

10 December 2025

To whom it may concern,

Heritage Impact Statement – Corrimal Coke Works Stage 2 – Civil Works SSDA

Background and Purpose

Urbis have been engaged by Legacy Property to prepare the following brief Heritage Impact Statement (HIS) to accompany a State Significant Development Application (SSDA) which seeks development consent for facilitating civil works and subdivision to support a concurrent Stage 2a Built Form SSDA (SSD-83789711) and the future redevelopment of Stages 2-4 of the Corrimal Coke Works Precinct. The civil works proposed by this SSDA include the construction of the Central Park, the Southern Park, and roads, drainage and stormwater infrastructure, and paper subdivision.

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 works are therefore proposed to assess the potential heritage impact on the significance of the subject site.

Proposed Works

The civil works SSDA seeks development consent for the following works:

- Torrens subdivision to create nine (9) new title lots (referred to as Lot 200, Lot 201, Lot 202, Lot 203, Lot 204, Lot 300, Lot 301, Lot 302, and Lot 303 in DP1313981).
- Detailed civil works associated with the construction of local roads and drainage works relevant to future Stages 2-4. [Note. The detailed civil works will be enabled by the outcomes of the approved Stages 2 - 4 Bulk Earthworks DA (which includes vegetation management and creek alignment / embellishment works) (reference: DA-2023/823)].

- Construction of the Central Park (including embellishment works, lawn areas, landscaping, tree planting, equipment, and services).
- Construction of the Southern Park (including embellishment works, lawn areas, landscaping, tree planting, equipment, and services).
- Public domain works (landscaping, street tree planting, paving).
- Reticulation of site services and infrastructure (electricity, telecommunication, water, and sewer).

Assessment of Heritage Impact

General Observations

The proposed road network, subdivision layout and open space configuration follow the endorsed masterplan framework. The road and lot layout maintain key view corridors towards the Illawarra Escarpment and provide logical, legible connections through the site. The alignment of Central Park, Southern Park and the southern bicycle path have been established by the masterplan and have been designed to integrate with surrounding development parcels and existing site levels.

Subdivision

The proposal seeks to create nine (9) Torrens Title allotments for built form stages, public domain lots for the Central Park and Southern Park, and road parcels to facilitate future dedication of public roads to Council (refer Figure 12). The Proposed Plan of subdivision is provided at **Appendix T**.

The proposed Torrens Title allotments for built form stages are referred to as:

- Lot 200, Lot 201, Lot 202, Lot 203, Lot 204, Lot 300, Lot 301, Lot 302, and Lot 303.

The public road reserves which will be constructed and dedicated to Council are referred to as:

- 'Road 01', 'Road 03', 'Road 04', and 'Road 05'.

The subdivision layout is generally consistent with the masterplan and provides appropriate servicing, access and easements to support the orderly and staged delivery of development across Stages 2–4.

The proposed subdivision also reflects the lot configuration under the Subdivision DA (DA-2025/388). While the lots proposed by the Subdivision DA are not yet registered with NSW Land Registry Services, registration is expected to occur prior to the determination of the Stage 2–4 Civil Works SSDA.

Note that the subdivision proposed under this application does not affect the Heritage Plaza, or the Stage 1 lot which is currently combined with the Heritage Plaza until the Stage 1 subdivision certificate is issued. The subdivision affects only the lots to the south of the site which are not of heritage significance. Therefore, there would be no impact on the lot boundaries of the significant fabric or on the boundaries of the lot (Stage 1) which will provide for the funding of the heritage plaza maintenance works until the future retail lots have occupation certificates issued for income generating buildings.

Detailed Civil Works

This application is associated with Stage 2a Built Form SSDA: A concurrent application for the construction of four (4) residential buildings comprising 207 x dwellings (including 57 x affordable housing apartments).

The civil works will have negligible adverse visual, or character impacts given their ground-level nature and limited built form. The built form is assessed in the Heritage Impact Statement prepared by Urbis to support the Stage 2a Built Form (SSD-83789711). These proposed items of work would have no effect in addition to those identified in as part of the Stage 2a Built Form HIS.

Construction of Parks

The introduction of high-quality public domain treatments, tree canopy planting, and pedestrian and cycle connections will generally enhance the visual quality of the site and contribute to a functional layout. The parks do not directly affect any heritage fabric of significance, and they are located to the south of the heritage plaza. Further, they contribute open spaces from which significant views and vistas around the site can be appreciated.

Conclusion

The proposed works would not have any physical impact on any elements of significant within the site and would not have any detrimental visual impact on the elements. The works are supported from a heritage perspective.

Kind regards,

A handwritten signature in dark ink, appearing to read "Allie Cornish". The signature is fluid and cursive, with a large initial 'A'.

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