



**Project Name:** Corrimal Coke Works - Stage 2A - Built Form  
**Case ID:** SSD-83789711

## Applicant Details

### Project Owner Info

Title	Mr
First Name	Adrian
Last name	Kilburn
Role/Position	Project Director
Phone	0427346120
Email	akilburn@legacyproperty.com.au
Address	Level 45 25 Martin Place Sydney , New South Wales, 2000 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for LegPro 70 Unit Trust
ABN	85213629919

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Samantha	McGough
Phone	Email	Role/Position
0448228644	smcgough@urbis.com.au	Planning Consultant

### Address

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

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

Project Name	Corrimal Coke Works - Stage 2A - Built Form
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD109,625,000.00
Indicative Operation Jobs	10
Indicative Construction Jobs	350
Number of Occupants	507
Number of Dwellings	207
Gross Floor Area (GFA) sqm	19,948
% of In-fill Affordable Housing	21.7
Number of In-fill Affordable Dwellings	57

### Description of amended development

The proposal seeks consent for the construction of 4 residential flat buildings, providing a total of 207 residential apartments (including 57 affordable housing units), including deep soil areas and communal open space areas. Subsequent stages will be subject to separate future SSDAs. The SSDA is submitted concurrently with a separate Stage 2-4 Civil Works SSDA (SSD-86131212), which comprises public roads, drainage, stormwater infrastructure, subdivision and the Central and Southern Parks.

### Description of Changes

Briefly describe the proposed changes to the application

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Corrimal Coke Works
Site Address (Street number and name)	27 Railway Street, Corrimal
Site Co-ordinates - Latitude	-34.376879
Site Co-ordinates - Longitude	150.903

### Local Government Area

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

### Lot and DP

Lot and DP

Lot 201 in DP1308649 and Lot 202 in DP1308649

### Site Area

What is the total site area for your development?

Site Area sqm

12,905

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name Owners Consent

#### Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

The proposal has been reviewed by the Minister under the Housing Delivery Authority (HDA) process (EOI - 235399). The HDA has recommended the project be called in as SSD and the Minister has made an order calling in the project - 'State Significant Development Declaration Order (No 5) 2025' dated 15 April 2025.

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

None, declared by a Ministerial planning order as SSD

#### Section under selected Schedule

Residential development

#### Permissibility of Proposal

Permissible with consent

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R3 Medium Density Residential

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

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

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

No

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

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

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

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

No

## Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Has a BDAR waiver been issued?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

Yes

Does the application include:

- an explanation of how—
  - the design quality principles are addressed in the development
  - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

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

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

No

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

No

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

No

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

No

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

No

## Approvals - Part2

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

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

No

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

No

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

No

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

No

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

No

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

No

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

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
73066	PIA	Andrew Harvey

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	Appendix H_Urban Design Report
File Name	Appendix I_Urban Design Report Appendices
File Name	Appendix JJ_NatHERS
File Name	Appendix Q - Landscape Plans
File Name	Appendix GG - Groundwater Impact Assessment
File Name	Appendix LL - Approved Stage 2 - 4 Bulk Earthworks
File Name	Appendix O - Integrated Water Management Plan
File Name	Appendix R - Landscape Design Report
File Name	Appendix P - Civil Plans
File Name	Appendix N - Traffic Impact Statement
File Name	Appendix II - Survey Plan
File Name	Appendix KK - Executed Voluntary Planning Agreement
File Name	Environmental Impact Statement - Corrimal Stage 2a
File Name	Appendix B - Architectural Drawings
File Name	Appendix X - Aboriginal Impact Statement
File Name	Appendix V - Operational Waste Management Plan
File Name	Appendix M - cl4.6 Variation - B2.3 (Building Height)
File Name	Appendix U - Arboricultural Impact Assessment
File Name	Appendix J_cl4.6 Variation - Building 2.2 (Building Height)
File Name	Appendix AA - ASSMP (Stage2-4 BEW)
File Name	Appendix L_Cl 4.6- Building 2.4 (Overshadowing)
File Name	Appendix BB - Environmental Statement_Part1
File Name	Appendix G - Engagement Outcomes Report
File Name	Appendix BB - Environmental Statement_Part2
File Name	Appendix T_BASIX
File Name	Appendix K - Cl4.6 - Building 2.2 (FSR)
File Name	Appendix Z_Heritage Impact Statement
File Name	Appendix EE - Hazards and Risk Review
File Name	Appendix DD - Noise and Vibration Assessment
File Name	Appendix W - Construction Waste Management Plan
File Name	Appendix FF - Road Safety Audit
File Name	Appendix S_ ESD Report
File Name	Appendix Y - Community Housing Provider Letter
File Name	Appendix F - Quantity Surveyor Report
File Name	Appendix HH - BDAR Waiver
File Name	Appendix F - Quantity Surveyor Report (REDACTED)
File Name	Appendix CC - Geotechnical Statement
File Name	Appendix E - Engagement Summary Table
File Name	Appendix D - Mitigation Measures
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix A - SEARs Requirements
File Name	P0039347g_Aerial_0825