

COMMUNITY ENGAGEMENT REPORT

Stage 2A The Works Corrimal
State Significant Development

27 Railway Street Corrimal NSW 2518

Prepared for: Legacy Property

V2 - 05 November 2025

This Report has been prepared by BROOKS Community Engagement (Lance Brooks, Adriana Pielak and Bryan Chan) on Behalf of Legacy Property.

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Executive Summary

This Engagement Report has been prepared by BROOKS Community Engagement 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. This Engagement Report has been prepared to address the requirements of the SEARs #4 (Engagement). It also aligns with the Department of Planning, Housing and Infrastructure's 'Undertaking Engagement Guidelines for State Significant Developments' and the International Association for Public Participation (IAP2) Public Participation Spectrum to ensure best practice.

This civil works SSDA was declared as State Significant Development (SSD) in the State Significant Development Declaration Ministerial Order (No 10) 2025 (dated 30 June 2025) at Clause 5(1)(n) in Schedule 1 (Amendment SSD Declaration Order 2025 (No 5)).

In June 2025, Brooks Community Engagement was engaged by Legacy Property to conduct community engagement services to inform and consult with community and stakeholders regarding this SSDA. This Engagement Outcomes Report details who was engaged, how engagement was undertaken, the feedback received, and how that feedback has been considered by Legacy Property.

Who We Engaged with: Throughout the engagement process, BROOKS Community Engagement and Legacy Property reached 3,200+ people. This included local residents within a 5 km radius of The Works development, community groups, social media audiences, government authorities, DPHI, the State Design Review Panel, and Transport for NSW.

How We Engaged

1. 406 Letters letterbox dropped in close proximity to *The Works*
2. 75 Emails sent to key community groups, buyers, government authorities and stakeholders
3. 2,689 people reached via Social Media
4. 2 x Face to Face Community Drop in Sessions held at Corrimal Library (25 attendees)
5. 1x Online Webinar (3 attendees)

3200+

Community &
Stakeholders
reached

28

Attendees at
Community
Sessions

16

Key Areas of
Feedback Identified
for Consideration

6. 1x Community Feedback Survey with 11 responses
7. 3x Consultations with DPHI
8. 1x Consultation with State Design Review
9. 2x Consultations with TFNSW

Feedback We Received

Feedback was gathered verbally, documented in consultant notes, and collected through community feedback surveys. In total, 16 key themes emerged from the engagement process, which are summarised in the table below.

Community Feedback Themes			
Request for a Pedestrian Crossing on Railway Street to Improve Safety	Traffic Impact Identified as a Major Ongoing Concern	Support for Partnership with Corrimal High School and IndigiGrow	Positive Reception of Nature Trails, Bike Trails and Connecting with Country Landscaping Elements
Preference for Native Plant Species in Landscaping Design	Concerns Regarding Limited Car Parking Capacity	Concerns Regarding only 1 Entry and Exit into the Development	Positive Feedback on Provision of Green Open Spaces
Need for Improved Public Transport Services in Line with Increased Density	Requests for Effective Dust Management During Construction	Concerns About Water Contamination from Underground Car Park Excavation	Desire for Stronger Integration of Heritage Elements in Building Design
Climate Performance of Building Materials (Use of Black materials for external surfaces)	Concerns regarding Increased Building Height and Dwelling Numbers	Positive Acknowledgement of Broader Contributions by Legacy Property with Emphasis on Local Infrastructure Needs	Cumulative Assessments are Required to Properly Measure Impact on Community

How Feedback Has Been Considered

All feedback gathered through the engagement process has been provided to Legacy Property for consideration in the preparation of this report. For each feedback theme, Legacy Property has provided a formal response outlining how input from the community and stakeholders has been considered and, where applicable, addressed.

Next Steps & Future Engagement

This engagement process has provided valuable insights from the community and stakeholders, ensuring their perspectives inform the planning for Stage 2a of *The Works*, Corrimal. Legacy Property will continue to consider this feedback as the project progresses through the State Significant Development process. On behalf of Legacy Property, BROOKS would like to thank all community members, stakeholders, and project consultants who contributed and took part in this community engagement process.

BROOKS Community Engagement continues to undertake community and stakeholder engagement activities on behalf of Legacy Property for the entirety of the project. This engagement will remain ongoing throughout the SSDA process and subsequent project stages. As the project progresses, BROOKS will continue to keep the community informed of project updates, public exhibition periods, and any future opportunities for consultation. This ongoing engagement will ensure that stakeholders remain aware of key milestones and are provided with opportunities to provide feedback at appropriate stages of the planning and delivery process.

Undertaking Engagement Guidelines

The Department of Planning has created a set of guidelines and principles for community engagement when preparing for an SSDA [‘Undertaking Engagement Guidelines for State Significant Developments’](#). Below highlights how the community engagement for the project has aligned with these principles.

Principle Guidelines	Compliance
3.1 Plan Early	An Engagement Plan was developed at the outset of the planning process to strategically determine when and how community engagement would take place, ensuring timely and effective communication with stakeholders.
3.2 Engage as early as possible	<p>The development application for The Works Stage 2a is divided into two components: Civil Works (SSD-86131212) and Built Form (SSD-83789711). The Secretary's Environmental Assessment Requirements (SEARS) letters were issued by the NSW Department of Planning, Housing and Infrastructure (DPHI) on 3rd July 2025 and 13th May 2025, respectively.</p> <p>Engagement with relevant local agencies began in June 2025, immediately after the first SEARs was issued, ensuring that input from technical and regulatory stakeholders could shape project planning. Wider community stakeholders were given 2.5 weeks' advance notice of engagement opportunities</p> <p>It is also important to note that BROOKS has been engaging with the Corrimal community since 2022. The Stage 2a engagement activities represent a continuation of this long-standing relationship, building on previous consultation efforts and community input.</p>
3.3 Ensure engagement is effective	In sum, the community, local council, and state government have been provided with the information required for the project to proceed. Refer to section titled ‘Who We Engaged With’ for further details
3.4 Ensure engagement is proportionate	In light of prior community concerns and sensitivities, BROOKS delivered an engagement approach that was appropriate to the scale of the Stage 2a development and the current level of community interest. This is demonstrated by the number of engagement activities undertaken, as well as the efforts made to notify and invite a wide number of community stakeholders through

	timely and accessible communications.
3.5 Be innovative	<p>BROOKS used a range of innovative engagement methods to ensure accessibility and inclusivity. Feedback was collected through in-person sessions, written forms, and QR codes, while information was shared via digital platforms, printed materials, and targeted door-knocking.</p> <p>Printed materials included scannable links to online content, supporting wider reach and ease of access. The presence of project consultants at engagement events also allowed community members to ask questions directly and gain clear, expert information.</p>
3.6 Be open and transparent about what can be influenced	<p>Engagement sessions were co-convened by multiple consultants—including those specialising in landscape architecture, civil engineering, and community engagement—with the aim of guiding community members on how they could contribute to or influence the project. The project’s masterplan, along with additional information, was made available to community members upon request.</p>
3.7 Implement the community participation objectives	<p>Community participation objectives were implemented including identifying the people and/or groups who are interested stakeholders, using appropriate engagement techniques, providing safe and inclusive engagement opportunities, involving community in the early stages of the planning proposal and being innovative with our engagement methodology.</p>

Engagement Level - IAP2 Spectrum

The International Association for Public Participation (IAP2) is a global organisation that promotes and advances the practice of public participation in decision-making. It provides resources, training, and support for organisations, including government bodies and councils, to engage the public in a meaningful and effective way. One of the key frameworks developed by IAP2 is the Spectrum of Public Participation, which provides a comprehensive range of engagement levels from inform to empower, helping organisations choose appropriate approaches for involving the public in decision-making processes.


BROOKS Community Engagement follows IAP2 Principles to ensure best-practice engagement, using the IAP2 Spectrum to guide effective, transparent, and inclusive community consultation throughout the process.

Overall the key goals of the engagement process was to provide information, address queries or concerns, enhance understanding of the changes and their impact and gather feedback and input to help best inform the design of the redevelopment.


The community engagement for this project predominantly fell under the scope of **Inform** and **Consult** within the spectrum.

Inform: The engagement worked to provide information to assist community and relevant stakeholders in understanding the plans for Stage 2a of *The Works*, its changes to the original DA, as well as the community benefits it will provide.

Consult: The engagement worked to consult with community and relevant stakeholders to obtain feedback and thoughts on the proposed plans. The community was able to ask questions, provide input, and share their concerns or suggestions, which have been taken into consideration by Legacy Property.

IAP2 Spectrum of Public Participation 

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION 

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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Project & Community Engagement Context

Overview

The Works Corrimal is a major residential development project being delivered by Legacy Property, one of Australia's leading property developers. The project is located at 27 Railway Street, Corrimal, New South Wales, on the site of the former Corrimal Coke Works Site. The Coke Works Site, established in 1911, ceased operations in 2014. As a land parcel with approximately 18 hectares, the development is planned to be delivered in four stages.

The site is surrounded by a range of existing infrastructure and amenities, making it a well-connected and highly desirable location. To the north, it borders Railway Street, a local road that provides access into the surrounding neighbourhood. To the east lies Corrimal Train Station, offering convenient public transport options with services to Wollongong and Sydney. To the west, the site is flanked by Memorial Drive, a key arterial route linking Corrimal with the broader Illawarra region. To the south, the site adjoins established low-density residential homes.

In 2023, *The Works* was awarded a 5 Star Rating from the Green Building Council of Australia.

Stage 2a - State Significant Development

In 2025, Legacy Property received approval from the Housing Delivery Authority to progress Stage 2a of *The Works* as a State Significant Development (SSD). This stage is being advanced via the SSD assessment pathway under Sections 4.12 and 4.36 of the *Environmental Planning and Assessment Act 1979*. This civil works SSDA was declared as State Significant Development (**SSD**) in the State Significant Development Declaration Ministerial Order (No 10) 2025 (dated 30 June 2025) at Clause 5(1)(n) in Schedule 1 (Amendment SSD Declaration Order 2025 (No 5)).

