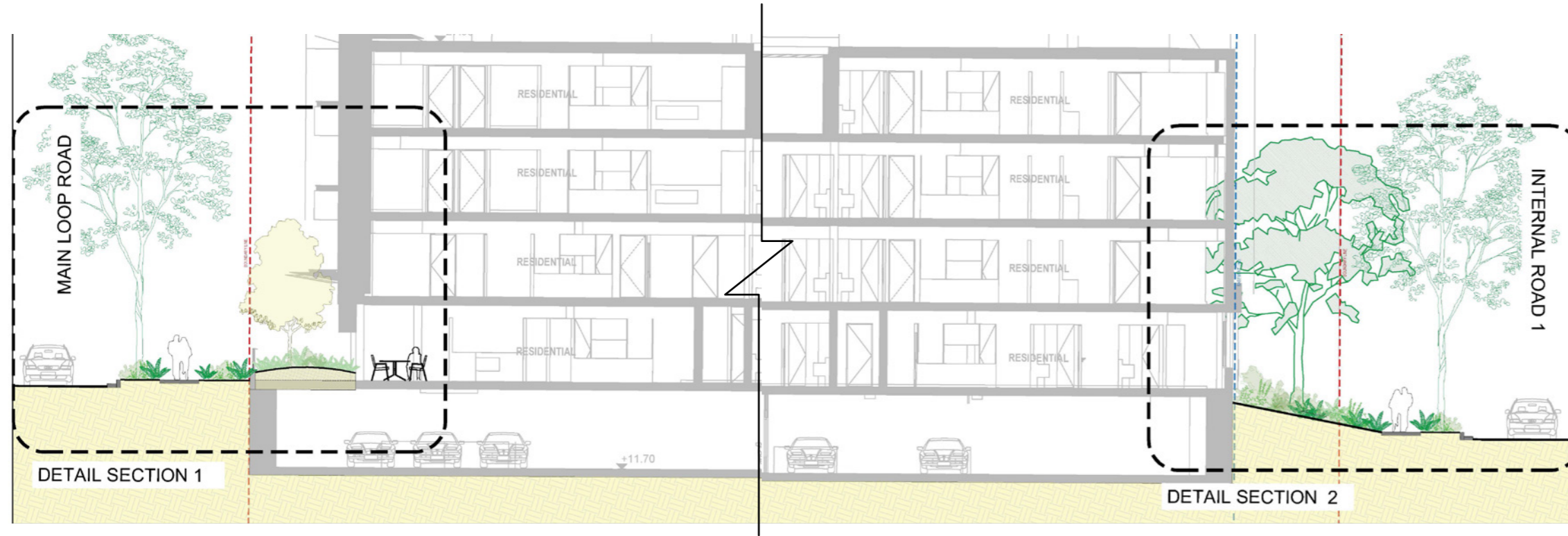


DETAIL SECTION 2

Scale 1:100@ A3



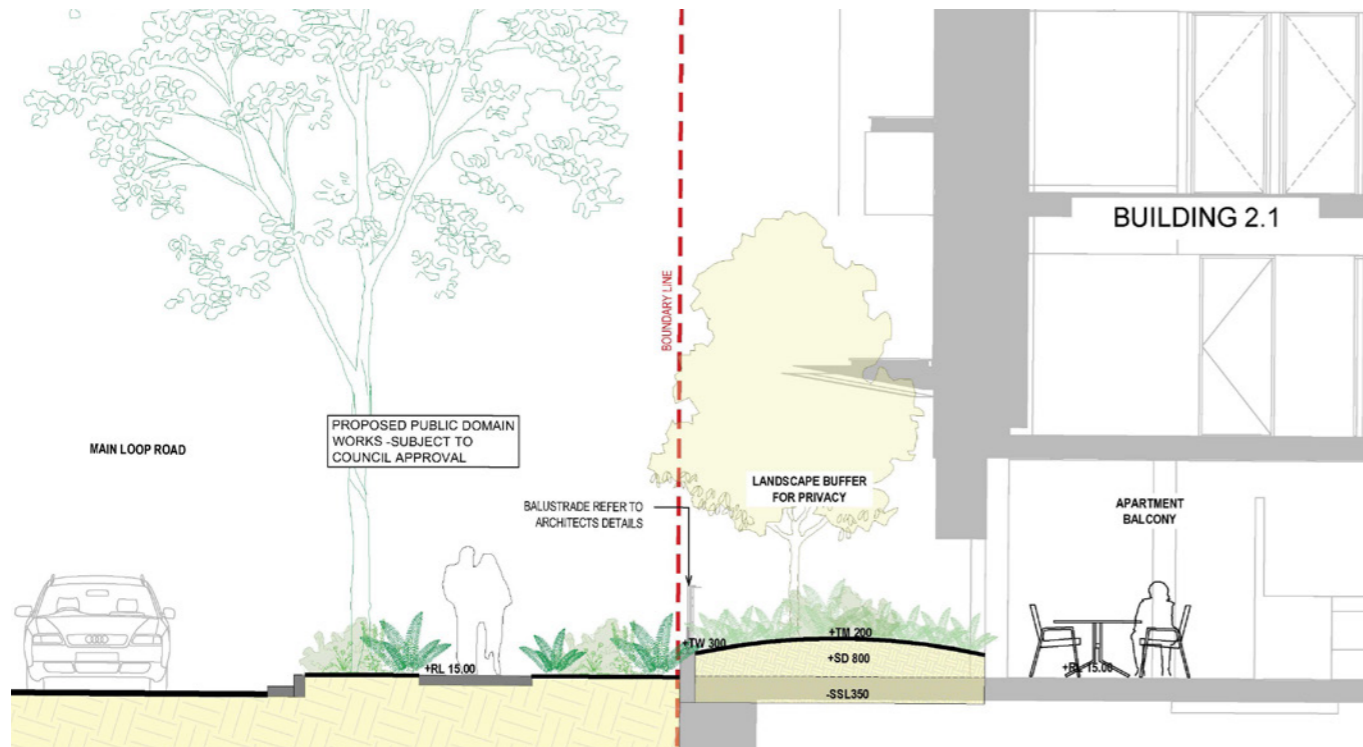
Building 2.1 Typical Interface Section



KEY PLAN - NOT TO SCALE

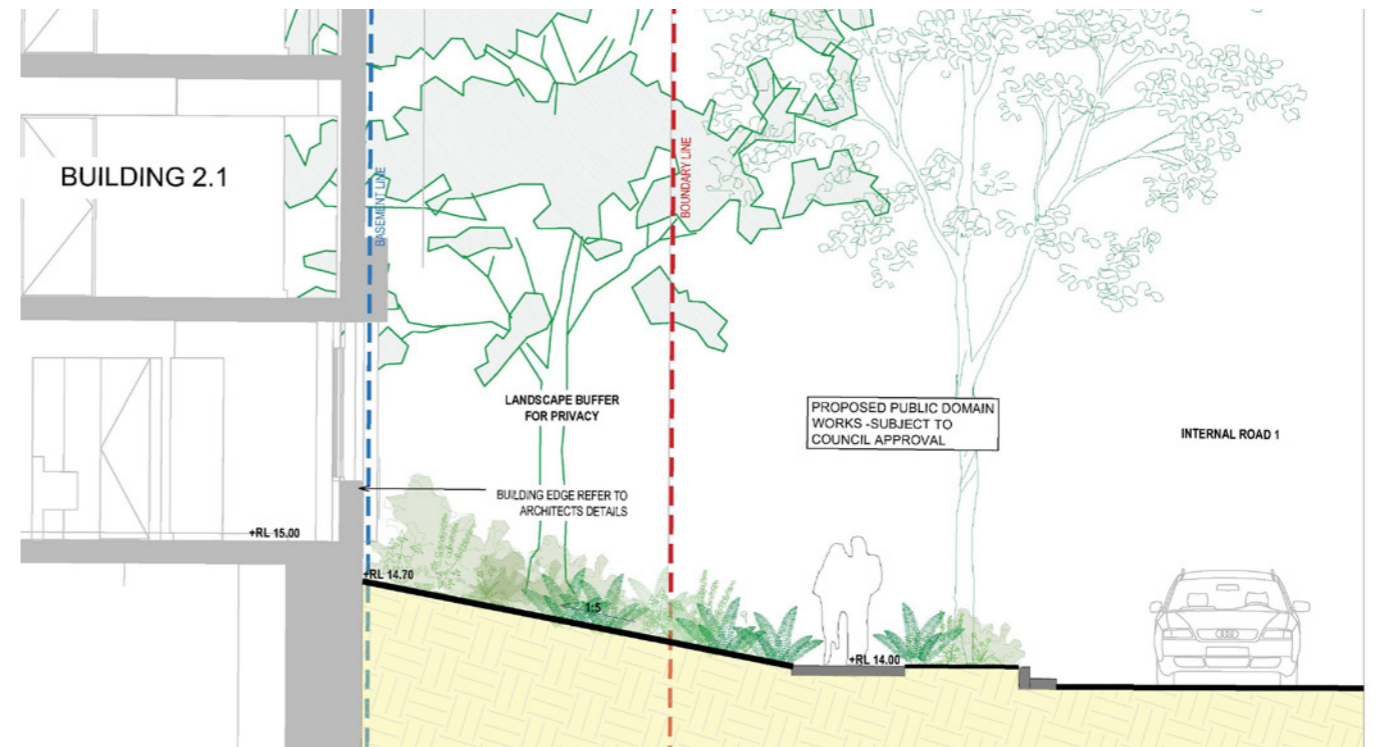
TYPICAL SECTION B

