



Corrimal Precinct Landscape Design

STAGE 2-4 STREETScape

State Significant Development Application

S18-0070 Issue J • January 2026



CORRIMAL PRECINCT LANDSCAPE DESIGN

Stage 2-4 Streetscape SSDA

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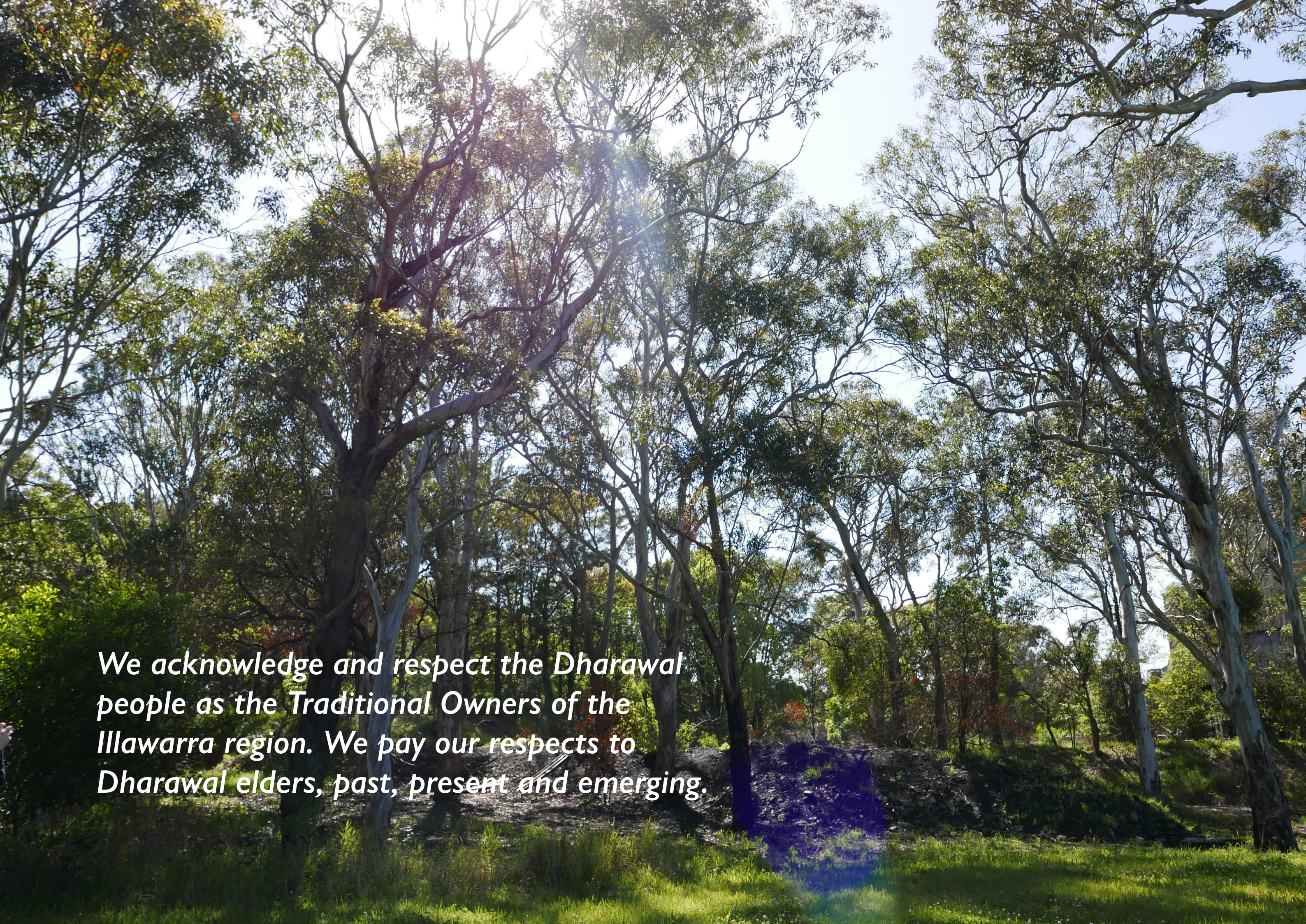
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S18-0070 R01	J	Jan 2026	FINAL	AM	FH	FH

Note: this document is preliminary unless validated.



Aerial image of the former Corrimal Coke Works.



We acknowledge and respect the Dharawal people as the Traditional Owners of the Illawarra region. We pay our respects to Dharawal elders, past, present and emerging.



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Image on left: Existing coke ovens on site of the former coke works.

1.0 Introduction

1.1 Executive Summary

This Streetscape Report has been prepared by CLOUSTON Associates - a division of Beveridge Williams 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 Streetscape Report has been prepared to address the requirements of SEARs (#14) – in relation to trees and landscaping.

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)).

Descriptor	Site Details
Proponent / Applicant	Legpro 70 Pty Ltd ATF Legpro 70 Unit Trust (Legacy)
Site Ownership	Illawarra Coke Company
SSD Reference	SSD-86131212 [SEARs issued 3 July 2025]
Project Name	Corrimal Coke Works - Stage 2-4 Early Stage (Civil) Works
Street Address	Corrimal Coke Works, 27 Railway Street, Corrimal
Country	Dharawal Country
Project Description (Relevant works for this Report in bold)	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).

1.0 Introduction

1.2 Background

The concept master plan includes a well-defined street hierarchy that enhances intuitive wayfinding and addresses the circulation needs of vehicles, pedestrians, and cyclists.

In order to seamlessly integrate the urban environment with the surrounding landscape, the planting for all streets has been selected to reflect the local character of the site. The selected species primarily consist of native plants, including many that are locally endemic.

A variety of tree species has been thoughtfully chosen to create a clear identity for each street and maximise canopy coverage throughout the site.

The species selected in this package align with the recommendations outlined in Wollongong City Council's (WCC) Development Control Plan 2009 (DCP).

ROAD HIERARCHY LEGEND

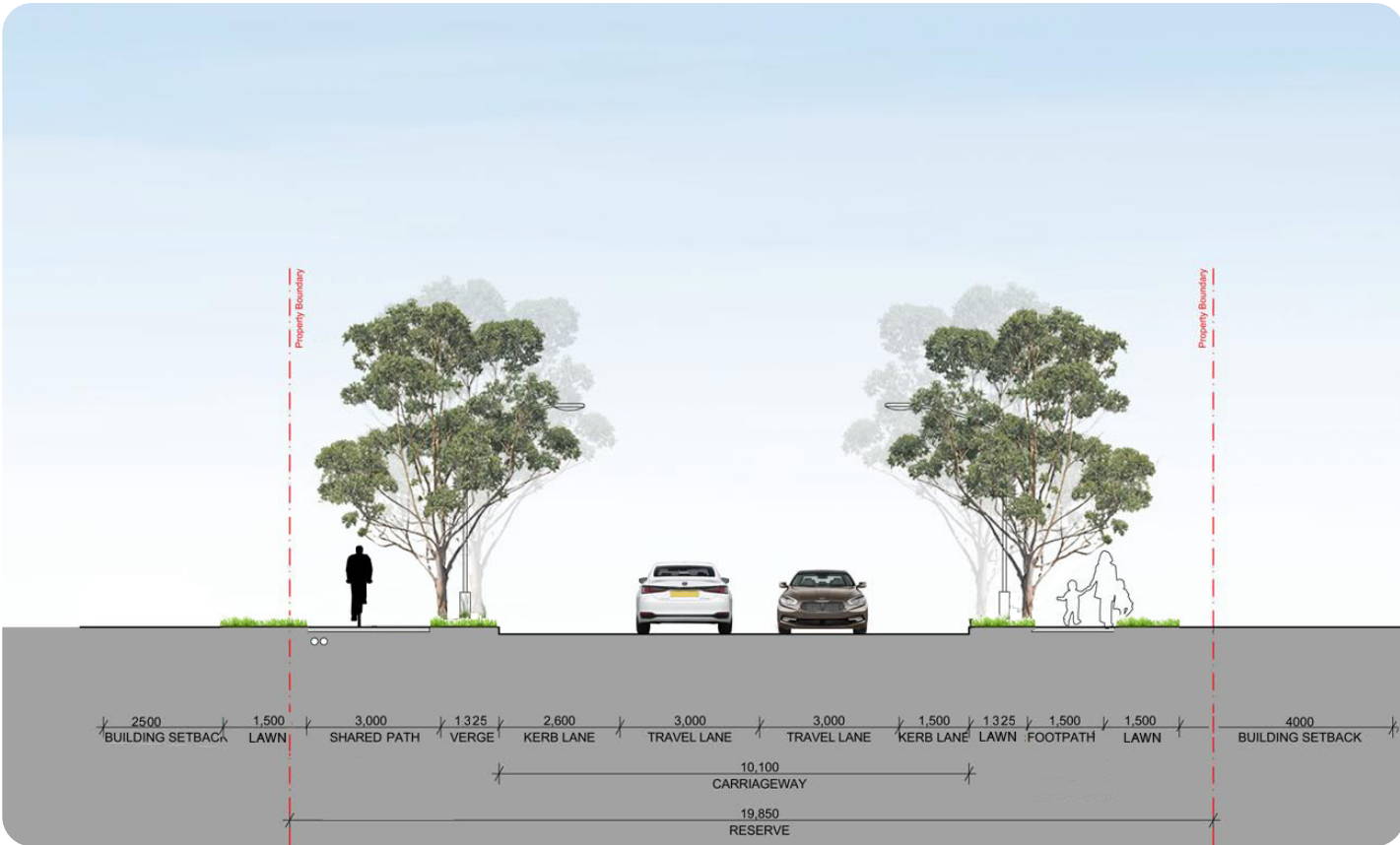
- Entry boulevard - Entrance and Arrival
- Entry boulevard - Beyond Bus Loop
- Bus Loop Road - Public Transport Access
- Main Loop Road - Circulation
- Riparian Edge Road Type A - Activation of Green space
- Riparian Edge Road Type B - Activation of Green space
- Local Street - Typical Street
- Site Boundary
- Extent of Stage 2-4 Built Form Works