As part of Legacy Property's planning agreement, Stage 2a will deliver approximately 200 apartments, 57 of which will be affordable housing units, Central Park, Southern Recreational Park, Underground Car parking and infrastructure works.

As shown in the following image, Stage 2a comprises four buildings (2.1, 2.2, 2.3, and 2.4) and two parks: Central Park and Southern Park.



Prior Community Engagement

Since 2022, BROOKS Community Engagement has been delivering ongoing engagement services on behalf of The Works, using a variety of initiatives to maintain open communication and build strong community relationships. These include regular meetings with key leaders, residents, and local groups to discuss concerns and share updates; a dedicated phone line and online contact form for enquiries; and a community newsletter to keep residents informed.

BROOKS also run a Community Support and Sponsorship Program, providing funding and assistance to local sporting clubs, community centres, events, and initiatives.

In addition, we have developed community-building projects, such as working with the Corrimal community to re-establish the Corrimal Christmas Carols event, for which The Works is now the major sponsor and organiser.

Together, these initiatives have helped foster positive, ongoing relationships with the local community, with the Stage 2a SSD engagement forming a natural extension of this work.

Who We Engaged With

Overview

In accordance with Section 3.2 of the *Undertaking Engagement Guidelines for State Significant Projects*, community engagement for Stage 2a of The Works, Railway Street, Corrimal was initiated at an early stage of the Development Application (DA) lodgement process. Overall, **BROOKS and The Works Corrimal engaged with approximately 3,200+ people** during the community notification and engagement period.

Stakeholder Groups Engaged With

Stakeholders were grouped according to the categories outlined in the table below. Community stakeholders were identified based on their proximity to the site, potential concerns regarding project impacts, and overall interest in the project.

Local Residents	Community Groups	Buyers	Government Authorities	Other Agencies
<p>Street Names</p> <ol style="list-style-type: none"> 1. Bon Accord 2. Collins 3. Cross 4. Dick 5. Hansen 6. Harbinger 7. High 8. Junction 9. Louis 10. Pamela 11. Princess 12. Railway 13. Ruddock <p>Aboriginal Elders</p> <p>Aunty Sharralyn Robinson (Aunty Shas)</p>	<p>Corrimal Community Action Group (CCAG)</p> <p>Neighbourhood Forum 4</p> <p>Corrimal Chamber of Commerce</p> <p>Illawarra Local Aboriginal Lands Council (ILALC)</p> <p>Bellambi Neighbourhood Centre</p> <p>Corrimal Rugby League Football Club</p> <p>Corrimal Surf Life Saving Club</p> <p>Bellambi Surf Lifesaving Club</p> <p>Corrimal Netball Club</p> <p>Illawarra Aboriginal Corporation</p>	<p><i>The Works</i> Buyers</p>	<p>Wollongong City Council</p> <ol style="list-style-type: none"> 1. Tania Brown - Lord Mayor 2. Linda Campbell - Deputy Lord Mayor 3. Linda Davis - Director Planning & Environment 4. Chris Stewart - City Strategy Manager 5. Sue Savage - Community, Culture and Engagement Manager 6. All Ward 1-4 Councillors <p>State MP</p> <ol style="list-style-type: none"> 1. Ryan Park MP 2. Paul Scully MP 3. Anna Watson MP 	<p>State Design Review Panel</p> <p>Transport for NSW</p>

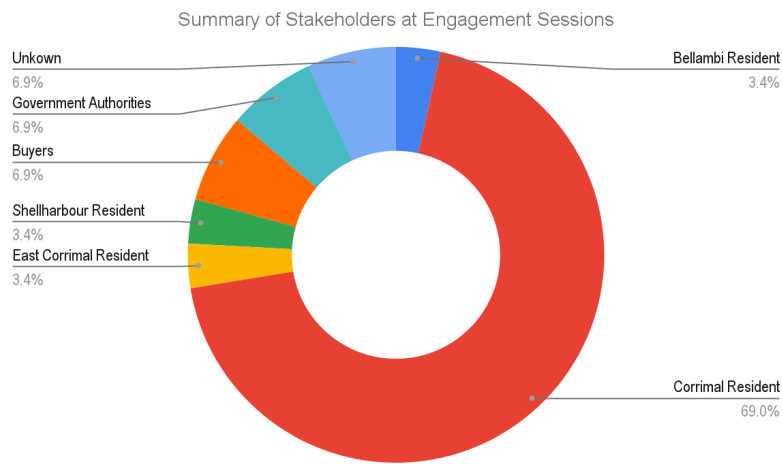
Summary on Number of People Engaged

The following provides a summary of the number of stakeholders engaged across each engagement activity undertaken.

Engagement Activity	Stakeholder Type	Number of Stakeholders (Approx)
Letterbox Drop	Local Residents	406
Email Notifications	Local Residents, Community Groups, Buyers, Government Authorities	75
Social Media	Local Residents, Community Groups	2689
Community Engagement Sessions	Local Residents, Community Groups, Buyers, Government Authorities	28
Consultation Meetings	Other Agencies (SDRP & TFNSW) Government Authorities (WCC)	3
Total Number of Stakeholders Engaged: 3201 (Approx)		

Summary of Stakeholders who Attended Community Drop in Sessions & Webinar

As shown in the pie chart below, various stakeholders attended the community drop-in sessions with the majority of them being residents of Corrimal (69%) and other neighbouring suburbs. In addition to this, two representatives from State MP Ryan Park's office attended the sessions, as well as 2 buyers of *The Works Corrimal*.



How we Engaged with Community

Throughout the engagement process, BROOKS and the project team at *The Works* employed a range of methods to engage the community. The aim was to inform the community and stakeholders about the proposed Stage 2a State Significant Development—its scope and key elements—and to gather feedback for consideration. A summary of the engagement activities and participants is provided below.

Engagement Methodology Matrix

How We Engaged	Stakeholder	IAP2 Spectrum	Purpose
Community Notification Letterbox Drop	Local Residents	Inform	Inform Community of SSDA Invite Community to Attend Community Engagement sessions
Community Notification Email	Local Residents, Community Groups, Buyers, Government Authorities	Inform	Inform Community of SSDA Invite Community to Attend Community Engagement sessions
2 x Community Drop in Sessions	Local Residents, Community Groups, Buyers, Government Authorities	Inform / Consult	Provide details on SSDA Proposal & Answer Community queries and concerns Gain feedback from community members
1x Online Webinar	Local Residents, Community Groups, Buyers, Government Authorities	Inform / Consult	Provide details on SSDA Proposal & Answer Community queries and concerns Gain feedback from community members
Community Feedback Surveys	Local Residents, Community Groups, Buyers, Government Authorities	Inform / Consult	Gain feedback from community members
2 x Consultations with the DPHI	Other Agencies	Inform / Consult	Present Stage 2a Proposal to DPHI
Consultations with State Design Review Panel	Other Agencies	Inform / Consult	Present Stage 2a Proposal to SDRP Gain Feedback
Consultations with Transport for NSW	Other Agencies	Inform / Consult	Present Stage 2a Proposal to TFNSW Gain Feedback

Community Information Notification Letter & Email

A total of **406 notification letters** were distributed via letterbox drop to streets in close vicinity to The Works on the 11th July 2025. In addition to the physical distribution, **Approximately 75 email invitations** were sent to a range of stakeholders, including Community Groups, local schools, local councillors, state parliament representatives, nearby residents and recent buyers at *The Works*. The purpose of the notification was to inform the community that The Works is pursuing a State Significant Development pathway for the proposed Stage 2a. It also served to invite community members to register for and attend an engagement session. Additionally, the notification included a set of Frequently Asked Questions (FAQs) to provide an overview of Stage 2a—what is being proposed—and to address anticipated areas of community concern, such as how traffic impacts would be assessed and managed and provisions for affordable housing.

Please see Appendix to see a copy of the letter sent to community

Social Media Post Advertisement

To help inform the community about the Drop-in Sessions, BROOKS Community Engagement published a targeted social media post within a **5km radius** of The Works Corrimal.

The post reached **2,689** people and received two comments providing feedback on parking, traffic, and infrastructure.

Upon clicking on the social media post, interested stakeholders were able to register their details to attend one of the community engagement sessions.

Views	Reach	Interactions
6,099	2,689	9

Brooks Community Engagement
17 July at 16:16 · 🌐

On behalf of The Works Corrimal, BROOKS is hosting two community drop-in sessions and an online information webinar to share details of the proposed plans for Stage 2A of the project, which is currently progressing through the State Significant Development (SSD) pathway.

These sessions are a valuable opportunity to:

- Learn more about the proposed Stage 2A plans
- Meet the project team
- Ask questions and provide your feedback

👉 Register now via the link: <https://forms.gle/fa48BQhvPpAajDZv9>

👋 All community members are welcome to attend.