Scale 1:200@ A3



DETAIL SECTION 1

Scale 1:100@ A3



DETAIL SECTION 2

Scale 1:100@ A3



Building 2.1 Level 3 Character





BUILDING 2.2 Design

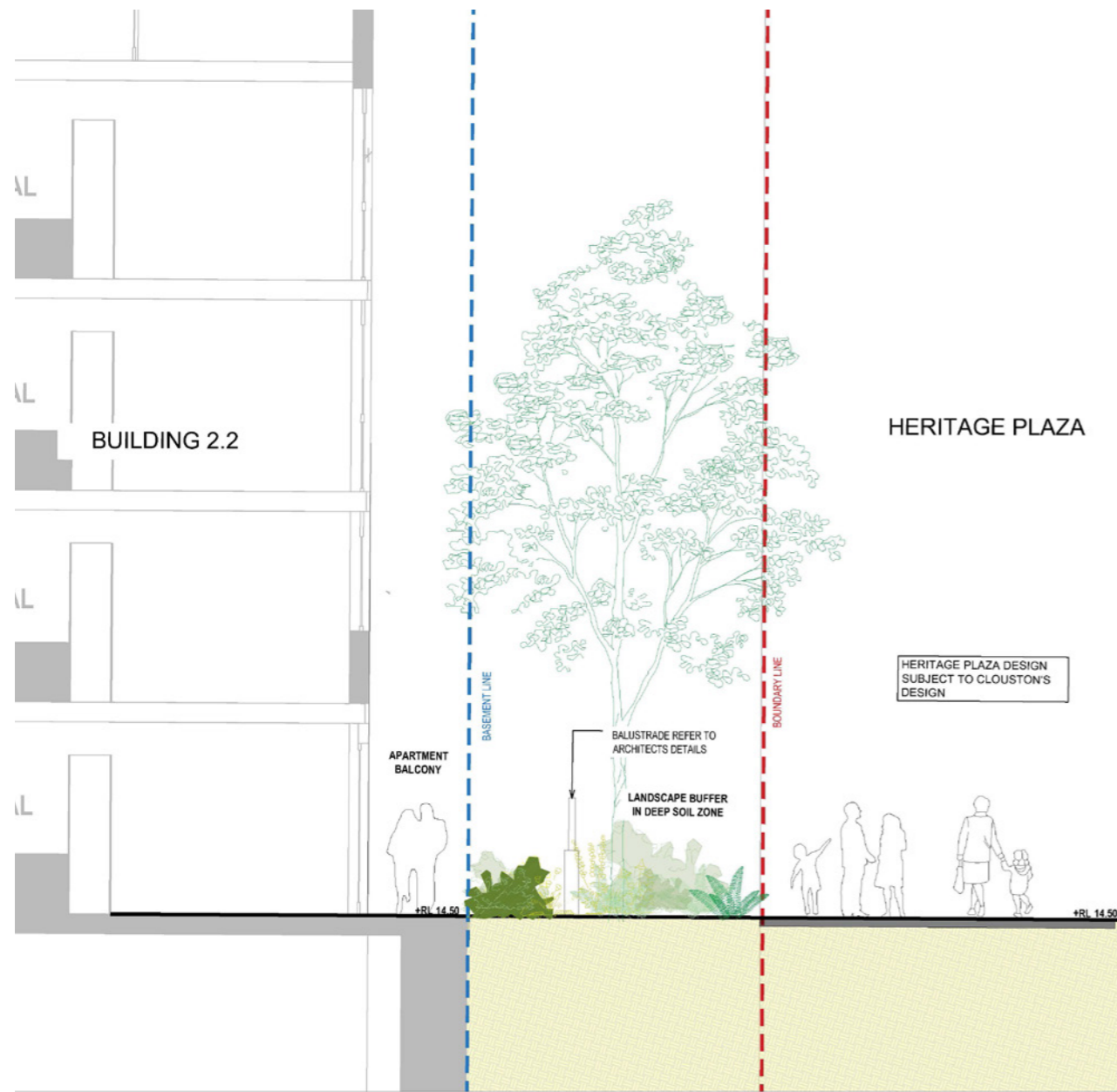
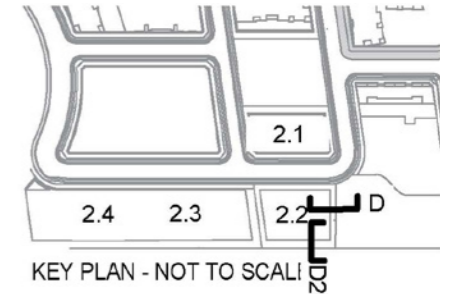
Building 2.2 GL Plan