Image on right: Road Hierarchy

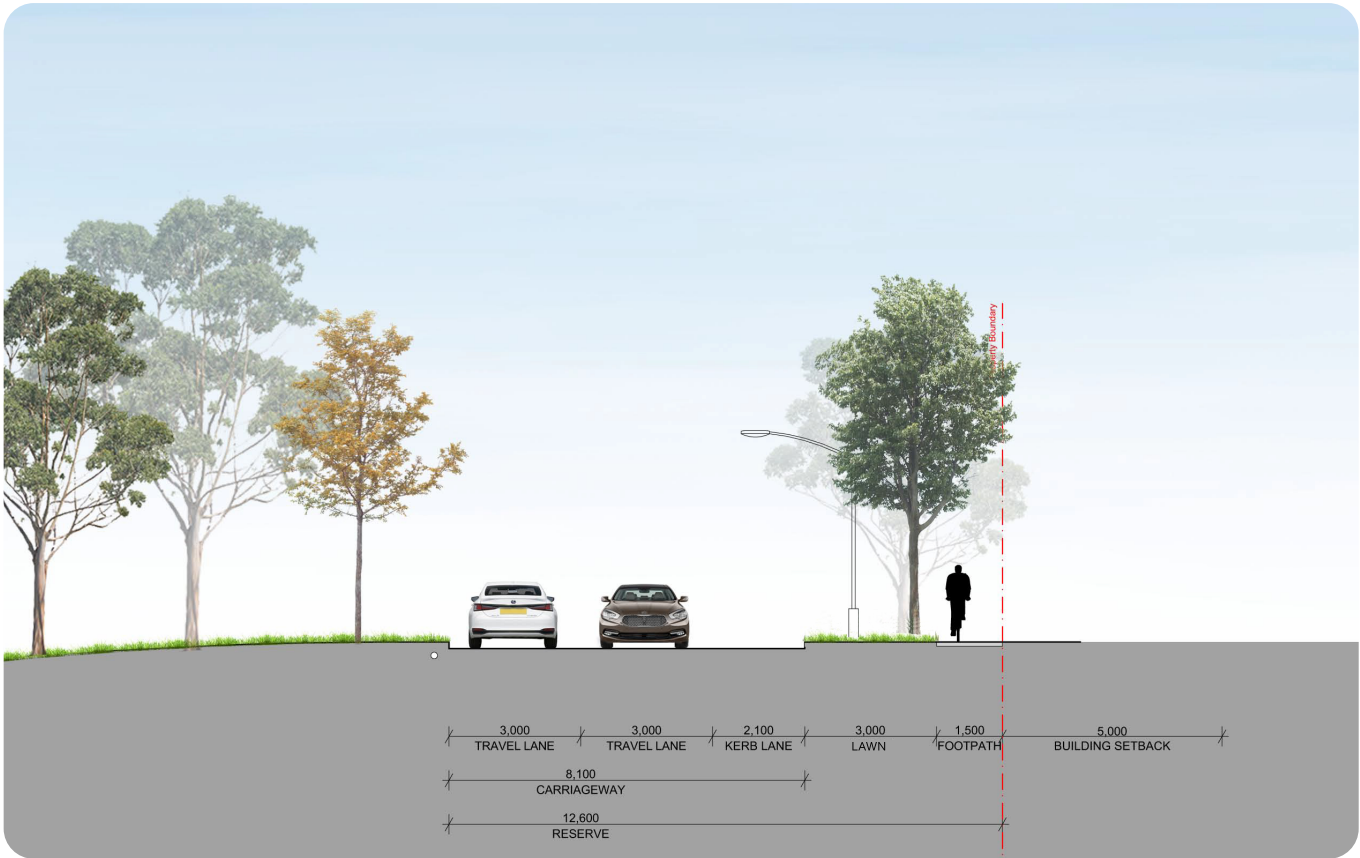


1.0 Introduction

1.3 Stage 2-4 Road Sections



ENTRY BOULEVARD SECTION

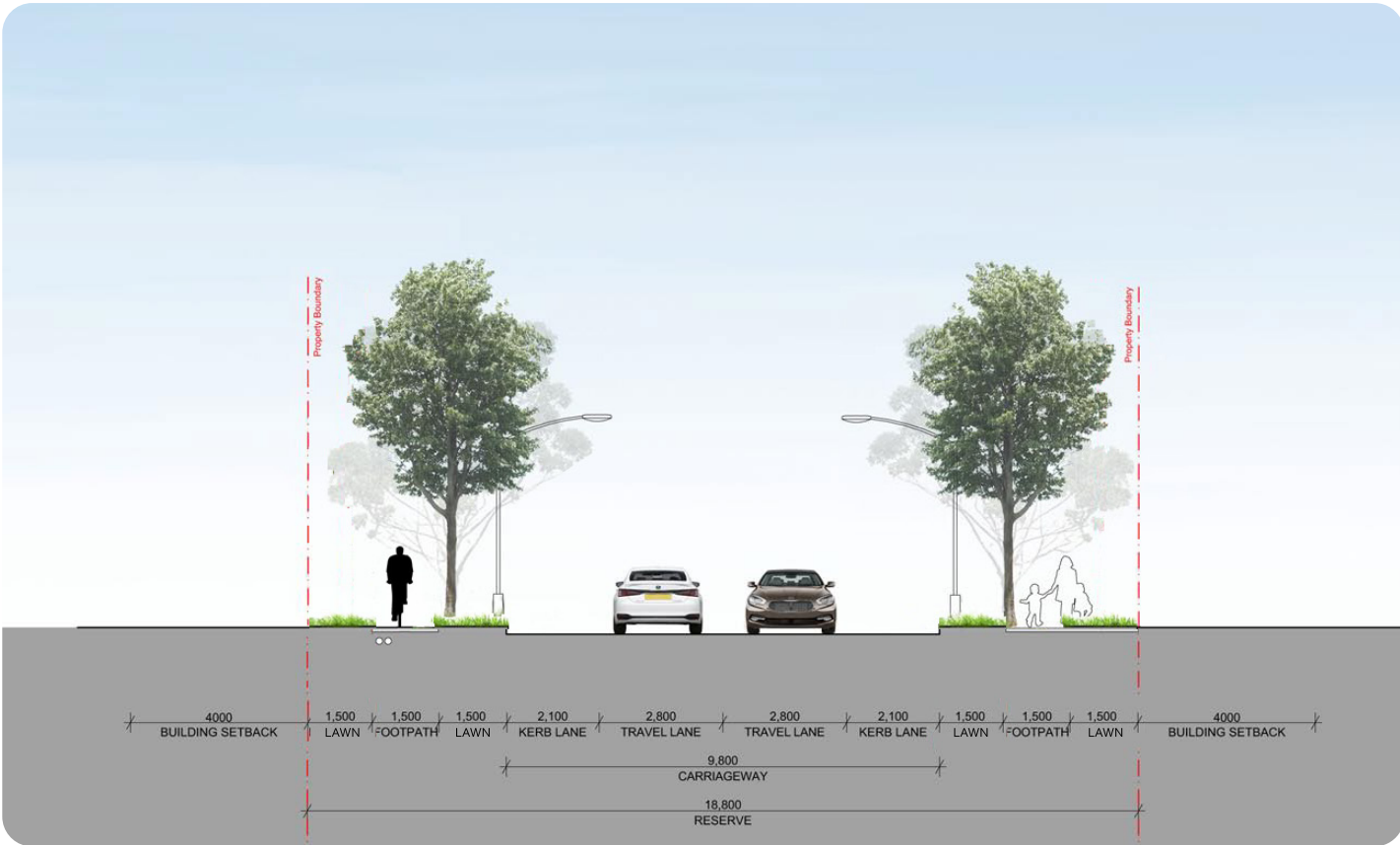


RIPARIAN AND STAGE 3+4 EDGE ROAD

Sections extracted from the site specific DCP document. Refer to previous page and plan layout for street locations