If you have any questions at all, please feel free to contact us:
Email: info@brookscommunityengagement.com.au
Phone: (02) 5123 1284

STAGE 2A THE WORKS
Corrimal

COMMUNITY DROP IN SESSIONS

DROP IN TO LEARN MORE & PROVIDE YOUR FEEDBACK
ON THE PROPOSED STATE SIGNIFICANT DEVELOPMENT

SESSION 1 (FACE TO FACE)	SESSION 2 (FACE TO FACE)	SESSION 3 (ONLINE)
TUESDAY 29 JULY 2025 CORRIMAL COMMUNITY CENTRE	TUESDAY 29 JULY 2025 CORRIMAL COMMUNITY CENTRE	THURSDAY 31 JULY 2025 6PM - 7PM
DROP IN ANYTIME BETWEEN 12PM - 2PM	DROP IN ANYTIME BETWEEN 5PM - 7PM	ONLINE LINK TO BE SENT UPON REGISTRATION

info@brookscommunityengagement.com.au

DOCS.GOOGLE.COM
Corrimal Community Drop in Sessions Registration
Please register your details to attend one of the Corrimal Community Drop-in... Sign up

Face to Face Community Drop in Sessions

Following the physical and digital distribution of invitations, in-person community drop-in sessions were held on 29 July 2025 at Room Grevillea 1, Corrimal Community Centre. The public consultation consisted of two sessions: an afternoon session (12-2pm) and an evening session (5-7pm). The session times were selected to accommodate both those available during the day and those able to attend after work, maximising opportunities for participation. The total number of attendees and the session attendance breakdown are represented in the following table:

Session Type	Date & Time	Format	Attendees
Drop-in Session 1	29 July 2025 (12–2pm)	In-person	18
Drop-in Session 2	29 July 2025 (5–7pm)	In-person	7
		SUM	25

How the Drop in sessions ran

The Drop-in Sessions were facilitated by BROOKS on behalf of Legacy Property. Each session was also attended by representatives from Legacy Property, along with key project consultants: DKO (Building Design), Maker (Civil Engineering), Clouston (Landscape Architecture), and Urbis (Environmental Planning). The sessions were designed as an open, walk-through format, allowing community members to move between different stations featuring A1 boards with imagery and information about Stage 2a. This setup encouraged direct engagement, with attendees able to speak one-on-one with the relevant consultants to ask questions and discuss specific aspects of the project.



The following section outlines the stations and themes presented during the Drop-in Sessions.

STATION	THEME	CONSULTANT
1	About Legacy Property	Legacy Property
	About Stage 2a	Legacy / Urbis / Maker
	Affordable Housing	Legacy / Urbis
	Timeline / Planning process	Urbis
	Legacy Contributions	Legacy / Urbis
2	Building Design	DKO
3	Landscape Design	Clouston
	Connecting with Country	Clouston
4	Community Engagement	BROOKS



Please see Appendix to see images of all A1 Posters used at the session

How Feedback was collected

A variety of feedback collection methods were used during the sessions to capture community insights.

Verbal Feedback

BROOKS and the relevant consultants collected verbal feedback from community members throughout each session. BROOKS team members moved between stations, noting down key points from conversations held between attendees and other consultants. At the conclusion of each session, BROOKS facilitated a debrief with all consultants to consolidate and summarise the main feedback, questions, and concerns raised by the community.

Feedback Survey

A feedback survey was made available for residents to complete during the sessions. This was offered in both paper form and digitally via QR codes displayed at the venue. At registration, BROOKS also collected contact details from attendees, enabling a follow-up thank-you email to be sent with a direct link to the online survey.

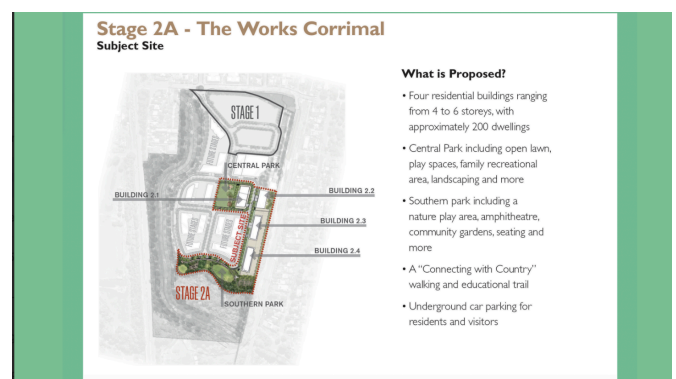
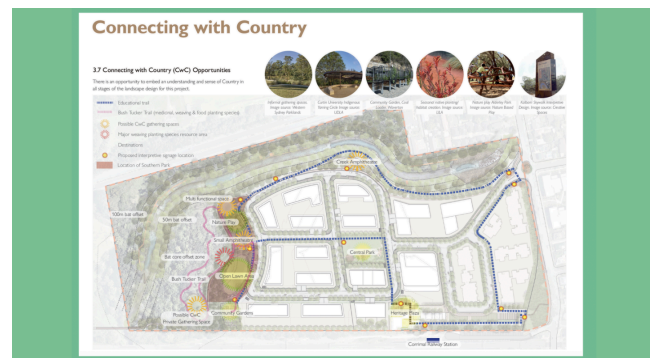


Online Webinar

In addition to the Face-to-Face Community Drop-in Sessions held on 29 July 2025, an online webinar was conducted on 31 July 2025 from 6:00 to 7:00 PM. The purpose of hosting the webinar was to increase accessibility and provide an additional opportunity for community members to engage with the project. The webinar was attended by a total of **3 participants**

Similar to the face-to-face sessions, the online webinar was facilitated by BROOKS Community Engagement, with representatives from Legacy Property, Urbis, DKO, Maker Consulting Services, and Clouston Associates delivering brief presentations. Each presenter outlined their role in the project and provided insights into Stage 2a within their area of expertise. Following the presentations, a Q&A session was held, allowing participants to submit questions via the messaging feature or speak directly.

Within the webinar, increase in traffic and the single entry / exit into the development were the major topics of inquiry from attendees of which presenters, particularly from Legacy property and Urbis were able to provide responses and context to.



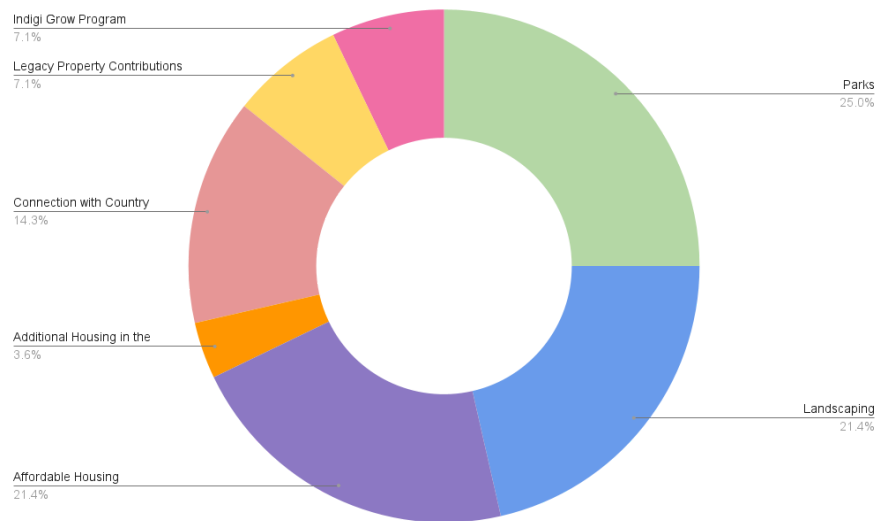
Community Feedback Surveys

During the drop in sessions and after the online webinar, all participants were provided with a survey and feedback form to fill out. In total, BROOKS received a total of **11 Feedback Surveys**.

Community Benefits

Among those who completed the survey, the majority identified **parks, landscaping, and affordable housing** as the top three benefits of Stage 2a for the community.

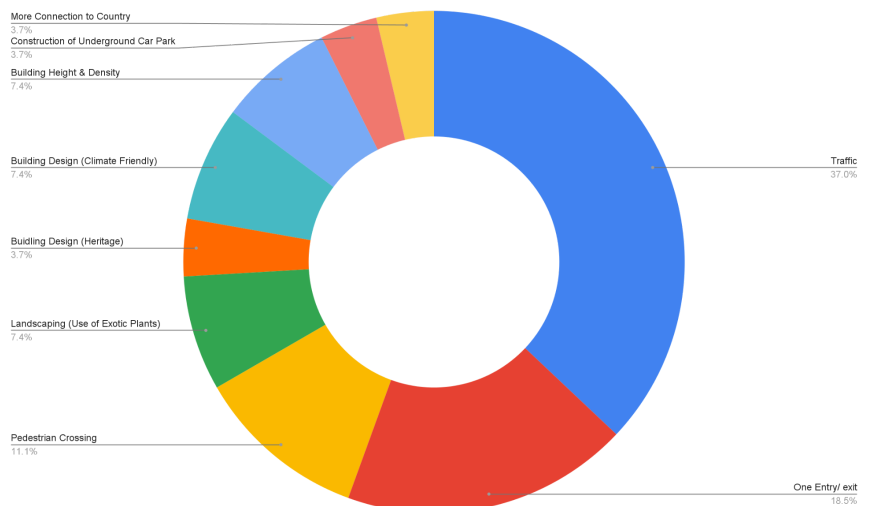
Other benefits highlighted by the community included Connection with Country, Indigo grow Program and additional housing in the Illawarra.



Community Concerns

In the survey, the community's top three **concerns** were **increases in traffic**, the provision of only a **single entry and exit point** to the development, and the **need for a pedestrian crossing** on Railway Street to ensure safe access to the new master planned community.