- ① LOBBY ENTRANCE
- ② STREET TREES REFER TO CLOUSTON MASTERPLAN
- ③ TIMBER DECKED CENTRAL COURTYARD
- ④ GARDEN WALK
- ⑤ INFORMAL STEPPERS IN THE PLANTING
- ⑥ NORTH FACING FLEXIBLE LAWN WITH FEATURE TREES
- ⑦ EXTENSIVE DENSE NATIVE PLANTING FOR PRIVACY
- ⑧ PLANTING EMBANKMENT

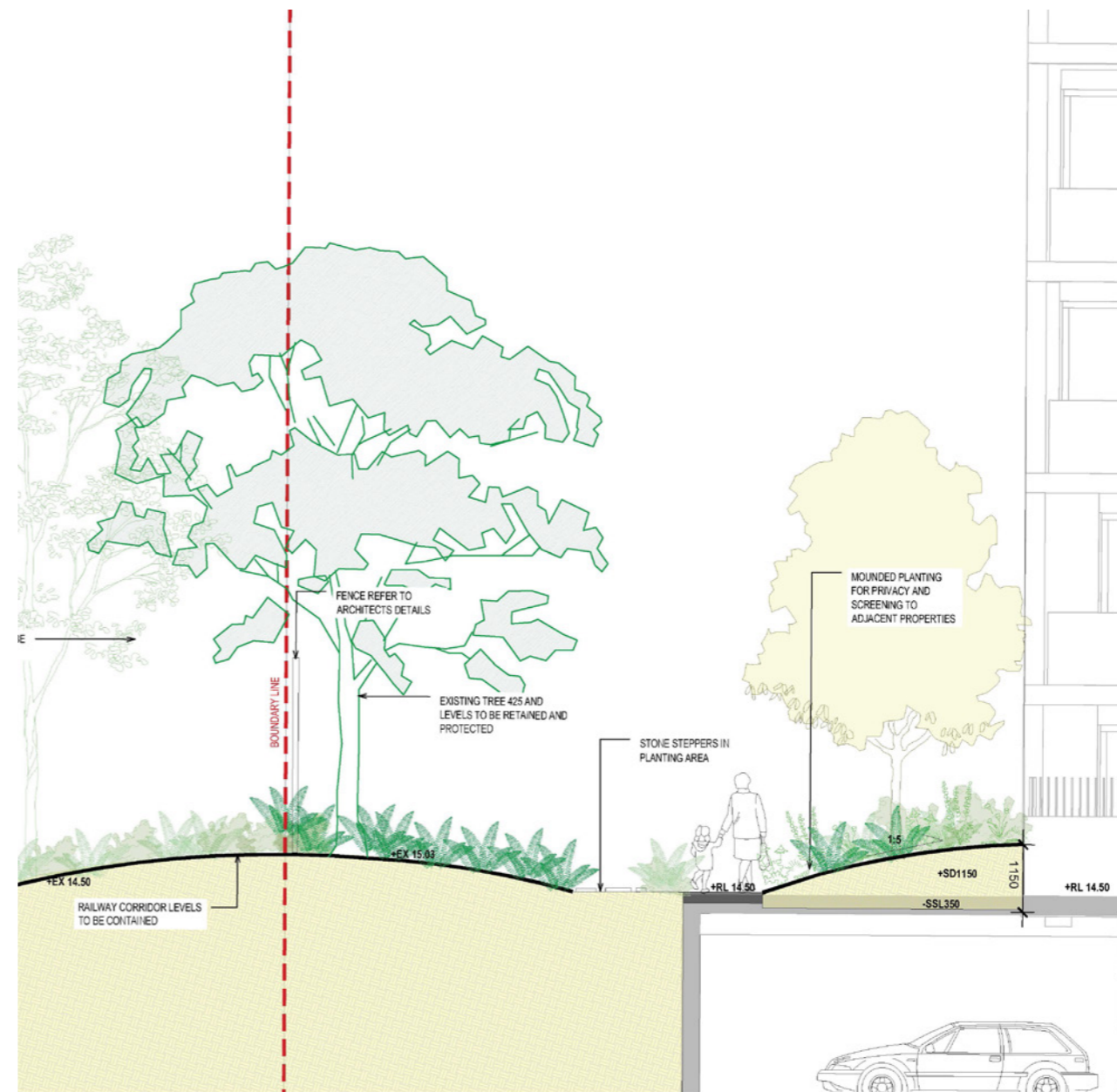
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Building 2.2 Typical Interface Section