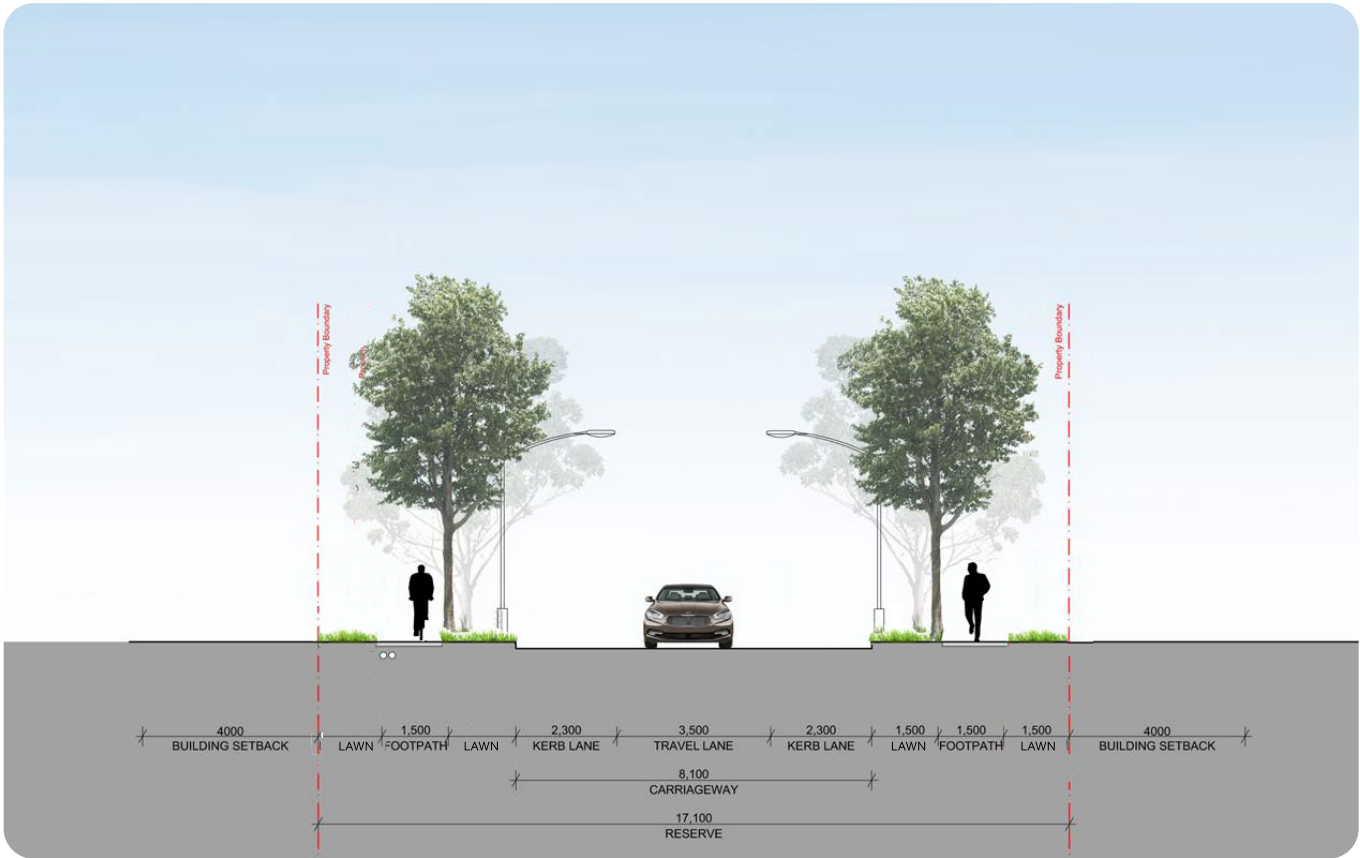
1.0 Introduction

1.3 Stage 2-4 Road Sections



MAIN LOOP ROAD

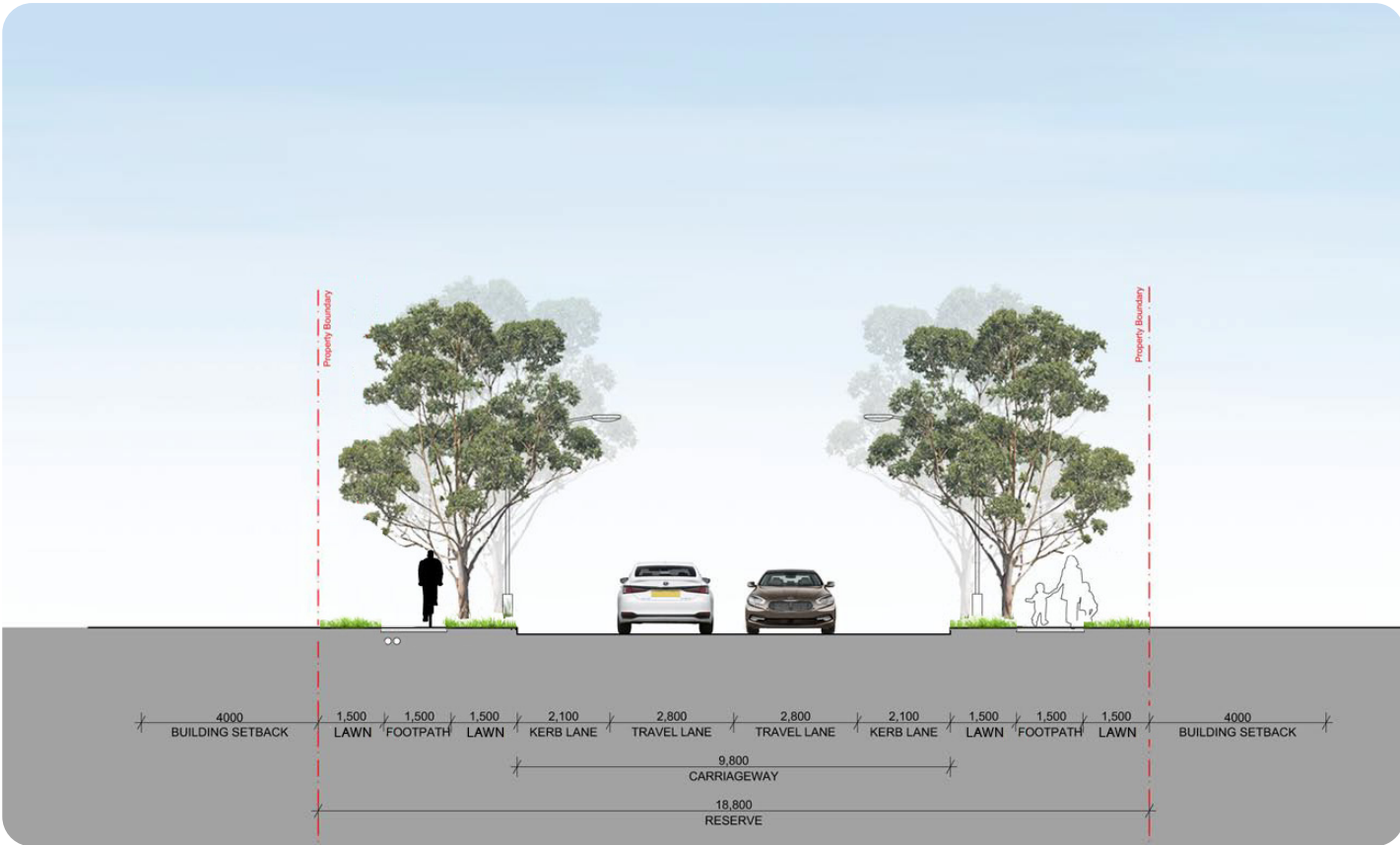
Sections extracted from the site specific DCP document. Refer to previous page and plan layout for street locations



LOCAL STREET

1.0 Introduction

1.3 Stage 2-4 Road Sections



RIPARIAN EDGE ROAD TYPE B

Sections extracted from the site specific DCP document. Refer to previous page and plan layout for street locations