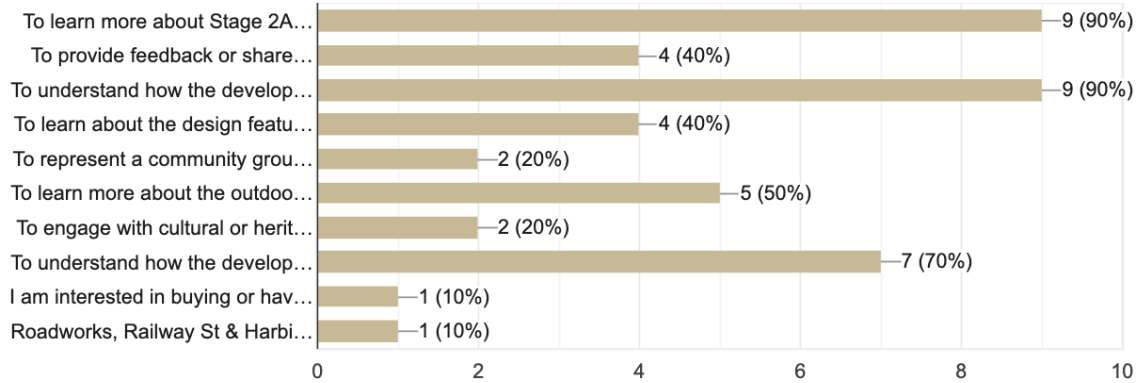
Other concerns included the use of exotic plants, whether the building design colourway was climate friendly, increased building height and density, concerns about construction of the underground car park and one stakeholder indicated that they would like to see more Connection to Country.



Main interests of attendees in Community Sessions

Of those who filled out the survey, main interests in attending the sessions were: *To learn more about Stage 2a, To understand how the development will impact my local area and To understand how the development will affect me personally.*

10 responses



All community feedback collated is in more detail in the next section “Community Feedback we received”.

Engagement with DPHI

Throughout the engagement process Legacy property and their environmental planners at Urbis met with the DPHI on three separate occasions. Below is a summary table of each of those meetings and what was discussed.

Engagement	Purpose
Introductory Meeting - 8 May 2025	Agenda and discussion items: <ul style="list-style-type: none"> ● Site context and background. ● Overview of planning approval history. ● Introduce Stage 2a residential proposal. ● Delineation between Stage 2a SSDA and approved and future stages. ● Procedural clarifications (relating to design excellence, SDRP engagement, TOD provisions, inclusion of Southern Park). ● Agreement of next steps and timeframe.
Scoping Meeting - 27 May 2025	Agenda and discussion items: <ul style="list-style-type: none"> ● Recap from HDA introductory meeting. ● Amendment of SSDA scope to include Lot 103 DP1301632 (the riparian lot). ● Confirm legal property description. ● Separation of built form and civil works package into two SSD applications. ● Applicability of Housing SEPP provisions for affordable housing building (Lot 10) and calculation of affordable housing units. ● Overshadowing to Southern Park.
Check-in Meeting - 17 July 2025	Agenda and discussion items: <ul style="list-style-type: none"> ● Amendment to Ministerial Order (newly registered lots). ● Separation of civil Works and built form SSDAs and issuance of individual SEARs. ● Summary of design amendments post-SDRP. ● Satisfaction that the design excellence clause provisions have been addressed. ● Summary of engagement strategy (with TfNSW and community consultation).

Engagement with State Design Review Panel

Legacy Property and consultants from DKO and Urbis presented the plans to the State Design Review Panel (SDRP) to provide an overview and gather feedback on the proposed design. These meetings were held prior to public consultation, allowing any applicable design changes to be incorporated before the plans were shared with the wider community.

Engagement	Purpose
Introductory Meeting - 19 June 2025	<p>SDRP issued advice letter (1 July 2025).</p> <ul style="list-style-type: none"> • Design team refinements have been made to address SDRP advice in relation to: • Connecting with Country – integrate masterplan level objectives into individual precincts. • Ground plane – activation, communal open spaces, interface with Central Park, building entries. • Landscape – tree retention, deep soil zones, landscaping on structures, tree canopy coverage. • Architecture – unit mix, materiality and finishes, façade treatment, building articulation. • Sustainability – integrate climate-responsive design elements, adaptability, and future proofing.

Engagement with TfNSW

Legacy Property has met regularly with Transport for NSW to present the SSDA proposal and discuss Traffic Impact Assessment items for the Environmental Impact Statement. The key points from the consultation are summarised below.

Engagement	Purpose
Check in Meeting - 10 June 2025	<ul style="list-style-type: none"> • Summary of site and planning history. • Overview of planning approval strategy. • Relationship between DCP masterplan vs TOD uplift masterplan (+280 new dwellings). • Introduce Stage 2a residential SSDA. • TfNSW updates. • Agreement of next steps and opportunities. <p>TfNSW provided response (14 July 2025) in relation to:</p> <ul style="list-style-type: none"> • Items to be addressed in the Traffic Impact Assessment; • Requirements for updated rail level crossing safety assessment; and • Process for ALCAM data / modelling.
On Site Meeting	Legacy provided a site briefing on the project and a current inspection of the site and surrounds.

Community Feedback We Received

Outlined below are 16 key themes of feedback gathered during the consultation period through verbal comments, consultant notes, and survey responses

1. Request for a Pedestrian Crossing on Railway Street to Improve Safety

A key concern raised was the absence of a safe pedestrian crossing on Railway Street, particularly for school children. Community members recommended that a crossing be implemented to enhance safety and connectivity, both during and after the development.

2. Traffic Impact Identified as a Major Ongoing Concern

Increased traffic volumes associated with the development were identified as a significant issue, with residents anticipating congestion due to the increase in density in cars from the development.

3. Support for Partnership with Corrimal High School and IndigiGrow

The partnership involving The Works, Corrimal High School, and IndigiGrow was positively received, with praise for its focus on native planting education, student involvement, and local environmental outcomes.

4. Positive Reception of Nature Trails, Bike Trails and Connecting with Country Landscaping Elements

Community members expressed strong support for the inclusion of nature trails, bike paths, and landscaping elements that promote connection to Country and local identity.

5. Preference for Native Plant Species in Landscaping Design

While landscaping plans were generally well received, stakeholders recommended prioritising native species—such as Illawarra Flame Trees and Native Fig Trees—over exotic plants, particularly in shaded areas.

6. Concerns Regarding Limited Car Parking Capacity

Feedback indicated concern that the proposed number of parking spaces may not accommodate typical household vehicle numbers, potentially leading to overflow into surrounding residential streets.

7. Concerns Regarding only 1 Entry and Exit into the Development

Although not specific to Stage 2a, the community expressed and raised concern that a single entry and exit point in for the development was inadequate for the expected population increase and felt could contribute to traffic management issues.

8. Positive Feedback on Provision of Green Open Spaces

The inclusion of publicly accessible green spaces and landscaped areas was positively received, with community members valuing their contribution to liveability and amenity.

9. Need for Improved Public Transport Services in Line with Increased Density

Community feedback highlighted the need for enhancements to the Corrimal train line and timetable frequency to accommodate increased population and encourage public transport use.

10. Requests for Effective Dust Management During Construction

Residents raised concerns about dust impacts experienced during Stage 1 construction and requested proactive management strategies for Stage 2a works.

11. Concerns About Water Contamination from Underground Car Park Excavation

Stakeholders expressed concern that excavation for underground parking could lead to water runoff and potential contamination of nearby waterways, particularly during rainfall.

12. Desire for Stronger Integration of Heritage Elements in Building Design

While some heritage references (e.g. the sawtooth roofline on Building 2.2) were acknowledged, community members felt that overall design should better reflect the site's industrial history.

13. Feedback on Climate Performance of Building Materials

Concerns were raised about the use of black cladding and roofing materials, with recommendations to consider more climate-responsive materials that reduce heat retention.

14. Concerns regarding Increased Building Height and Dwelling Numbers

Community members expressed concern over the proposed increase in building height from 4 to 6 storeys and the associated increase in dwellings from 550 to approximately 900, citing impacts on local infrastructure and alignment with initial approvals.

15. Positive Acknowledgement of Broader Contributions by Legacy Property with Emphasis on Local Infrastructure Needs

While Legacy Property’s contributions at both local and state levels were positively acknowledged, stakeholders emphasised the need for targeted local improvements—such as a pedestrian crossing on Railway Street—to address community priorities.

16. Cumulative Assessments are Required to Properly Measure Impact on Community

Community members emphasised the importance of conducting cumulative impact assessments—particularly in relation to traffic. It was noted that assessments supporting the State Significant Development (SSD) should evaluate not only the impact of this specific project (Stage 2a) but also consider the combined effects of surrounding and concurrent developments in the area to provide a more accurate and holistic understanding of potential impacts.

How this Feedback has been Considered

Feedback	How this has been considered & Legacy Property's Response
<p>Request for a Pedestrian Crossing on Railway Street to Improve Safety</p>	<p>In response to strong community feedback, Legacy Property is currently exploring opportunities to install a pedestrian crossing on Railway Street. Any crossing would be subject to approval by Wollongong City Council. If delivered, the pedestrian crossing would be funded separately and would not form part of, or be drawn from, the Voluntary Planning Contributions.</p>
<p>Traffic Impact Identified as a Major Ongoing Concern</p>	<p>As part of the State Significant Development Application (SSDA) planning process, a Traffic Impact Assessment is being undertaken to evaluate the potential effects of the proposed development on the local road network. This includes analysing current traffic conditions, projected increases in vehicle movements, and identifying any necessary upgrades or mitigation measures to manage future demand</p>
<p>Support for Partnership with Corrimal High School and IndigiGrow</p>	<p>Legacy and <i>The Works</i> are proud to partner with Corrimal High School to support the establishment of a nursery and planting workshops, which will ultimately contribute to the Bush Tucker Trail within The Works development. This partnership helps foster a strong community connection between the school and The Works, while educating students about Indigenous plants and culture.</p>
<p>Positive Reception of Nature Trails, Bike Trails and Connecting with Country Landscaping Elements</p>	<p>Legacy and <i>The Works</i> is proud to deliver community-focused amenities such as nature trails and bike paths, while embedding Connecting with Country principles throughout the development. These elements have been guided by the Cultural Values Assessment to reflect and respect the local cultural landscape.</p>
<p>Preference for Native Plant Species in Landscaping Design</p>	<p>The majority of the proposed planting species in the landscape are native to the Illawarra and prioritised wherever possible. The planting species for the site are also influenced by some guiding policies in example the Vegetation Management Plan (VMP), Council's Site specific DCP, micro-climate conditions and the Grey Headed Flying Fox community on the site. The intention is to have approximately 80 - 85% of all plant species throughout Stage 2a to be native. Careful consideration will be given to species selection and these will be</p>