TYPICAL SECTION D

Scale 1:100@ A3



TYPICAL SECTION D2

Scale 1:100@ A3



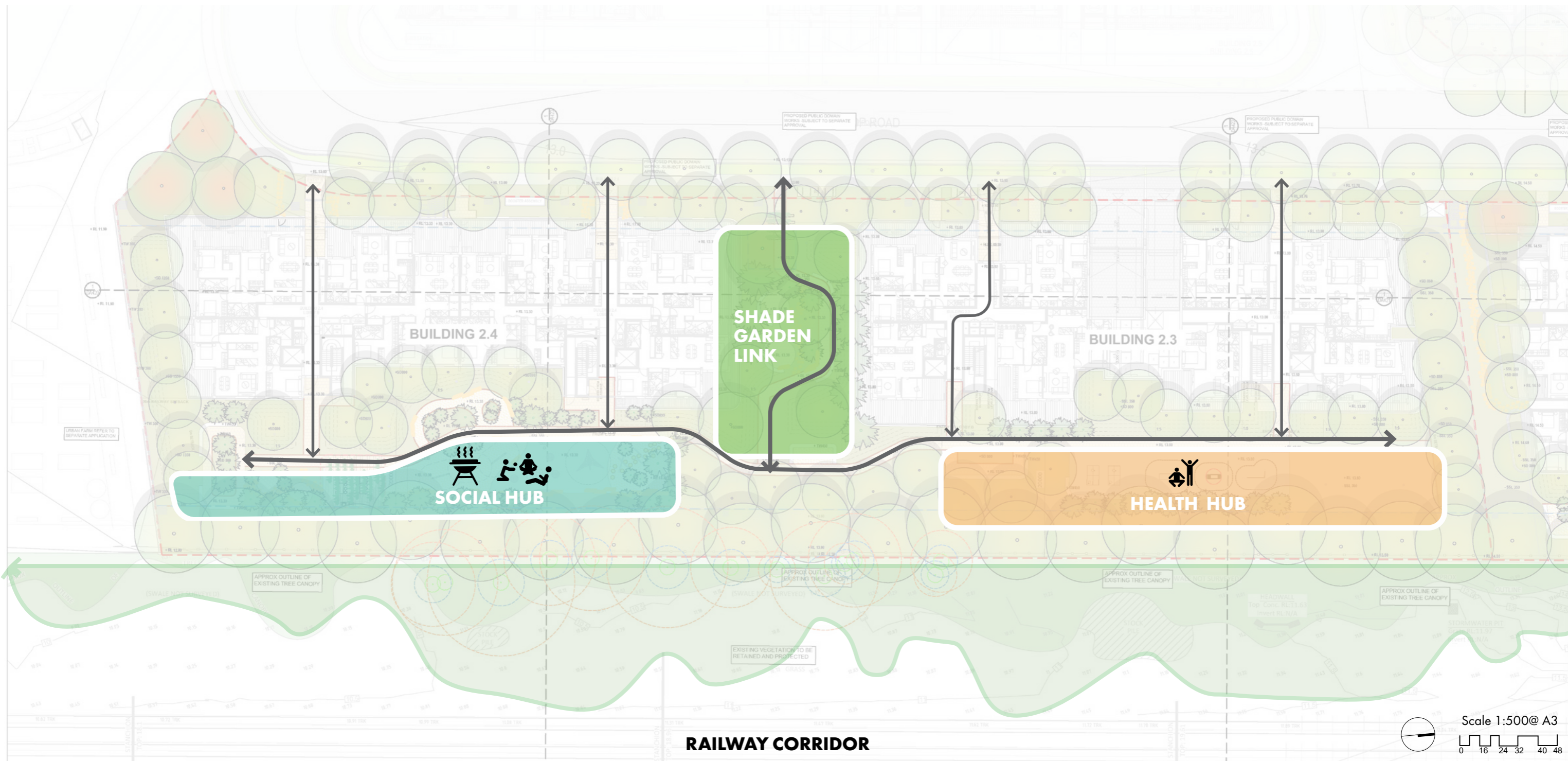
Building 2.2 GL Character





BUILDING 2.3 & 2.4 Design

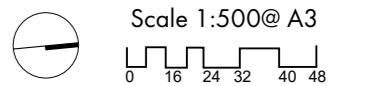
Building 2.3 & 2.4 COS Strategy



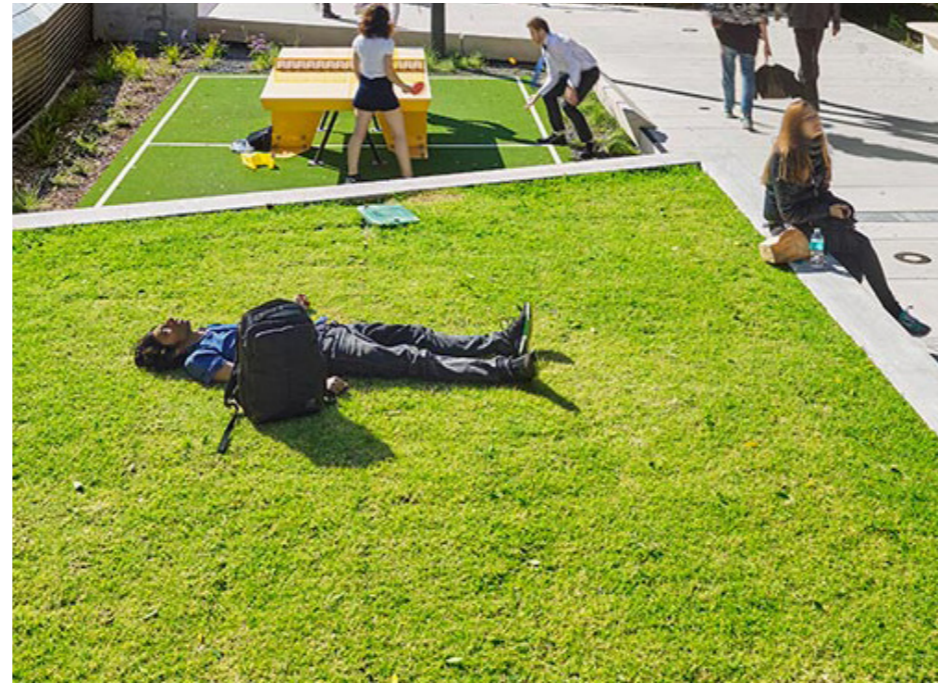
Building 2.3 & 2.4 COS Concept Design



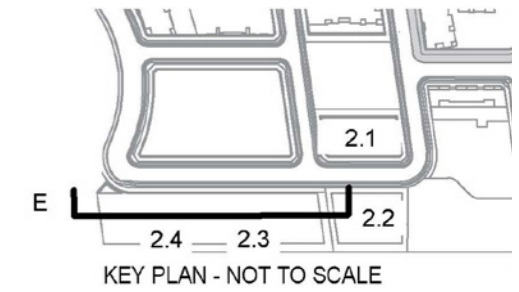
- | | |
|---|--|
| ① GARDEN WALK WITH SEATING NOOKS | ⑦ EXTENSIVE DENSE NATIVE PLANTING FOR PRIVACY |
| ② NATURE PLAY - REUSING TREES AND ROCKS REMOVED FROM THE SITE | ⑧ PLANTING EMBANKMENT |
| ③ BBQ AREA WITH COMMUNITY GARDEN | ⑨ STREET TREES REFER TO CLOUSTON MASTERPLAN |
| ④ PASSIVE SEATING NOOKS | ⑩ NATIVE FEATURE TREES AS PLANTING BUFFER TO RAILWAY CORRIDOR |
| ⑤ OUTDOOR WORKOUT SPACES | ⑪ EXISTING VEGETATION IN RAILWAY CORRIDOR TO BE RETAINED AND PROTECTED |
| ⑥ NORTH FACING FLEXIBLE LAWN | |