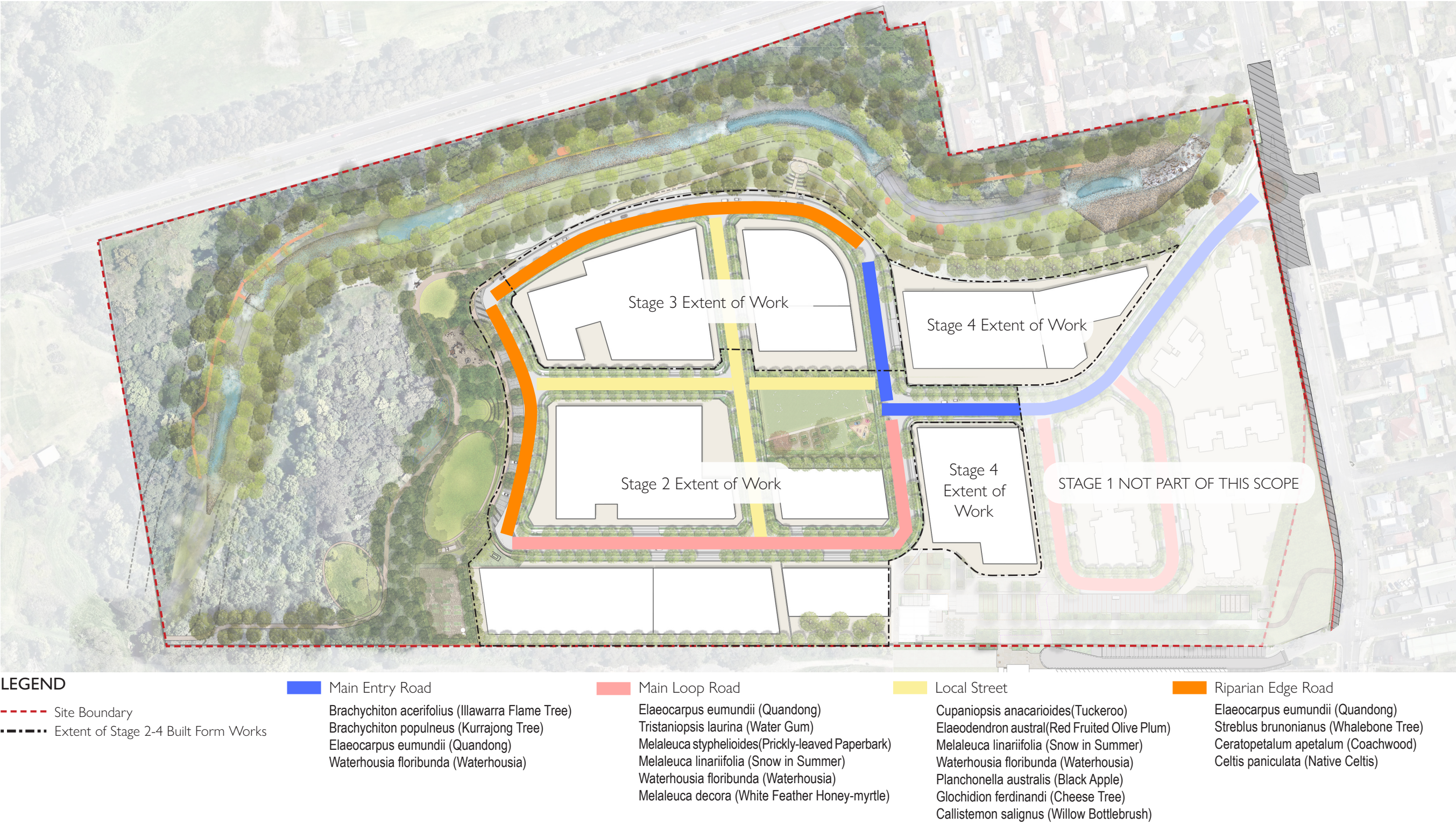
2.0 Site Context

2.1 Planning Context

'Street Trees' Development Controls	Design Response
Exemption from approval where a prescribed tree is included in Council's Exempt Tree Species List in Appendix 1 to this chapter (excluding trees within the curtilage of the heritage item or heritage conservation area).	The list of proposed street trees is cross-referenced with Council's Exempt Tree Species to exclude trees that are unsuitable to this site.
Exemption from approval where a prescribed tree is identified as a noxious weed under the Noxious Weeds Act 1993 or any management plan published by the Illawarra District Noxious Weeds Authority.	The list of proposed street trees is cross-referenced with any management plans or reports published by the Illawarra District Noxious Weeds Authority to exclude trees that are unsuitable to this site.
Street trees, where appropriate should seek to provide shade and enhancement of visual quality of the streetscape.	The street trees proposed have wide canopy character to provide shade. Also we prioritise native tree species with foliage interest or flowering character to increase visual quality of the streetscape.
All street trees should be retained and protected during the construction phase of a development	Relevant notes will be included in the landscape documentation
Street trees should be installed at regular intervals (between 5 – 10 metres apart) to enhance the appearance of the locality.	Trees are proposed to be installed at interval 7m apart to enhance the appearance of the locality.
The location of Street Trees should take into account overhead and underground services.	The surrounding conditions including underground services, road signage, entry & exit to buildings underground basement of proposed building extent, light poles etc are considered when locating the proposed street trees.
At the time of planting street trees require the installation of root barriers (maximum depth 600mm) directly adjacent to the kerb to prevent future damage to the kerb, guttering or road. In addition, root barriers should be placed to protect existing adjacent services where needed.	Root barriers are proposed adjacent to the kerb for the street trees. At the stage of documentation, landscape drawings will note the root barriers to be placed to protect existing adjacent services where needed.
Where trees are to be planted in areas with hard surfaces, suitable grates are to be laid around the tree to protect the roots and enable water infiltration.	The street trees are planted in proposed planted verge.
Minimum plant requirements for Street Trees are 200 litre container size, in accordance with AS 2303: 2015 Tree stock for landscape use.	Current tree size is 75Lt in planting schedule. Trees to be pre-procured and grown in until site is ready for installation. At installation the trees will have 200Ltr characteristics.

3.0 Street Trees

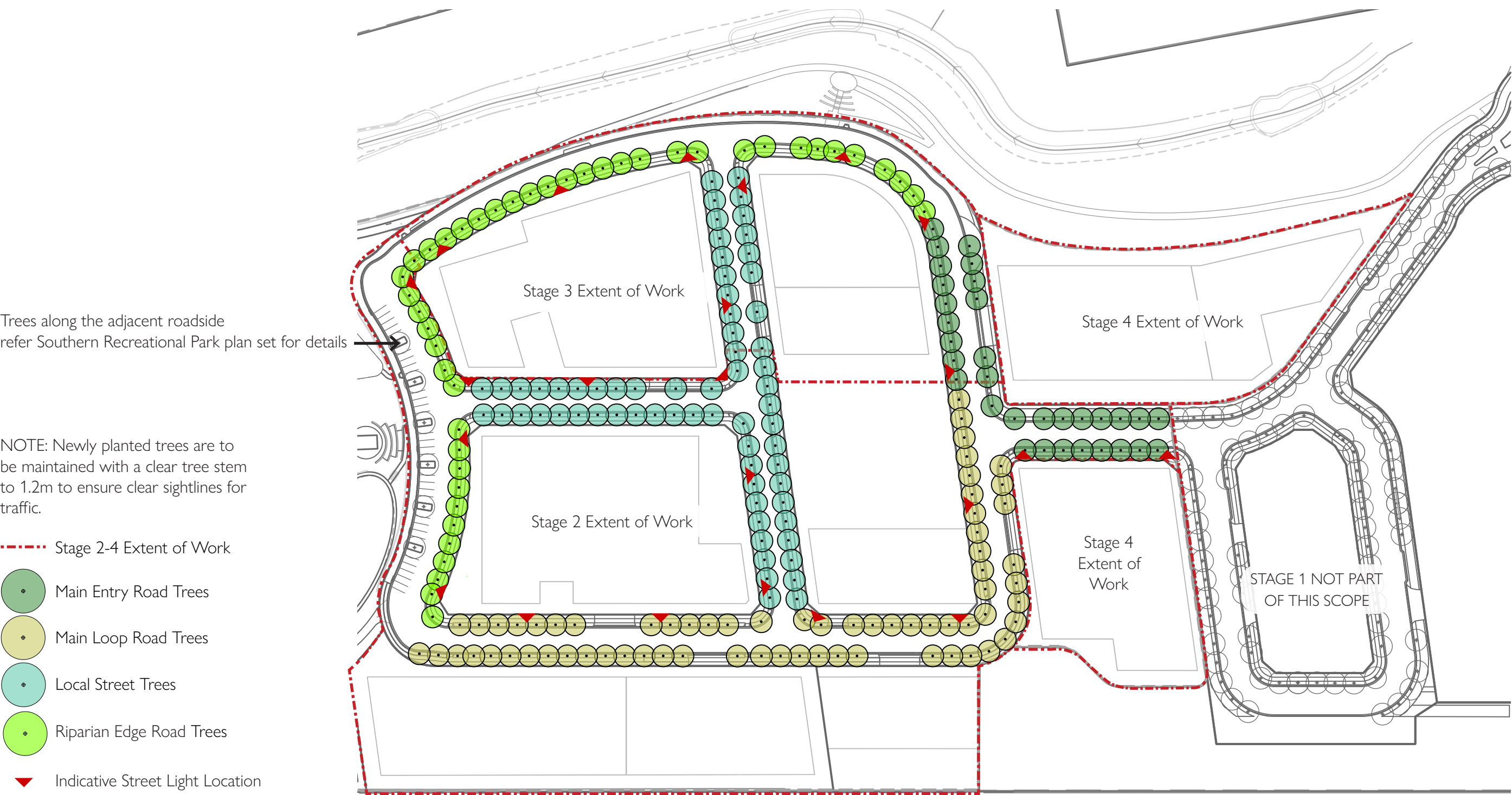
3.1 Street Trees Species



Please refer to the following pages for the full list of tree species selected for different road types or hierarchies.