	<p>influenced by landscape design, connecting with country principles, feedback provided from Aboriginal knowledge holders and groups reflected from cultural values assessment. In some instances, select exotic species are included to meet specific functional or design objectives that satisfies site-specific performance needs.</p>
<p>Concerns Regarding Limited Car Parking Capacity</p>	<p>The current parking provisions have been designed in accordance with the relevant State Environmental Planning Policy (SEPP) requirements. While we acknowledge community concerns about parking availability, the development aims to balance regulatory compliance with broader planning goals, including encouraging public transport use.</p>
<p>Concerns Regarding only 1 Entry and Exit into the Development</p>	<p>As part of the original planning, Legacy Property proposed a second entry point into the site to improve access. However, this was refused by Wollongong City Council and Transport for NSW.</p> <p>A single entry and exit point on Railway Street, opposite Harbinger, has been approved by Wollongong City Council. This access point will be supported by a new roundabout, and traffic assessments, along with input from relevant authorities, have confirmed that this arrangement is sufficient to accommodate projected traffic volumes.</p>
<p>Positive Feedback on Provision of Green Open Spaces</p>	<p>Legacy Property is proud to deliver two new open green spaces—Central Park and the Southern Recreational Park—designed to enhance community wellbeing and provide welcoming spaces for recreation and connection.</p>
<p>Need for Improved Public Transport Services in Line with Increased Density</p>	<p>Improving public transport services falls under the responsibility of Transport for NSW (TfNSW) and NSW TrainLink. However, our master plan includes a proposed bus loop, bus stop, and a 'kiss and ride' zone near the train station to support connectivity and align with existing transport infrastructure</p>
<p>Requests for Effective Dust Management During Construction</p>	<p>A detailed Construction Management Plan (CMP) will be implemented to minimise disruptions, including noise and dust control measures. The CMP will strictly regulate construction activities, ensuring they adhere to local council requirements and regulated working hours.</p> <p>As part of its ongoing construction activities, Legacy Property is also installing an additional wash bay to help reduce dust and further improve dust management on site.</p>

<p>Concerns About Water Contamination from Underground Car Park Excavation</p>	<p>Water management in underground excavation pits is subject to strict licensing and compliance protocols. All water undergoes comprehensive testing, and if found to be contaminated, it will be transported off-site for proper disposal. Contaminated water will not be permitted to enter the creek or surrounding stormwater systems.</p>
<p>Desire for Stronger Integration of Heritage Elements in Building Design</p>	<p>The 4 buildings have been designed to 3 distinct precincts within stage 2a. The precincts are a reflection of the local context, incorporating the shared history of Indigenous and local industrial heritage.</p> <p>With the coordination of the Connecting to Country consultant, Buildings 2.1, 2.3 and 2.4 have been designed to reflect the cultural significance of the local indigenous people. in the following ways:</p> <p>Building 2.1 is designed to reflect Korimul Mountain and the western escarpment, maintaining important cultural view lines to the mountain and creek through vertical façade elements that frame these vistas. The design draws on the local geology—slate, sandstone, claystone, and coal—by incorporating colours, textures, and forms that interpret the stratification and undulation of the escarpment.</p> <p>Building 2.2, which is located adjacent to the proposed Heritage Plaza and existing Coke Works, has been designed to reflect the local history. The use of recycled brick and white hebel with concrete slab edges for the first 4 levels is a direct reflection and interpretation of the resilient materials used in the Coke Works. The brick used will be carefully curated to match the significant heritage structures such as the brick chimney and ovens. The upper 2 levels have been designed with a metal cladding as a nod to the use of corrugated sheet metal and metal structures found on site. Furthermore the saw tooth roof form further reflects the roof form of industrial structures previously found on site</p> <p>Buildings 2.3 and 2.4, located closest to Towradgi Creek, honour its cultural role as part of a Dreaming Story linking the escarpment to the sea. Inspired by the creek’s ecological significance and native species such as Wollongong Wollybutt and Turpentine trees, the design uses vertical elements, patterned windows, and contrasting colours to echo the surrounding forest. Varying roof heights create the impression of a cluster of smaller buildings, representing the native tree canopy along the creek.</p>
<p>Climate Performance of Building Materials (Use of Black materials for external surfaces)</p>	<p>The roofs of each building will be a light to medium colour to mitigate unwarranted heat gain. The dark cladding of the buildings will be designed with the ESD consultant to achieve all energy and thermal comfort requirements as required from a building</p>

	<p>performance perspective. This is a numerical requirement as part of BASIX and natHERS.</p> <p>However, the colour and materials can be further coordinated with the client and consultant team to determine if it can be revised if required.</p>
<p>Concerns regarding Increased Building Height and Dwelling Numbers</p>	<p>Legacy Property acknowledges the concerns raised by community members regarding the proposed increase in building height from 4 to 6 storeys and the anticipated uplift in dwelling numbers from 550 to approximately 900.</p> <p>It is important to note that the increase to approximately 900 dwellings has not yet been approved. This potential uplift is part of a broader master plan vision and will be subject to further detailed assessment and formal approval by the NSW Government in future stages of the planning process.</p> <p>The anticipated increase in dwellings is aligned with the strategic intent of the Housing State Environmental Planning Policy (SEPP), which seeks to facilitate the delivery of diverse and affordable housing options in well-located areas. This approach also supports the targets established under the National Housing Accord, and contributes to the NSW Government’s broader commitment to accelerating housing supply in key regions, including the Illawarra.</p> <p>Legacy Property remains committed to working collaboratively with government agencies, stakeholders, and the community to ensure that future stages of the project respond to both planning priorities and local expectations.</p>
<p>Positive Acknowledgement of Broader Contributions by Legacy Property with Emphasis on Local Infrastructure Needs</p>	<p>Voluntary Planning Contributions are agreements made between developers and planning authorities to deliver public benefits—such as infrastructure, community facilities, or monetary contributions—as part of a development proposal.</p> <p>While all Voluntary Planning Contributions for <i>The Works</i> have been approved and agreed upon, Legacy Property is also exploring the opportunity to deliver additional infrastructure—specifically a pedestrian crossing on Railway Street. This would be provided in addition to the contributions already committed.</p> <p>Beyond these planning obligations, Legacy Property also provides contributions through its Community Support and Sponsorship Program, which supports a wide range of local groups, events, and initiatives across the area.</p>

<p>Cumulative Assessments are Required to Properly Measure Impact on Community</p>	<p>It is important to note that developments assessed under the State Significant Development (SSD) framework are required to prepare an Environmental Impact Statement (EIS). This process involves a higher level of environmental assessment and rigour compared to standard development applications.</p> <p>As part of this process, assessments such as the Traffic Impact Assessment are undertaken on a cumulative basis. This means the assessment considers not only the impacts of Stage 2a, but also the potential combined effects of surrounding developments—both existing and proposed—within the broader area.</p>
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Appendix

1. Letterbox Drop Notification



(02) 8088 1140
Level 4, 270 Pacific Highway, Crows Nest, NSW 2065
brookscommunityengagement.com.au
ABN 66 094 032 578

Community Engagement – Proposed State Significant Development (Stage 2A), The Works, Railway Street, Corrimal

Thursday 10 July 2025

Dear Community Member,

On behalf of Legacy Property and The Works Development, BROOKS Community Engagement has been appointed to facilitate community consultation for the proposed Stage 2A of The Works, located at 27 Railway Street, Corrimal. This stage is being progressed via the State Significant Development (SSD) pathway under Sections 4.12 and 4.36 of the *Environmental Planning and Assessment Act 1979*.

State Significant Development Application - Stage 2A, The Works

The initial development application for The Works Corrimal was approved by Wollongong City Council in 2022. Since then, the Housing Delivery Authority (HDA) has granted approval for Stage 2A of the project to proceed via the State Significant Development (SSD) pathway. This means that Legacy Property will be submitting an updated proposal for Stage 2A to the NSW Department of Planning, Housing, and Infrastructure (DPHI) for assessment. To learn more about Stage 2A, please refer to the **FAQs** at the back of this letter.

How You Can Provide Feedback

There will be three community sessions, including two face to face drop-in sessions and one online community webinar. During these sessions, you can learn more about the proposal, ask questions directly to the project team, and share your feedback before the final submission to the NSW DPHI. All community and stakeholder feedback will be included in a report submitted to the DPHI, which will be formally assessed.



Details of upcoming engagement opportunities are listed below.

To attend, please register by scanning the QR code or by emailing: info@brookscommunityengagement.com.au.

Community Drop in Session 1	Community Drop in Session 2	Online Session 3
Tuesday 29 July 2025 12pm - 2pm Corrimal Community Centre	Tuesday 29 July 2025 5pm - 7pm Corrimal Community Centre	Thursday 31 July 6pm - 7pm *Link to be sent upon registering

Please flip page to read brief FAQs



☎ (02) 8088 1140
🏠 Level 4, 270 Pacific Highway, Crows Nest, NSW 2065
✉ brookscommunityengagement.com.au
ABN 66 094 032 578

FAQs

Why is The Works undergoing a State Significant Development Application (SSDA)?

In 2025, Legacy Property received approval from the HDA to progress Stage 2A of The Works as a State Significant Development (SSD). This is because the proposal meets the criteria for State Significant Development and is located within a Transport Oriented Development Area under the NSW Housing State Environmental Planning Policy (SEPP) 2021. It also supports the NSW Government's broader goal to fast track and deliver more housing in areas such as the Illawarra.

What is being proposed in Stage 2A?