Building 2.3 & 2.4 GL Character

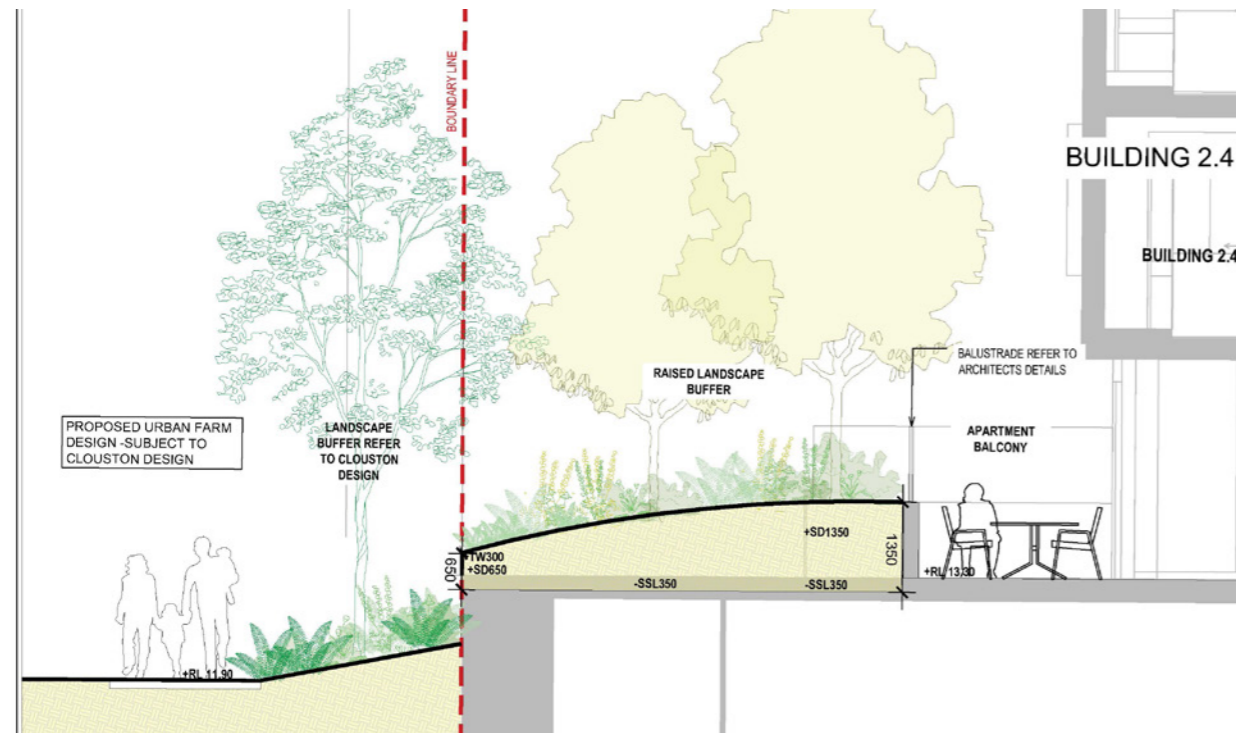


Building 2.3+2.4 Typical Overall Section



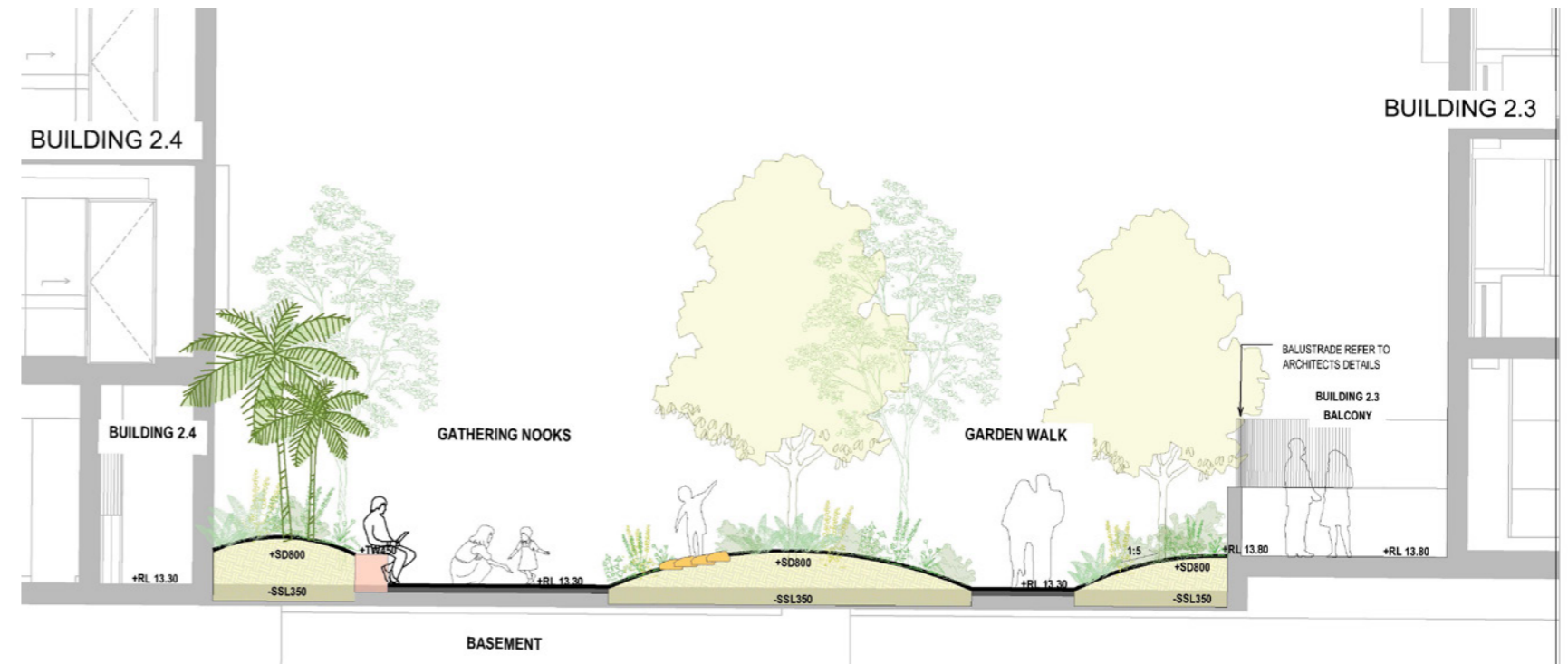
TYPICAL SECTION E

Scale 1:200@ A3



DETAIL SECTION 1

Scale 1:100@ A3

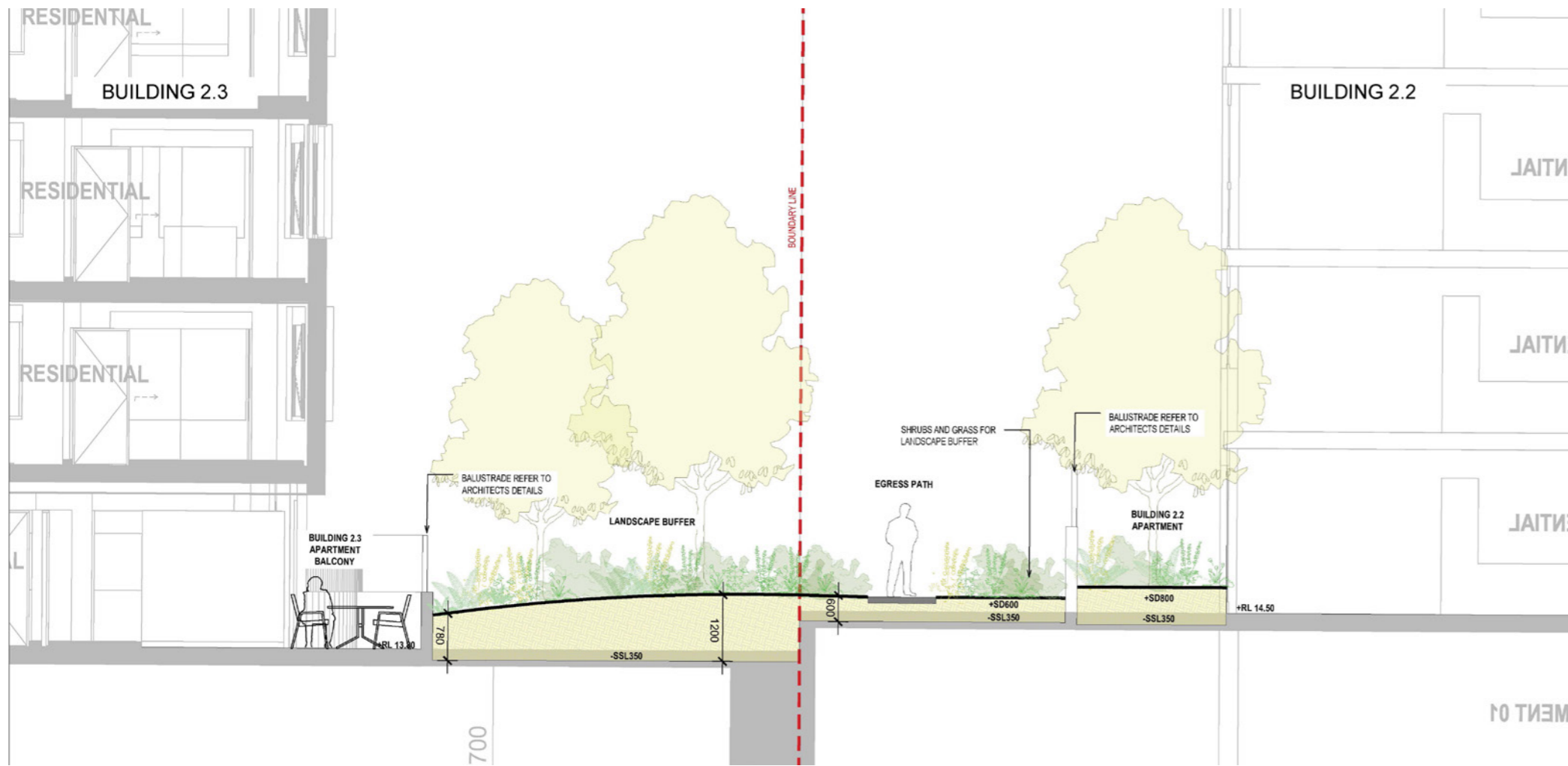
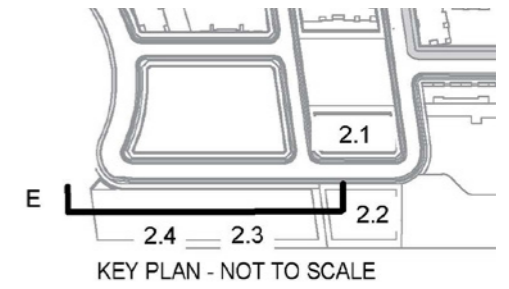