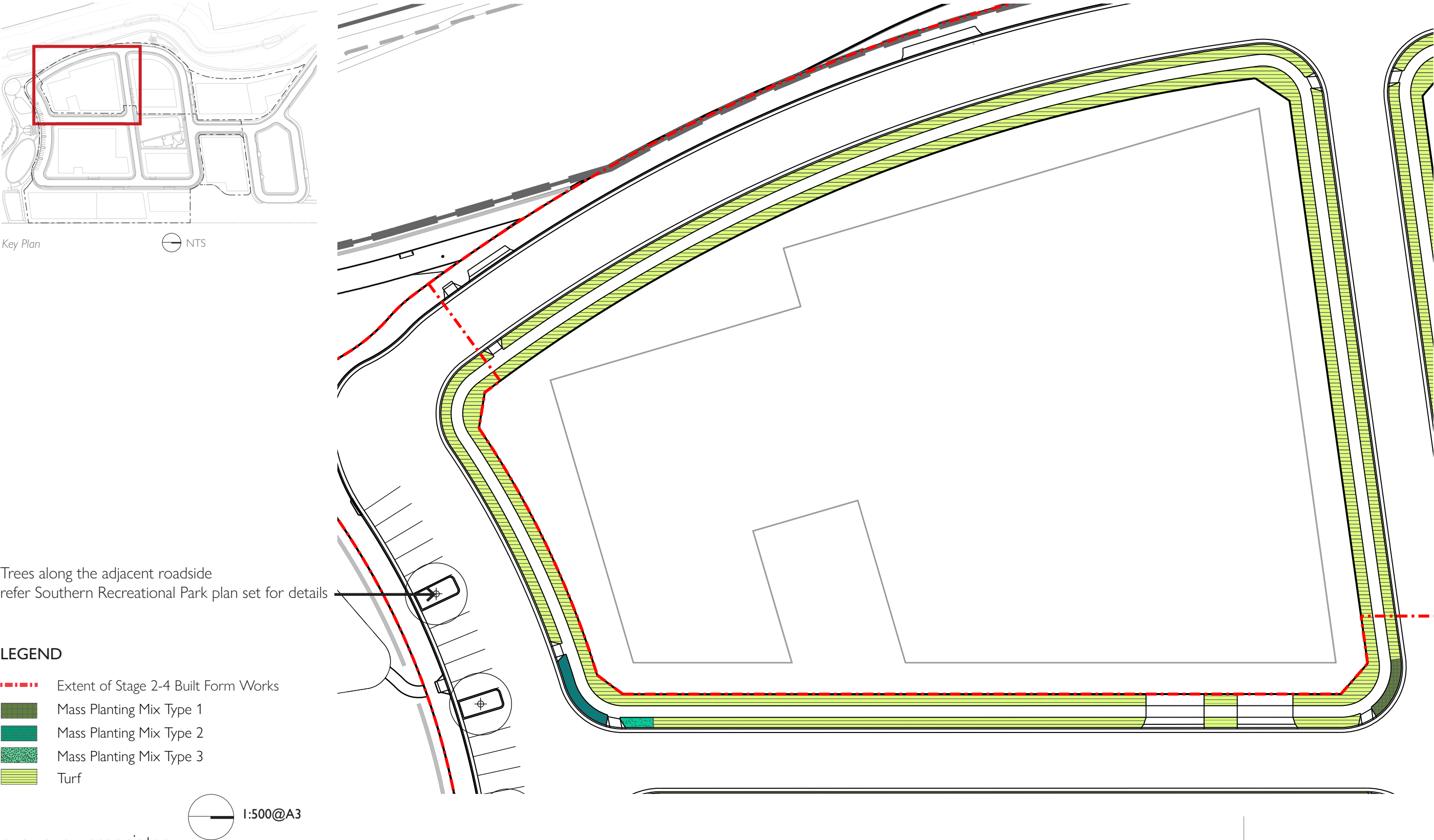
3.0 Street Trees

3.2 Street Trees Locations in Stage 2-4



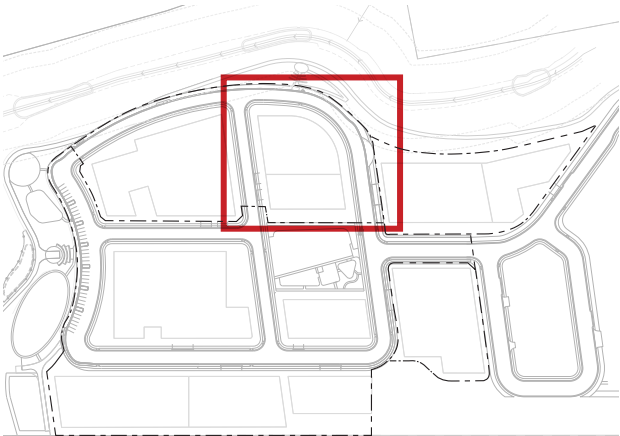
3.0 Street Trees

3.3.1 Street Planting Locations in Stage 3&4 (Area1)



3.0 Street Trees

3.3.2 Street Planting Locations in Stage 3&4 (Area2)



Key Plan — NTS

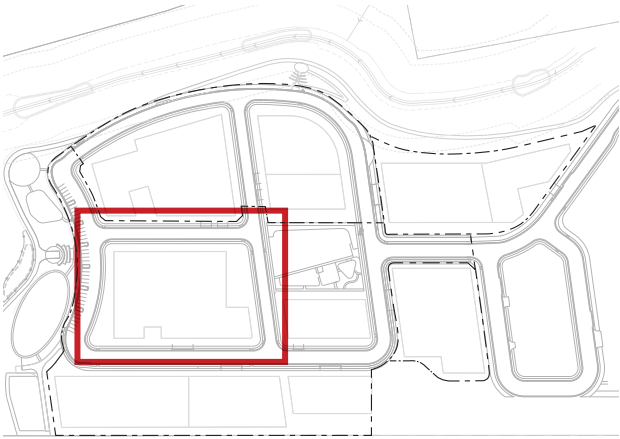
LEGEND

- Extent of Stage 2-4 Built Form Works
- Mass Planting Mix Type 1
- Mass Planting Mix Type 2
- Mass Planting Mix Type 3
- Turf

1:500@A3

3.0 Street Trees

3.3.3 Street Planting Locations in Stage 2 (Area1)



Key Plan — NTS

Trees along the adjacent roadside refer Southern Recreational Park plan set for details

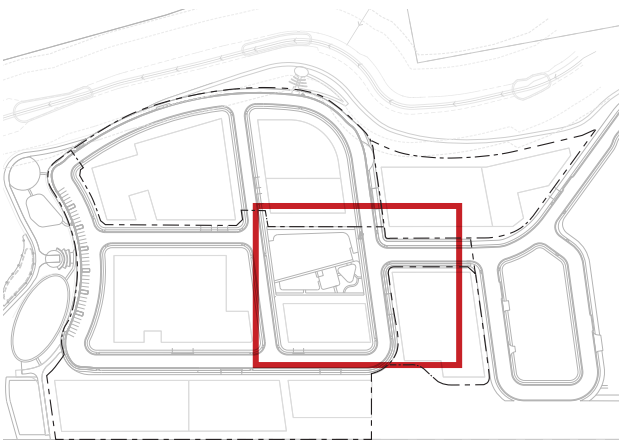
LEGEND

- Extent of Stage 2-4 Built Form Works
- Mass Planting Mix Type 1
- Mass Planting Mix Type 2
- Mass Planting Mix Type 3
- Turf

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3.0 Street Trees

3.3.4 Street Planting Locations in Stage 2 (Area2)



Key Plan — NTS

LEGEND

- Extent of Stage 2-4 Built Form Works
- Mass Planting Mix Type 1
- Mass Planting Mix Type 2
- Mass Planting Mix Type 3
- Turf

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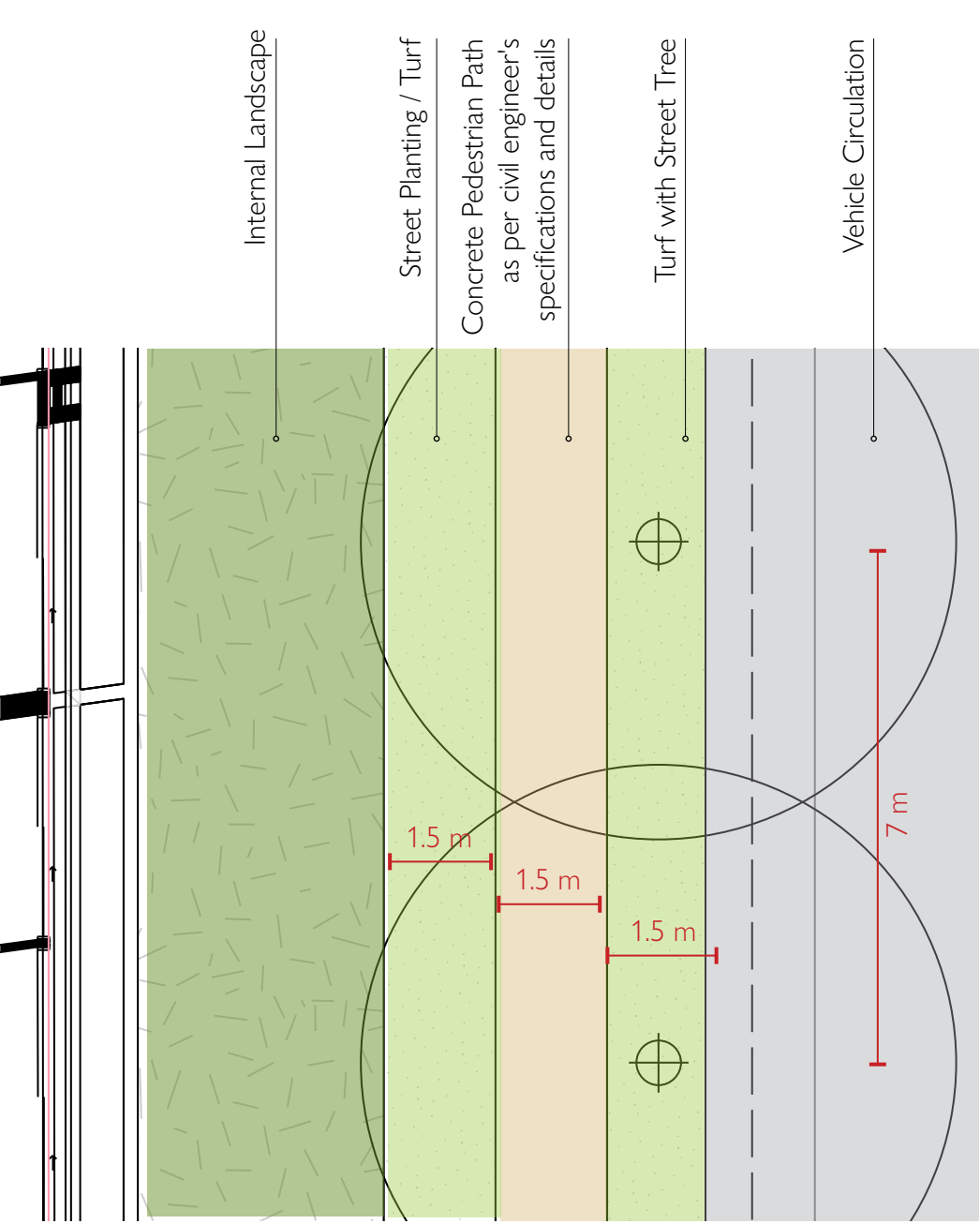
CLOUSTON associates