The SSDA proposes the following key features:

- *Four residential buildings ranging from 4 to 6 storeys, with approximately 200 dwellings*
- *Central Park including open lawn, play spaces, family recreational area, landscaping and more*
- *Southern park including a nature play area, amphitheatre, community gardens, seating and more*
- *A "Connecting with Country" walking and educational trail*
- *Underground car parking for residents and visitors*

Will there be affordable housing as part of Stage 2A?

Yes, Stage 2A will include 57 affordable apartments.

Affordable housing refers to homes that will be managed by a registered community housing provider and offered at below-market rental rates. They are designed to support people such as essential workers and others who may find it challenging to secure housing in the private rental market.

How will traffic be assessed and managed for this SSDA?

As part of the Environmental Impact Statement, an updated Traffic Impact Assessment for Stage 2A will be prepared and submitted to the Department of Planning for review and assessment.

Who can I contact to find out more or provide feedback?

To find out more or provide feedback, please feel free to contact our community engagement using the contact details below.

Contact BROOKS: info@brookscommunityengagement.com.au | (02) 5123 1284

2. Streets Letterbox Dropped

The table below summarises the neighbouring streets of The Works Corrimal and the corresponding letterbox units that received notification letters prior to the engagement sessions.

Street Name(s)	Letterbox Units
Bon Accord	21
Collins	63
Cross	66
Dick	20
Hansen	9
Harbinger	52
High	42
Junction	6
Louis	18
Pamela	14
Princess	19
Railway	56
SUM	406

3. Sample Email Sent to Community Groups and Stakeholders

Dear Lord Mayor/ Deputy Lord Mayor/ Minister [Surname]/ Councillor [Surname],

On behalf of Legacy Property and The Works development, BROOKS Community Engagement has been appointed to facilitate community consultation for the proposed Stage 2A of The Works, located at 27 Railway Street, Corrimal. This stage is being progressed via the State Significant Development (SSD) pathway under Sections 4.12 and 4.36 of the *Environmental Planning and Assessment Act 1979*.

Stage 2A is currently undergoing community engagement to gather public thoughts and feedback through three consultation sessions. These sessions are designed to provide the community with the opportunity to learn more about the proposal, ask questions, and share their input.

In-person Community Drop in Sessions

Corrimal Community Centre

- **Tuesday, 29 July 2025 | 12:00pm – 2:00pm** – Room Grevillea 1
- **Tuesday, 29 July 2025 | 5:00pm – 7:00pm** – Room Grevillea 1

Online Webinar Session

- **Thursday, 31 July 2025 | 6:00pm – 7:00pm**

A link will be sent to registered participants prior to the session.

Your attendance and interest in the project are greatly valued. To register, please click [HERE](#) or respond to this email.

If preferred, BROOKS are also available to meet with council, upon request, to discuss Stage 2A and gather council feedback.

For further information about the Community Drop in Sessions and Stage 2A please refer to the attached letter.

We look forward to your participation and the opportunity to answer any questions you may have.

Kind regards,
Bryan



🏠 Level 4, 270 Pacific Highway, Crows Nest, NSW 2065 Australia
☎ (02) 8088 1140 🌐 brookscommunityengagement.com.au

 We acknowledge and respect the Traditional Owners of this country and we recognise their continuing connection to this land, its waters and its communities.

4. Social Media Post



5. Slides & A1's Presented to Community

About Legacy Property & Stage 2A SSD

Legacy Property is an Australian residential property development company and the proud developer of The Works Corrimal.

In 2025, Legacy Property received approval from the Housing Delivery Authority to progress Stage 2A of The Works as a State Significant Development (SSD).

This is due to the projects' contribution to housing supply, including affordable housing, which will help meet the targets set under the National Housing Accord. In addition, the project supports the NSW Government's broader objective to fast-track and deliver more housing in key areas such as the Illawarra.



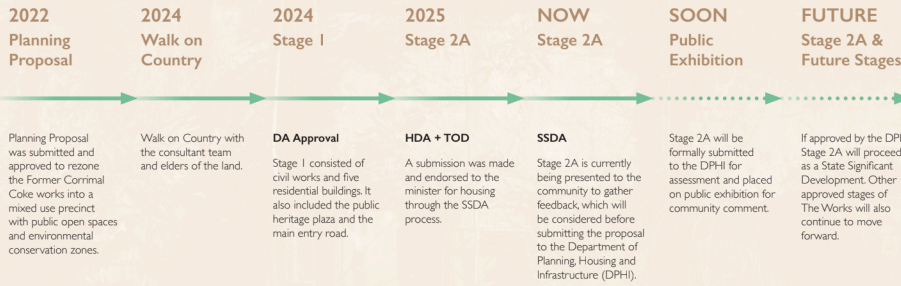
Stage 2A - The Works Corrimal Subject Site



What is Proposed?

- Four residential buildings ranging from 4 to 6 storeys, with approximately 200 dwellings
- Central Park including open lawn, play spaces, family recreational area, landscaping and more
- Southern park including a nature play area, amphitheatre, community gardens, seating and more
- A "Connecting with Country" walking and educational trail
- Underground car parking for residents and visitors

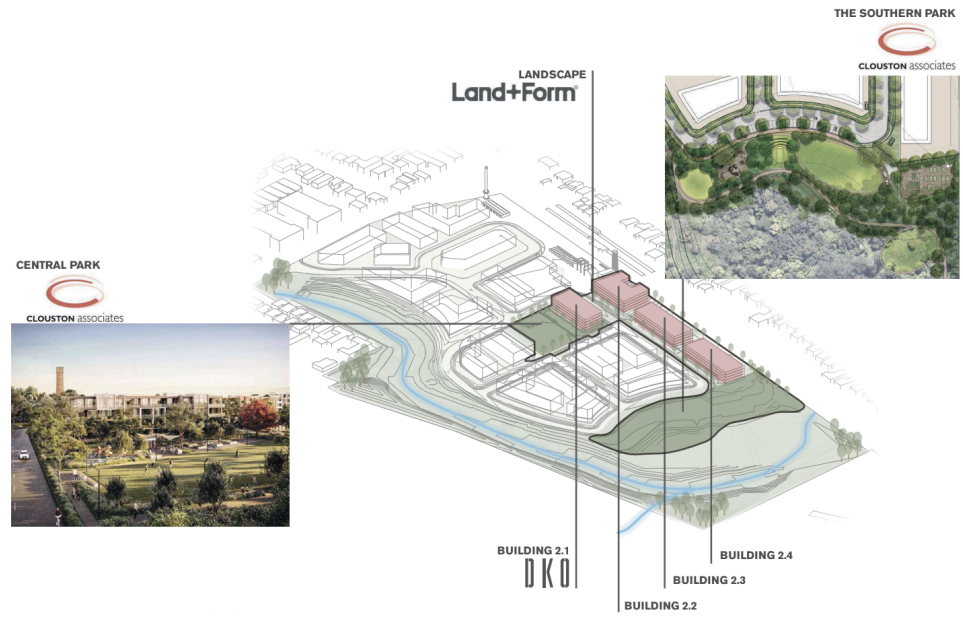
Timeline



Stage 2A



Stage 2A



Building 2.1 With Central Park View



Building 2.2 South East View



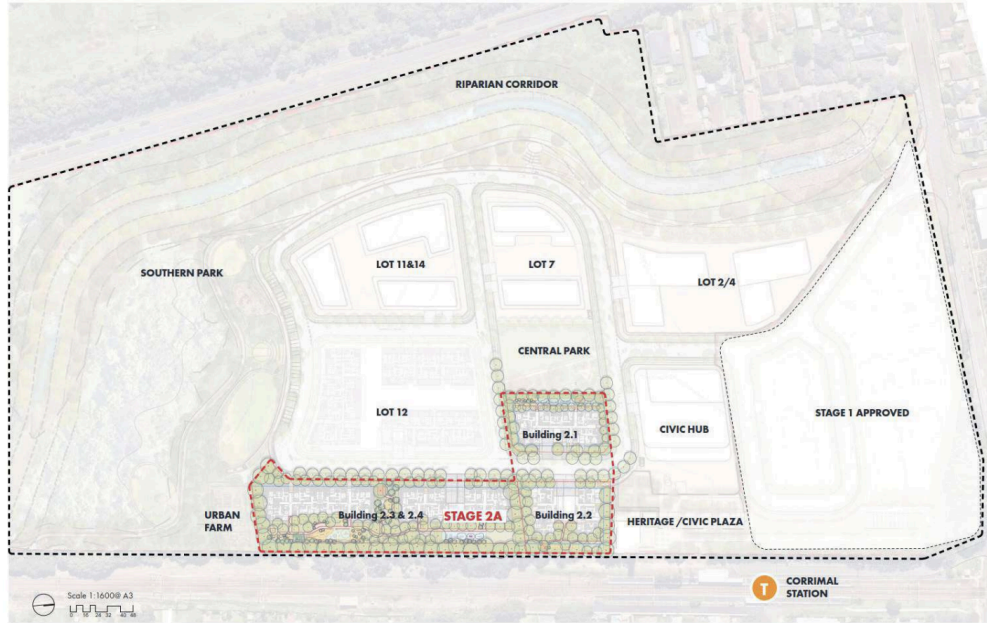
Affordable Housing – Building 2.2 Perspective

Stage 2A will include 57 affordable homes

'Affordable housing' refers to homes that will be managed by a registered community housing provider and offered at below-market rental rates. They are designed to support people such as essential workers and others who may find it challenging to secure housing in the private rental market.



Overall Landscape Plan Stage 2A



Central Park Proposed Design Layout



Central Park Design Intent

Landscape Spaces

Overall Landscape Character and Function

It is envisaged that the Central Park will become an attractive and comfortable place for the day-to-day passive recreational needs of the residents and the wider community. In the aim to encourage and facilitate this interaction, the Central Park has been split into the following spaces.