DETAIL SECTION 2

Scale 1:100@ A3



Building 2.3+2.4 Typical Overall Section

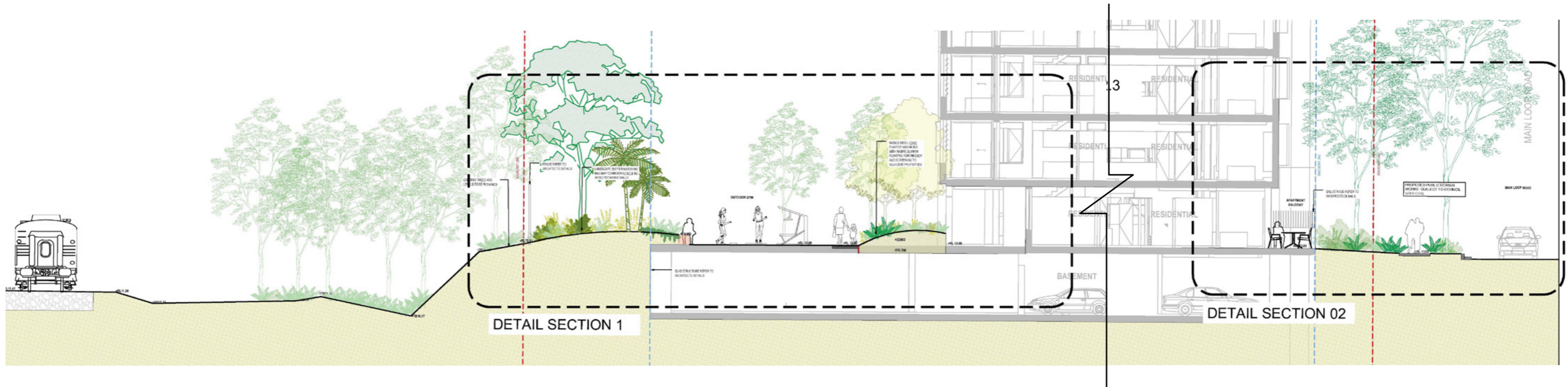
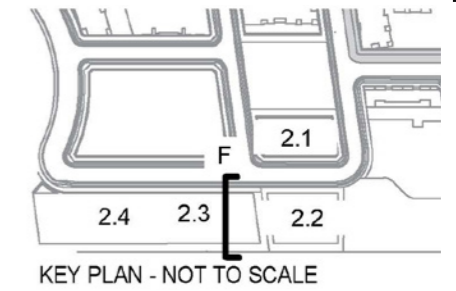


DETAIL SECTION 3

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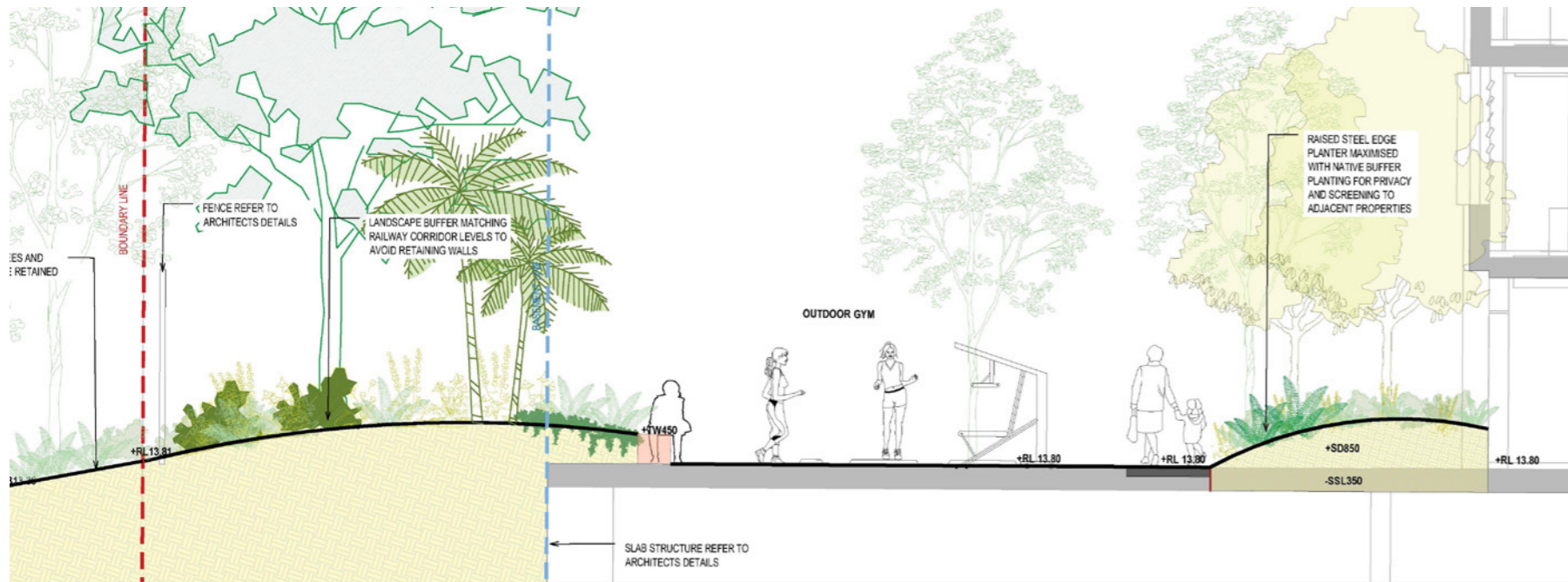