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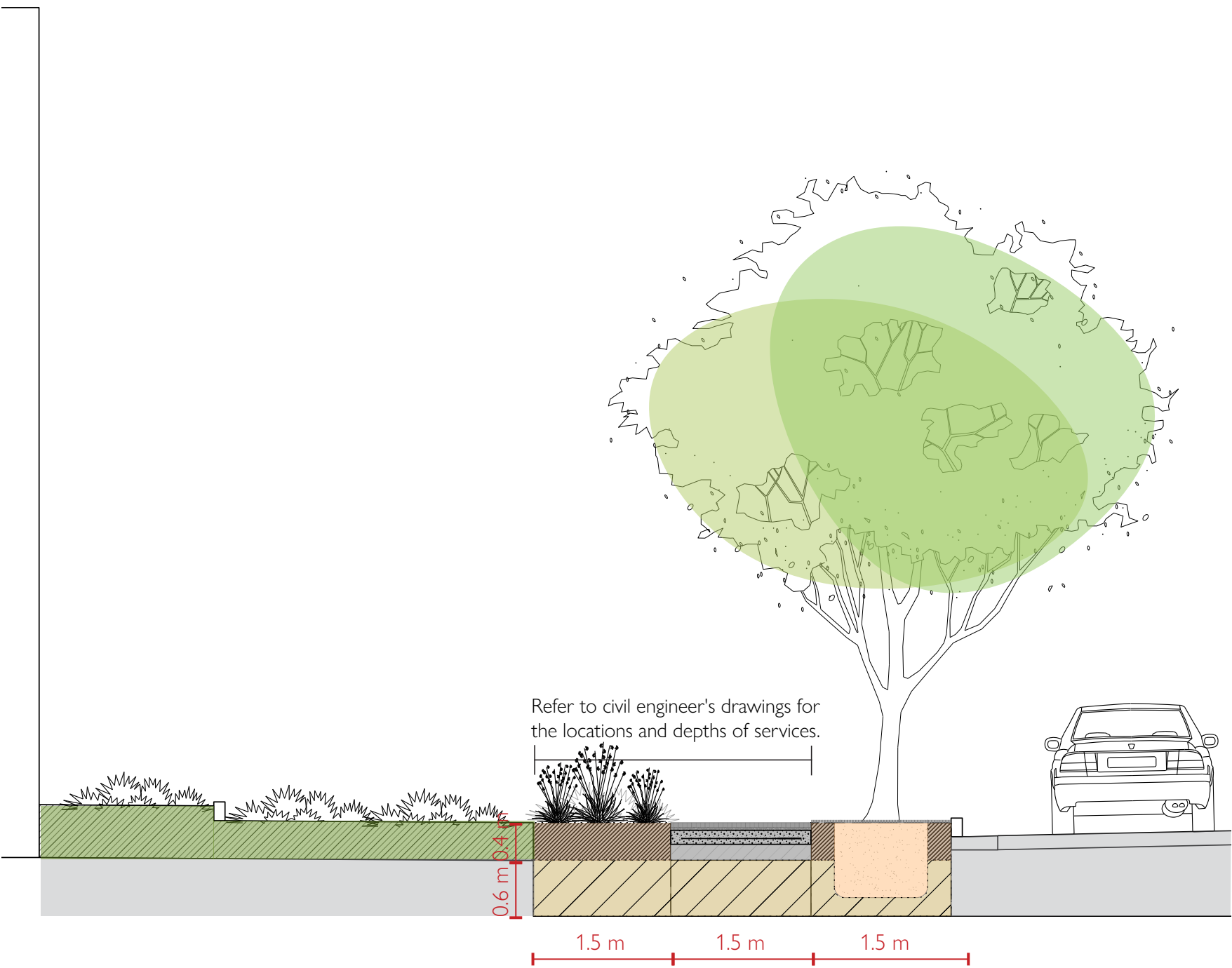
3.0 Street Trees

3.4 Street Planting Details



Typical plan view of street tree placement.

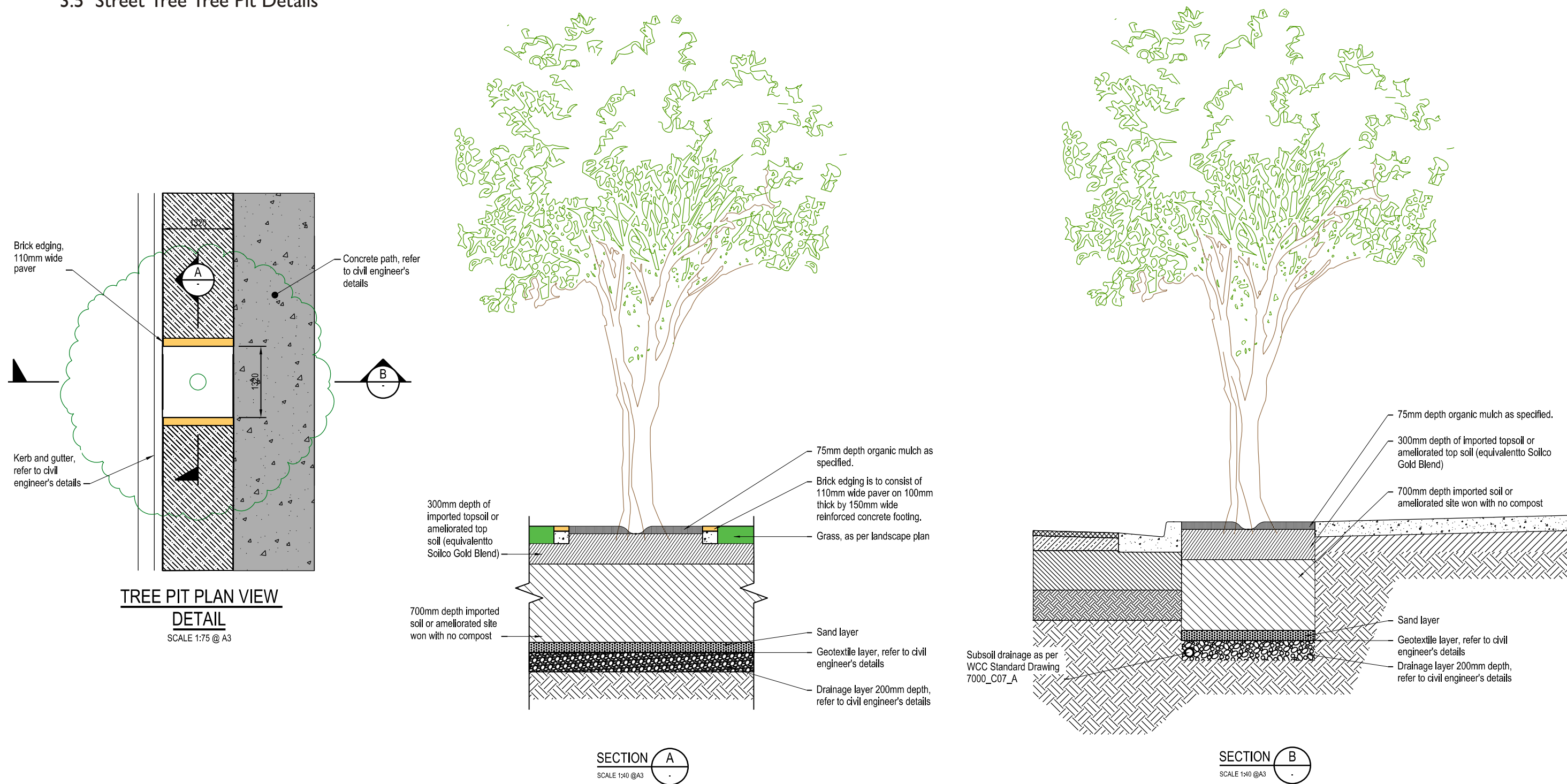
NOTE: For guidance on how to plant trees near our assets, see Diagram 5 - Planting Trees within Sydney Water's Technical guidelines - Building over and adjacent to pipe assets.



Typical section of street trees placement.