Open Lawn Area

A large open lawn area has been incorporated inside the central park with shade trees for the residents to enjoy a picnic setting or children kicking a ball around. The flexibility of this lawn area offers the residents a communal recreational space that is local and fit for a wide variety of functions.

Play Space

The Central Park will incorporate an under 5 years play space that is situated adjacent to the family recreational area. This infant play space will complement the larger play area located at the Southern Park and provide young members of the community a safe, enclosed space to play.

Family Recreational Area

The family recreational area includes a designated informal flexible lawn area with seating to offer the best set up for family gatherings and picnics. The area is ideally placed adjacent to the play space to allow parents to keep an eye on their children while they enjoy the space.

Gravel Courtyard

The gravel courtyard offers a designated space for residents to sit and relax. It presents residents with the opportunity to sit underneath a grove of deciduous trees that is protected from harsher environmental conditions such as strong winds, direct sun in the summer and deep shade in the winter. A boules court will also offer members of the wider community, such as senior citizens to practice their skills and enjoy a game of boules.

Connections and Permeability

The overall design for the Central Park is well connected. Clear access pathways border and cut through the park. This offers the community a choice of routes to all destinations within the park and the broader development. Passive surveillance is also promoted with these pathways creating clear sightlines into the park.

Planting

Planting for the Central Park has been selected to define local character for the site. Planting schemes will be at the 'human scale' to reflect the urban village character of the precinct and balance out the surrounding built form. Planting will also be used to offer high levels of amenity and attract the wider community to use the park for its various uses – whether that be to have a family bbq, picnic, to play, or sit and relax.

Many of the plants selected will be those found locally and recommended by Wollongong City Council's Development Control Plan 2009 (DCP).

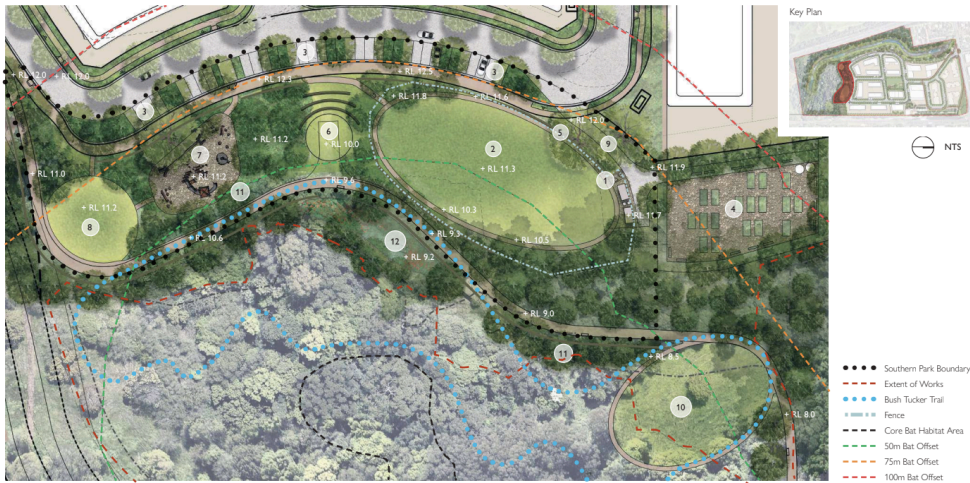
Materials

The Central Park has been designed to use a palette of simple and robust materials. This palette of materials has been selected to reflect the contemporary context of the central park precinct.

Paving materials have been selected for aesthetic value, durability, function, and ease of maintenance. The heritage significance of the site has also been referenced in the design. The salvaged brick from the ovens will be re-used as crushed gravel. This approach will minimise the environmental impact of the design and complement the existing coke-works structures that will be retained in other parts of the development.



The Southern Recreational Park Proposed Design Layout



LEGEND

- | | | | | | |
|----------------------------|---------------------------------|--|--------------------------------|---|--------------------------------------|
| 1 Seating and Shelter | 3 On Street Car Parking Spaces | 5 Seating Wall | 7 Nature Based Play Area | 9 Vehicular Access to Community Gardens | 11 Native Low Shrubs and Grass |
| 2 Multipurpose Fenced Area | 4 Community Gardens/ Urban Farm | 6 Amphitheatre Stage & Maintenance Bay | 8 Multipurpose Gathering Space | 10 Potential CwC Gathering Space | 12 Natural Rain Garden/ Weaving Node |

Note: Logged trees and large master truck / construction vehicle tyres to be re-used in the nature based play area.

CLouston associates

198 6091 - CORRIMAL PRECINCT LANDSCAPE DESIGN - SCMP STAGE 2



©2017 Stage 2 Presentation - 2/08/2018

The Southern Recreational Park

The Southern Recreational Park Context

A larger park will be sited on the southern side of the new development. With a total size of just over 7.0Ha, this park includes a combination of the following elements:

- Nature play area with inclusive play elements
- Multipurpose fenced area
- Community gardens
- Stepped seating amphitheatre with lawn stage
- Large open lawn area
- Multi functional gathering spaces
- Shelter and seating
- Bush tucker trail

The park will provide for day-to-day passive recreational needs of the community. It will have a road edge on the northern edge, with spectacular views towards the riparian corridor to the south especially the bat belly dipping area. This backdrop will be framed by the escarpment.

An open lawn area will be incorporated within this local park, with shade trees to create a relaxed picnic setting for residents and a space for children to kick a ball around.

Access pathways will connect into the southern recreational park area from the riparian pathways to the north, as well as walkways connecting towards the train station.

The following pages will illustrate a high-level strategic design response for the Southern recreational park.

- Site Boundary
- Location of 'Southern Recreation Park'



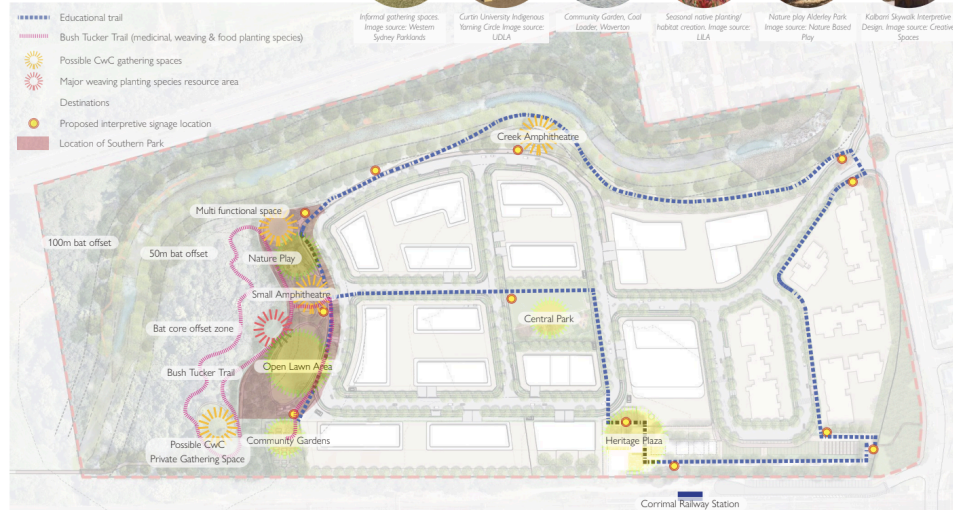
Preliminary artist impression of Southern Park in the overall Master Plan.



Connecting with Country

3.7 Connecting with Country (CwC) Opportunities

There is an opportunity to embed an understanding and sense of Country in all stages of the landscape design for this project.



Designing with Country

Southern Park and Central Park are designed to foster deep and meaningful connections to Country, culture, and place through the inclusion of key design features. These design directions are informed by insights from the Connecting with Country (CwC) report and will be further refined in collaboration with the First Nations community during the detailed design development phase.

Design with Country Elements include:



Cultural trail: The overall design includes a cultural trail that runs through the Southern Park, showcasing culturally significant plants, interpretive signage, educational activities, public art, and more. Walking tours will be available along this trail, and there are plans to collaborate with nearby schools to provide educational opportunities for students to deepen their understanding of Country.



Flexible and adaptable destination spaces: These spaces, such as the Community Garden, will be designed to be activated and used according to community needs and preferences. They will be able to accommodate community-led events, and other future uses.



Language: Through community involvement, the local Dharawal language and knowledge will be integrated into street names, interpretative signage, and wayfinding.



Bush Tucker Trail: The bush tucker trail will showcase culturally significant plants, connecting the community to the traditional uses of plants for food, fibre, and medicine within this Country. Additionally, it provides a space for the local Indigenous Community to retreat and engage in cultural practices, fostering a deeper connection to the land. Culturally welcoming informal gathering spaces:



Regenerative design approach: The design of the Southern Park will contribute to the preservation and revitalisation of native plants, ecosystems, and material palettes specific to this Country.



Ongoing economic opportunities: The design will aim to provide ongoing economic opportunities for First Nations community through activities such as walking tours, education, landscaping works, and more.



Sourcing on-site and locally: Proposing and implementing sustainable practices, including local procurement and gathering of vegetation and materials to reduce waste, carbon use through transport etc.



Reuse of trees for Natural Play: The design of the Southern Park will contribute to the preservation and revitalisation of native plants, ecosystems, and material palettes specific to this Country.



Culturally welcoming informal gathering spaces: The Southern Park offers the opportunity for large gatherings or smaller, intimate gatherings of people depending on the occasion, time of day, and user preference. This gathering space is situated to the side of the park, providing a more intimate setting for the community to come together on Country within the natural setting of the development.

The Works, Corrimal Contributions

Voluntary contributions are **funding or in-kind** support provided by developers to help deliver public infrastructure and community facilities.

As part of *The Works* project, Legacy Property are providing both **local and state voluntary contributions**.