Building 2.3 Typical Section



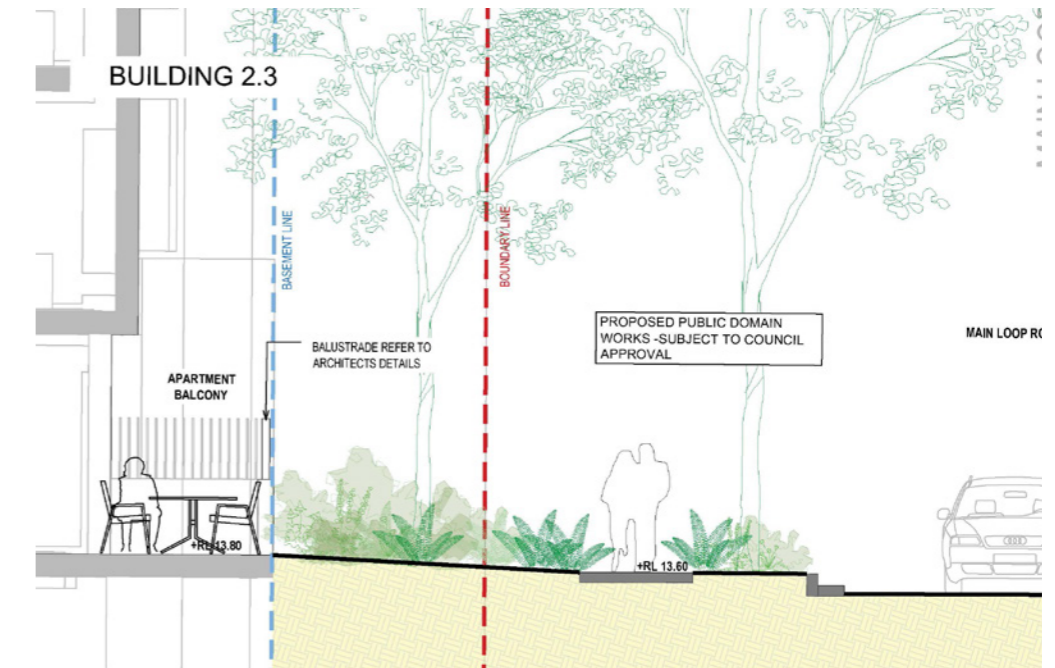
TYPICAL SECTION F

Scale 1:200@ A3



DETAIL SECTION 1

Scale 1:100@ A3



DETAIL SECTION 2

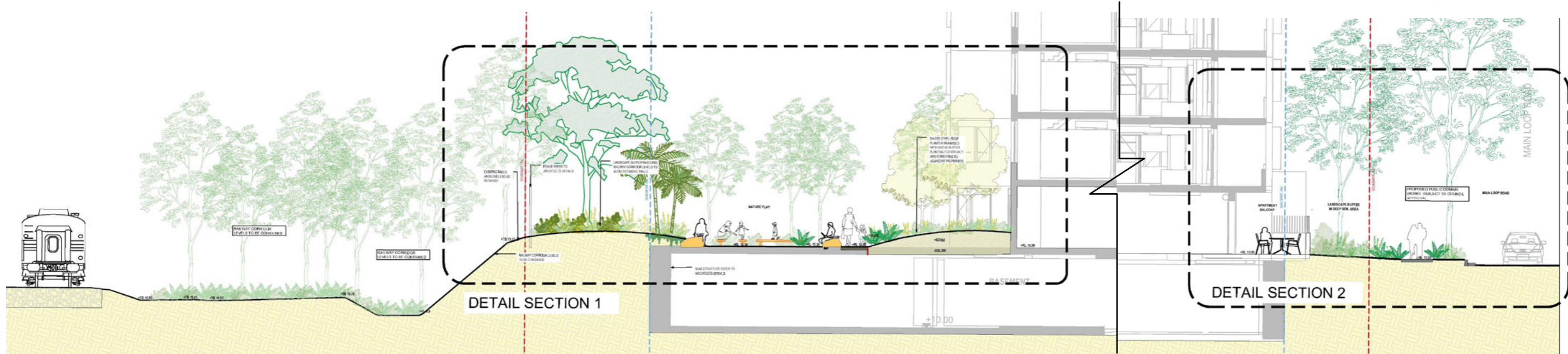
Scale 1:100@ A3



Building 2.4 Typical Section

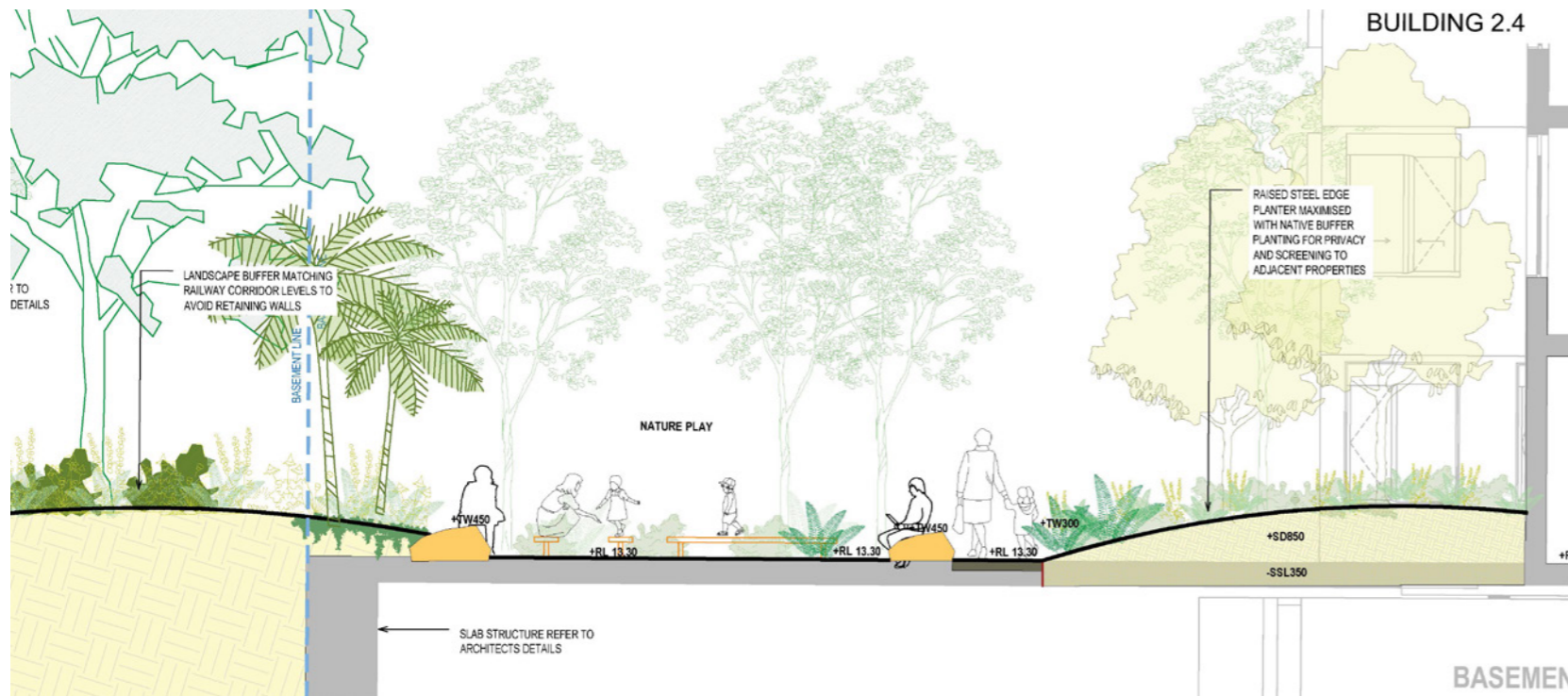


KEY PLAN - NOT TO SCALE



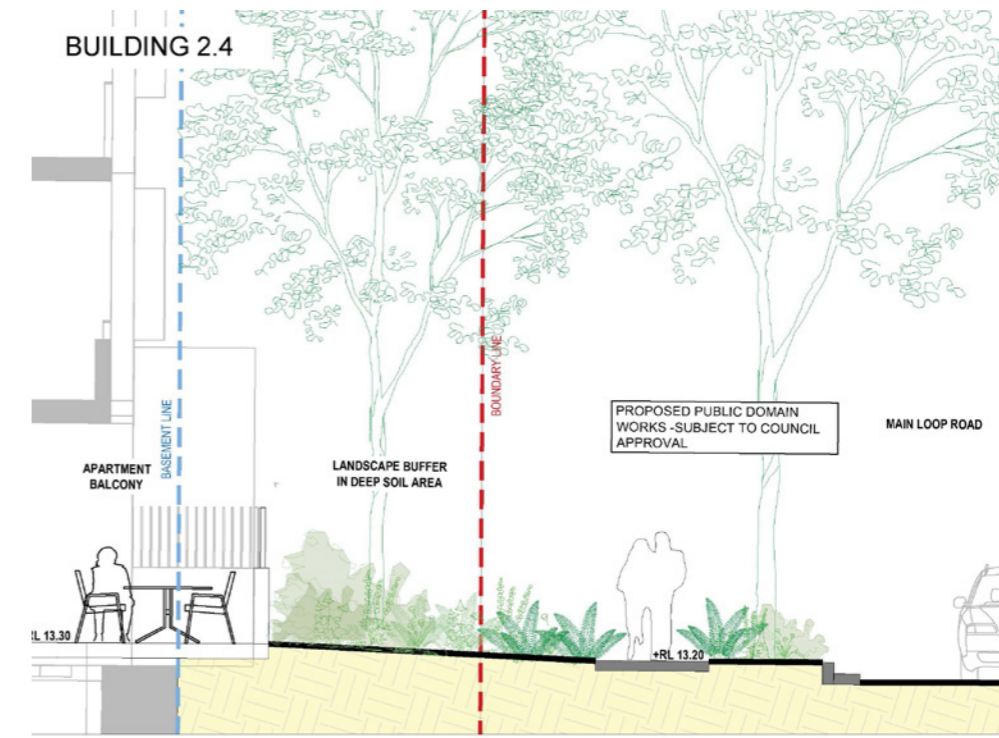
TYPICAL SECTION G

Scale 1:200@ A3



DETAIL SECTION 1

Scale 1:100@ A3



DETAIL SECTION 2

Scale 1:100@ A3





Planting & Materials

Planting Palette

The species selection includes those recommended by Wollongong City Council's (WCC) Development Control Plan 2009 (DCP)



- Alphitonia excelsa
- Eucalyptus paniculata
- Brachychiton acerifolius
- Banksia integrifolia
- Cyathea cooperi
- Tristaniopsis laurina
- Dicksonia Antarctica
- Backhousia citriodora
- Melaleuca quinquenervia
- Citrus x meyeri

MIX TYPE 1 - FULL SUN /PART SHADE



- Westringia fruticosa
- Leucopogon parviflorus