3.0 Street Trees

3.5 Street Tree Tree Pit Details

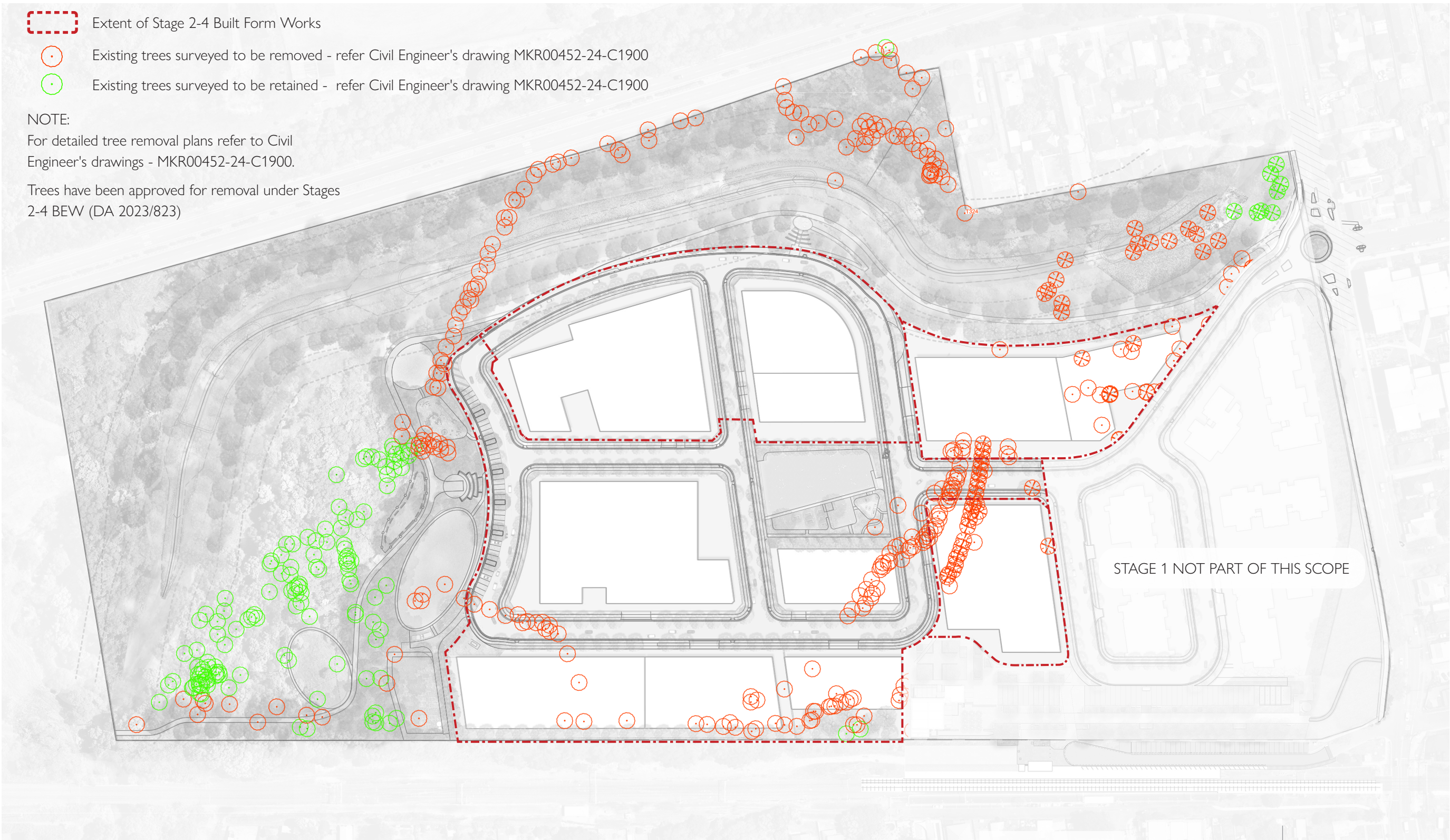


TYPICAL TREE PIT DETAIL

NOTE: For tree pit detail specifications and locations, refer to civil engineer's drawings.

3.0 The Proposal

3.6 Existing Trees Removed and Retained



4.0 Street Tree Species

Planting Schedule & Planting Species

The following street tree species are recommended based on the council's tree list as well as ecological report and arborist report. For the tree species selected for different road types or hierarchies, please refer to the following pages.

The following native tree species are recommended for use in the streetscapes of the former Corrimal Cokeworks site. This list includes species that have been recorded as occurring on the site, with special attention given to the gallery rainforest that thrives along creek lines in the south-east corner.

The remaining species listed may also be found, or may have historically existed, on the site. These species are commonly used in landscaping throughout the Illawarra region.

TREE SPECIES LIST

Site Feature Tree						
Key	Species	Common Name	Indictive Height	Indictive Spread	Pot Size (at purchase)	Spacing
BA	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	30m	15m	75lt	As shown
Total Number						0

Main Entry Road Trees						
Key	Species	Common Name	Indictive Height	Indictive Spread	Pot Size (at purchase)	Spacing
EE	<i>Elaeocarpus eumundii</i>	Quandong	20m	5m	75lt	As shown
BP	<i>Brachychiton populneus</i>	Kurrajong	10m	5m	75lt	As shown
WF	<i>Waterhousia floribunda</i>	Waterhousia	25m	8m	75lt	As shown
Total Number						33

NOTE: The current tree size in our planting schedule is 75 litres. The trees will be pre-procured and grown until the site is ready for installation. At installation the trees will have 200Ltr characteristics.

Canopy coverage is proposed to achieve minimum 40-50% of the streetscape area, subject to refinement during detailed design including tree species canopy size selection.

Site Feature Tree



Brachychiton acerifolius
(Illawarra Flame Tree)

Main Entry Road Trees



Waterhousia floribunda
(Waterhousia)



Elaeocarpus eumundii
(Quandong)



Brachychiton populneus
(Kurrajong Tree)

4.0 Street Tree Species

Main Loop Road Trees



TREE SPECIES LIST

Main Loop Road Trees						
Key	Species	Common Name	Indictive Height	Indictive Spread	Pot Size (at purchase)	Spacing
EE	Elaeocarpus eumundii	Quandong	20m	5m	75lt	As shown
MS	Melaleuca styphelioides	Prickly-leaved paperbark	20m	5m	75lt	As shown
MD	Melaleuca decora	White Feather Honey-myrtle	25m	10m	75lt	As shown
ML	Melaleuca linariifolia	Snow in Summer	8m	4m	75lt	As shown
TI	Tristaniopsis laurina	Water gum	12m	5m	75lt	As shown
WF	Waterhousia floribunda	Waterhousia	25m	8m	75lt	As shown
Total Number						67

NOTE: The current tree size in our planting schedule is 75 litres. The trees will be pre-procured and grown until the site is ready for installation. At installation the trees will have 200Ltr characteristics.

Canopy coverage is proposed to achieve minimum 45% of the streetscape area, subject to refinement during detailed design including tree species canopy size selection.

4.0 Street Tree Species

Local street



Cupaniopsis anacarioides
(Tuckeroo)



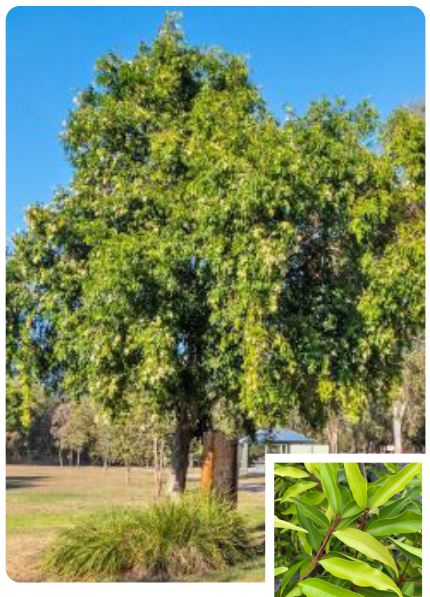
Elaeodendron australe
(Red Fruited Olive Plum)



Melaleuca linariifolia
(Snow in Summer)



Callistemon salignus
(Willow Bottlebrush)



Waterhousia floribunda
(Waterhousia)



Planchonella australis
(Black Apple)



Glochidion ferdinandi
(Cheese Tree)

TREE SPECIES LIST

Local street						
Key	Species	Common Name	Indictive Height	Indictive Spread	Pot Size (at purchase)	Spacing
CA	Cupaniopsis anacarioides	Tuckeroo	8m	6m	75lt	As shown
CK	Callistemon salignus	Willow Bottlebrush	7m	4m	75lt	As shown
EA	Elaeodendron australe	Red Fruited Olive Plum	8m	6m	75lt	As shown
GF	Glochidion ferdinandi	Cheese Tree	20m	8m	75lt	As shown
ML	Melaleuca linariifolia	Snow in Summer	8m	4m	75lt	As shown
PA	Planchonella australis	Black Apple	20m	8m	75lt	As shown
WF	Waterhousia floribunda	Waterhousia	25m	8m	75lt	As shown
Total Number						66

NOTE: The current tree size in our planting schedule is 75 litres. The trees will be pre-procured and grown until the site is ready for installation. At installation the trees will have 200Ltr characteristics.

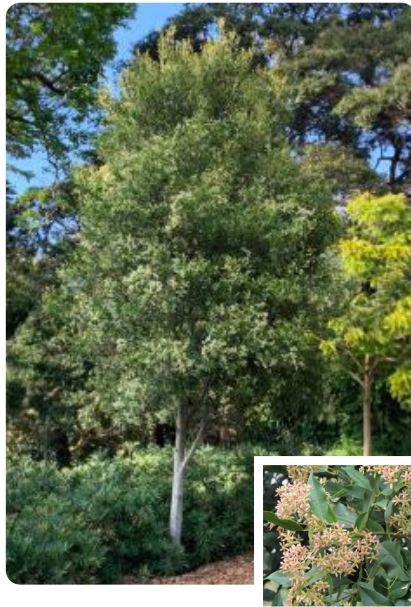
Canopy coverage is proposed to achieve minimum 45% of the streetscape area, subject to refinement during detailed design including tree species canopy size selection.