2518

THE WORKS
Corrimal

Local Contributions

as agreed with Wollongong City Council (Dated 13 December 2022)

CONTRIBUTION	VALUE
1. Dedication of Land, Central Village Park	\$2,250,000
2. Dedication of Land, Southern Recreation Park	\$5,250,000
3. Dedication of Land, Riparian Corridor	\$13,285,850
4. Dedication of Land, Road Widening	\$1,850,250
5. Central Village Park Works	\$1,357,743
6. Southern Recreation Park Works	\$2,104,800
7. Riparian Corridor Works	\$6,501,474
8. Riparian Corridor Shared Pedestrian / Cycle Path Works	\$1,589,244
9. Railway Street Shared Pedestrian / Cycle Path Works	\$537,500
10. Railway Street/ Harbinger Street Roundabout Works	\$1,405,000
11. Station Plaza Public Access easement	\$3,169,042
12. Affordable Housing Contribution (35 Dwellings)	Included
Total Contribution to Wollongong City Council	\$39,300,903

State Contributions

as agreed with Department of Planning, Housing and Infrastructure (Dated 6 June 2025)

CONTRIBUTION	VALUE
1. State Public Infrastructure contribution \$6,374.18 for each Dwelling in the Development*	
Total State Contribution \$6,374.18 x 550*	\$3,505,799

Notes: ** The rate per dwelling is indexed at time of payment
** As the number of dwellings changes the contribution changes

Community Engagement

This community engagement session is designed to **inform you about Stage 2A and the proposed State Significant Development Application, and to gather your feedback** for consideration as planning progresses.

To share your thoughts, please **scan the QR code** or complete one of the printed surveys available at today's session.

If you have any questions, comments, or would like further information, our community engagement team is here to help.



Community Feedback Survey

CONTACT COMMUNITY ENGAGEMENT TEAM

COMMUNITY FEEDBACK LINE:

 02 5123 1284

COMMUNITY FEEDBACK EMAIL:

 info@brookscommunityengagement.com.au

6. Survey Q's



The Works Stage 2A - Community Feedback

B *I* U  

Thank you for attending one of our community session, please fill out your feedback below.

If you would like to get in contact with BROOKS, please use the following contact details:

EMAIL: info@brookscommunityengagement.com.au

PHONE: (02) 5123 1284

Name

You may put N/A if you prefer to remain anonymous.

Short-answer text

Email

Please provide your email if you would like us to follow up with you regarding any questions or comments

Short-answer text

What were your main interests in attending the session today?

Please check as many as applicable

- To learn more about Stage 2A and the proposed State Significant Development
- To provide feedback or share my views
- To understand how the development may impact my local area
- To learn about the design features and the buildings
- To represent a community group, organisation, or stakeholder
- To learn more about the outdoor parks and landscaping
- To engage with cultural or heritage aspects of the project
- To understand how the development might affect me personally
- I am interested in buying or have bought into the development
- Other...

Were there any aspects of the development that you found particularly positive or beneficial?

- Parks
- Landscaping
- Affordable Housing
- Additional Housing in the Illawarra
- Building Design
- Design and Connection with Country Elements
- Not sure
- I did not find any aspects of the development positive or beneficial
- Legacy Contributions
- Other...

Do you have further feedback or specific concerns or about the proposed Stage 2A development? If so, please tell us.

Long-answer text

7. Responses from Community Feedback Form (Names & Identification Redacted)

Were there any aspects of the development that you found particularly positive or beneficial?	Do you have further feedback or specific concerns or about the proposed Stage 2a development? If so, please tell us.
N/A	We were told there would be 3 designated traffic lanes in Railway St in a western direction: one left turn only, middle straight ahead + Right turn only. Is this still happening?
Parks, Landscaping, Affordable Housing	One entry + exit is a great concern to me. Traffic at present at peak hours is very congestive.
Landscaping, Affordable Housing	<p>Very concerned about traffic entrance and exit Would like to have a pedestrian crossing.</p> <p>Would like to see more action around aboriginal elders re history of the area and artwork and painting of the large metal chimney with an Aboriginal design.</p> <p>Single lane roundabout (Railway Street).</p>
Parks, Design and Connection with Country Elements	Very pleased to hear about the 'Indigi Grow' programme. Also pleased to know Corrimal High School will be involved with a horticultural of their own. Dont think roundabout is going to ease the traffic congestions, certain there will be a hold every time a truck comes off. Memorial Drive will need to navigate the roundabout to enter the site. Has problems with the locally parked cars on the Southern Side of Railway Street between Harbinger and Memorial Drive. there needs to be two clear lanes heading west to the traffic lights to avoid the traffic queuing back East. Atm I frequently can't exit Harbinger Street onto Railway St during peak times.
Parks, Landscaping, Affordable Housing, Legacy Property Contributions	As the traffic is already bad, I would like to see an off ramp onto the southbound lanes of Memorial Drive.
Parks, Landscaping, Design and Connection with Country Elements, Very impressed with	Worries about traffic flow in and out of the development. 1 entrance and exit is insufficient for the traffic volume that is likely to develop. Suggests looking into High Street as an extra entry/exit pt. Will the bus stop remain where it is? Is there any planning for aged-care/ retirement housing?

<p>the Indigi Grow Concept involving High School students and Indigi Community</p>	
<p>Parks, Landscaping, Legacy Property Contributions, Covered Walkway access to Corrimal</p>	<p>1 entrance to the complex seems inadequate.</p> <p>Pedestrian Crossings needed in Railway Street due to extra traffic.</p> <p>Just a thought, express trains could stop at Corrimal.</p> <p>Extend corrimal station to accommodate 8 car trains - currently only 6.</p> <p>Just another thought - put an 'on ramp' from the complex onto Memorial Drive heading south.</p>
<p>Affordable Housing, Additional Housing in the Illawarra</p>	<p>Landscaping: this should avoid using exotic species where possible, as these have a high likelihood of escaping into the remnant forest on the site. It is also likely they will have a higher failure rate than local species. There are many endemic alternatives which would be well suited to the local climate and play an important role in the ecosystem, keeping the water table down and providing food for birds and insects. For example, planned tall exotic shade trees should be rejected for endemics such as Illawarra Flame Tree (<i>Brachychiton acerifolius</i>), Sassafras (<i>Doryphora sassafras</i>), Moretón Bay Fig (<i>Ficus macrophylla</i>), Port Jackson Fig (<i>Ficus rubiginosa</i>), Sandpaper Fig (<i>Ficus coronata</i>). The figs, in particular, would grow into superb shade trees and greatly enhance the development.</p> <p>Architecture: the presented designs appear to pay very little tribute to the heritage theme originally promised in this “iconic” development. The architecture could surely be much more imaginative and link more closely to the industrial heritage of the site. The use of a saw toothed roofline in the affordable housing block is an admirable attempt, but then loses all credibility by being black (or dark brown) at levels 5 & 6. Surely dark colours on external surfaces must be avoided if the buildings are going to be sustainable, and comfortable at this time of rapidly escalating temperatures.</p> <p>Traffic: in the report provided by TfNSW for the rezoning of the site, which was subsequently approved by WCC and DPIE, the department stated that traffic constraints made this site inappropriate for a car based development. They went on to state that Railway Street could not cope with the extra traffic that would be generated by 550 residences on the site, that the roundabout would fail, and in fact, worsen the traffic situation. If the development is going to now incorporate an extra 350 residences ie a total of 900, how is it that the developers are going ahead within the next week to start constructing the roundabout which TfNSW has said will fail and exacerbate gridlock on an already at-capacity thoroughfare?</p>

	<p>Construction of underground car parks and flooding: deep pits have now been dug for the first of the underground car parks. During periods of rain, especially the “bomb cyclone” of 1&2 July 2025, the pits filled with water. There is a level of concern in the community about contaminants in this water, given the excavation goes deep into land that hosted heavy industry for over 100 years. I understand this water will be independently tested before disposal. It would be an appreciated gesture of good faith if these test results could be shared with the community by being forwarded to Corrimal Community Action Group as soon as they become available - email to community2518@gmail.com</p> <p>You must understand there is a high level of stress in the local community in regards to this development. Many feel they are considered, and being treated as, “collateral damage” , rather than respected neighbours.</p>
<p>Parks, Landscaping, Affordable Housing, Design and Connection with Country Elements</p>	<p>not particularly for for Stage 2a but i do enjoy the community involvement</p>
<p>Parks, Affordable Housing, Design and Connection with Country Elements, Legacy Contributions</p>	<p>The development has undergone several design changes since it was first proposed. The Stage 2 display confirms future design features such as the bike path, nature trail and Indigenous contributions which are to be commended, as well as the provision of affordable housing into the overall mix, although I would have preferred more use of indigenous (ie locally relevant) plants rather than exotic trees and plants, in order to attract native birds etc., and which are easier to maintain in the future.</p> <p>I have some concerns about the buildings, especially the two top floors which are painted or clad in black, both from the perspective of heat emission in summer, and their unattractiveness juxtaposed against the skyline and the treeline.</p> <p>My major concern however is the increase of the height limit to 6 storeys and the overall number of units in this development to an excess of 800. I appreciate that this is consequence of the allowance specified in the State Government's TOD proposals, but it flies in the face of community concerns expressed since the commencement of the development, which reduced the height limit to 4 storeys and 550 approx units. These concerns included traffic issues, which will now be exacerbated. The community concerns have been ignored.</p>

Parks, Affordable Housing	<p>I have great concerns about the impact of increased traffic generated from the development. One entry and exit point from the development onto an already very busy street is very concerning for local residents. Railway st is the main east west link and is essential for residents to access services. At peak times this road is already at capacity and the single lane roundabout proposed will be gridlocked during these times . The train station adjacent to the development is not an express stop and services are not frequent enough to be alternative to travel by car.</p> <p>I feel that the development is too large for the suburb of Corrimal .</p>
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**** END OF REPORT****