- isopogon anemonifolius
- Correa alba
- Banksia robor
- Brachyscome angustifolia
- Carex appressa
- Acacia sophorae
- Thryptomene saxicola
- Senecio serpens
- Lomandra longifolia
- Pennisetum alopecuroides

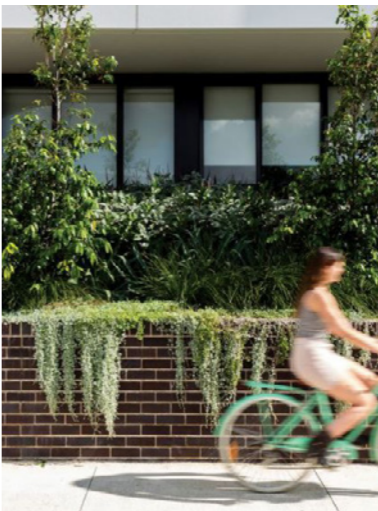
MIX TYPE 2 - PART SHADE/SHADE TOLERANT



- Pittosporum multiflorum
- Dampiera diversifolia
- Adiantum aethiopicum
- Philodendron xanadu
- Diets grandiflora
- Strelitzia nicolai
- Blechnum cartilagineum
- Asplenium nidus
- Viola hederacea
- Isotoma fluviatilis
- Dichondra repens
- Isotoma fluviatilis

Materials Selection

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. As the proposal progresses through the development approval process the team will continue to work toward ensuring the site aligns with the Project's ambitions to deliver a quality landscape



APPENDIX A

LANDSCAPE ARCHITECTURE +
PUBLIC REALM DESIGN

FLOURMILL STUDIOS
208/3 GLADSTONE ST
NEWTOWN

LANDSCAPE
ARCHITECTURE +
PUBLIC REALM
DESIGN