4.0 Street Tree Species

Riparian Edge Road



Backhousia myrtifolia
(Grey Myrtle)



Ceratopetalum apetalum
(Coachwood)



Celtis paniculata
(Native Celtis)



Callistemon salignus
(Willow Bottlebrush)



Guioa semiglauc
(Guioa)



Streblus brunonianus
(Whalebone Tree)



Elaeocarpus eumundii
(Quandong)



Fraxinus pennsylvanica 'Urbanite'
(Urbanite Ash)

TREE SPECIES LIST

Riparian Edge Road						
Key	Species	Common Name	Indictive Height	Indictive Spread	Pot Size (at purchase)	Spacing
BG	Backhousia myrtifolia	Grey myrtle	6m	4m	75lt	As shown
BP	Brachychiton populneus	Kurrajong Tree	15m	10m	75lt	As shown
CA	Ceratopetalum apetalum	Coachwood	20m	10m	75lt	As shown
CP	Celtis paniculata	Native Celtis	10m	8m	75lt	As shown
CK	Callistemon salignus	Willow Bottlebrush	7m	4m	75lt	As shown
CA	Cupaniopsis anacardioides	Tuckeroo	8m	7m	75lt	As shown
EE	Elaeocarpus eumundii	Quandong	20m	5m	75lt	As shown
FU	Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	15m	8m	75lt	As shown
GG	Guioa semiglauc	Guioa	10m	6m	75lt	As shown
MD	Melaleuca decora	White Feather Honey-Myrtle	10m	5m	75lt	As shown
SB	Streblus brunonianus	Whalebone Tree	20m	6m	75lt	As shown
Total Number						45

NOTE: The current tree size in our planting schedule is 75 litres. The trees will be pre-procured and grown until the site is ready for installation. At installation the trees will have 200Ltr characteristics.

Canopy coverage within the Riparian Edge Road, including street trees proposed within the Southern Park scope of works, is proposed to achieve minimum 40% of the streetscape area, subject to refinement during detailed design and coordination with the appointed contractor.

4.1 Street Planting Species

Mix Planting Species



Dianella caerulea 'Little Jess'
(Blue Flax-lily)



Brachyscome angustifolia
(Grass Daisy)



Chrysocephalum apiculatum
(Yellow Buttons)



Viola hederacea
(Native Violet)



Liriope gigantea 'evergreen giant'
(Turf Lily)



Lomandra longifolia
(Spiny-headed Mat-rush)



Alternanthera dentata
(Little Ruby)



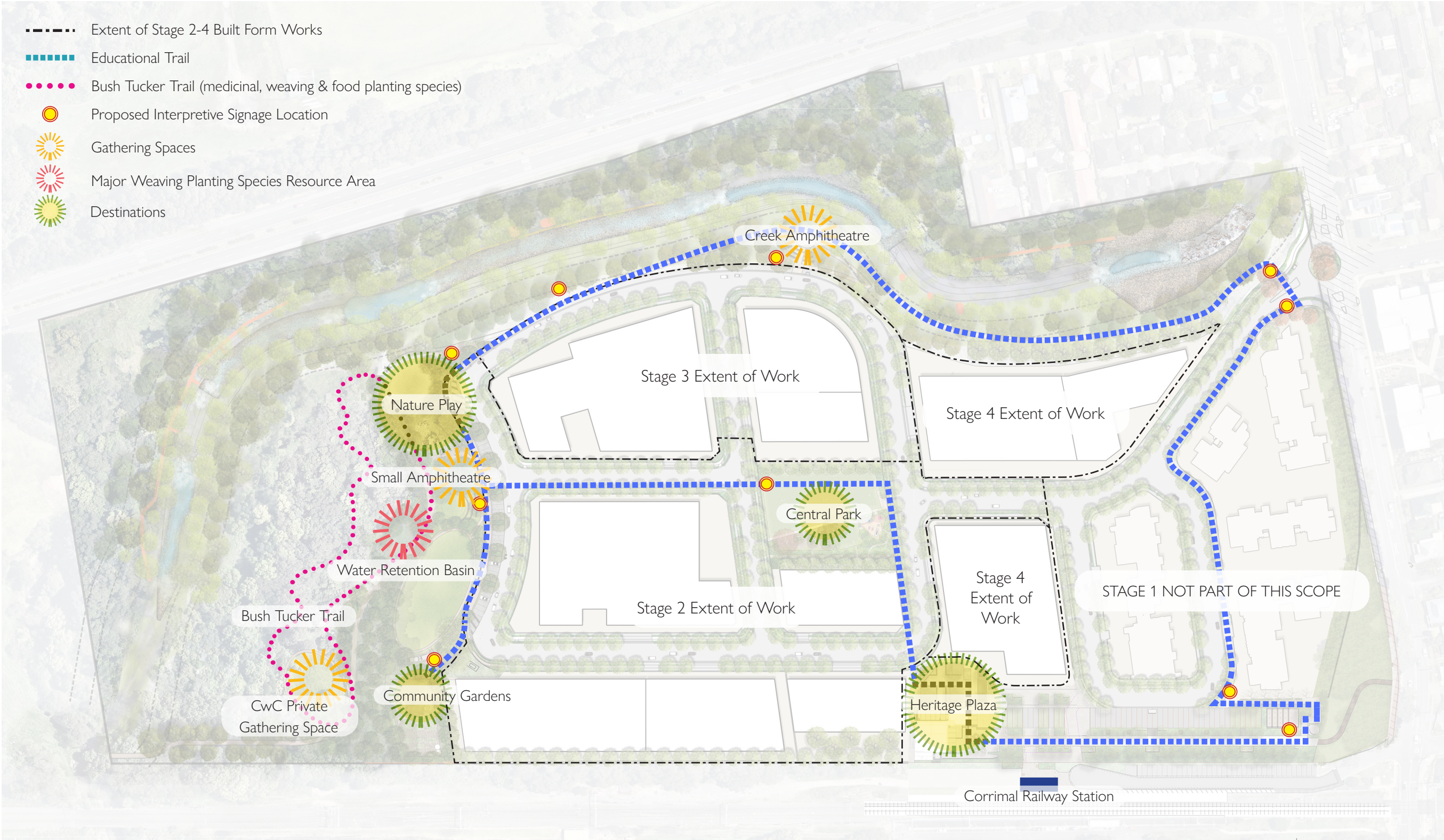
Blechnum cartilagineum
(Gristle Fern)

MASS PLANTING MIX LIST

Key	Species	Common Name	Mature Height	Mature Spread	Pot Size
Mass Planting Mix Type 1					
Ble car	Blechnum cartilagineum	Gristle Fern	0.6m	1.5m	140mm
Lir gig	Liriope gigantea 'evergreen giant'	Turf Lily	0.6m	0.6m	140mm
Vio hed	Viola hederacea	Native Violet	0.1m	1m	140mm
Total area					38 m2
Mass Planting Mix Type 2					
Bra ang	Brachyscome angustifolia	Grass Daisy	0.15m	1m	140mm
Dia cae	Dianella caerulea	Blue Flax-lily	0.5m	0.2m	140mm
Lom lon	Lomandra longifolia	Spiny-headed Mat-rush	1m	0.6m	140mm
Total area					53 m2
Mass Planting Mix Type 3					
Alt den	Alternanthera dentata	Little Ruby	0.9m	0.9m	140mm
Chr api	Chrysocephalum apiculatum	Yellow Buttons	0.3m	0.5m	140mm
Dia cae	Dianella caerulea	Blue Flax-lily	0.5m	0.2m	140mm
Total area					33 m2
Turf					
Buffalo Turf					Roll
Total area					4240 m2

5.0 Connecting with Country (CwC) Opportunities

5.1 Connecting with Country (CwC) Opportunities



5.0 Connecting with Country (CwC) Opportunities

5.2 Designing with Country

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

To guide the design of the former Corrimal Cokeworks site, Waters Consultancy has been engaged to develop a 'Connecting with Country and Cultural Values Assessment Report'. This report identifies intangible Aboriginal cultural heritage values located within the site and provides a series of recommendations to protect and conserve these values.

These recommendations have informed many of the CwC opportunities identified in the project's overall landscape design (refer to previous page).

The proposed streetscapes aim to establish deep and meaningful connections to Country, culture, and place through the following design features. Note that these design moves are subject to further exploration and refinement with the community during the design development stage.

- **Regenerative design approach:** The design of the proposed streetscapes will contribute to the preservation and revitalisation of native plants, ecosystems, and material palettes specific to this Country. The planting for all streets has been selected to consist of native plants that were historically or are currently found in this area.
- **Place naming and language integration:** Through community involvement, the local Dharawal language and knowledge will be integrated into street names, interpretative signage, and wayfinding.
- **Cultural trail:** The design includes a cultural trail that will feature interpretive signage, educational activities, public art, and more. Parts of the trail will follow the streets, offering an accessible platform for community members to easily navigate and explore cultural sites and points of interest within the development.
- **Sourcing on-site and locally:** The design aims to propose and implement sustainable practices, such as local procurement of plants and materials to reduce waste, carbon emissions from transport etc.
- **Ongoing economic opportunities:** The design aims to provide ongoing economic opportunities for Traditional Custodians and knowledge-holders through activities such as walking tours.



Kalbarri Skywalk Interpretative Signage. Source: <<https://www.creativespaces.com.au/projects/kalbarri-skywalk-interpretation-design/>>



Stanhope Parkway. Source: CLOUSTON



Wolseley Grove, Zetland. Source: CLOUSTON



Malop Street Green Spine. Source: Justin McManus



Warragul Interpretative Signage. Source: Terrain Group.

