



Project Name: Corrimal Coke Works - Stage 2a Early Stage (Civil) Works
Case ID: SSD-86131212

Applicant Details

Project Owner Info

Title	Mr
First Name	Adrian
Last name	Kilburn
Role/Position	Project Director
Phone	0427346120
Email	akilburn@legacyproperty.com.au
Address	Angel Place, Level 8 123 Pitt Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for LegPro 70 Unit Trust
ABN	85213629919

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Samantha	McGough
Phone	Email	Role/Position
0282337692	smcgough@urbis.com.au	Planning Consultant

Address

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

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Corrimal Coke Works - Stage 2a Early Stage (Civil) Works
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD10,812,082.00
Indicative Operation Jobs	10
Indicative Construction Jobs	350
Number of Occupants	510
Number of Dwellings	207
Gross Floor Area (GFA) sqm	0
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	57

Description of amended development
The proposal seeks consent for Stage 2-4 Civils Works to deliver the enabling infrastructure to support the concurrent Stage 2 Built Form SSDA (SSD-83789711) and future stages of the Corrimal Coke Works precinct, including -
☐ Construction of local roads and pavement works
☐ Drainage and stormwater infrastructure works;
☐ Construction of the Central Park and the Southern Park
☐ Construction of shared pedestrian-cycle path
☐ Public domain works
☐ Subdivision

Description of Changes

Briefly describe the proposed changes to the application
Refer to Response to TOA comments issued via email to DPHI on 27/01/26

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Corrimal Coke Works
Site Address (Street number and name)	Railway Street, Corrimal
Site Co-ordinates - Latitude	-34.376797
Site Co-ordinates - Longitude	150.903

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Wollongong City		Illawarra-Shoalhaven	☒	

Lot and DP

Lot and DP
Lot 103 DP1301632, Lot 201 DP1308649, and Lot 202 DP1308649

Site Area

What is the total site area for your development?
Site Area sqm
66,226

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	LP Owners Consent Letter - The Works Stage 2
File Name	Landowners Consent

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

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The Corrimal Stage 2a Built Form SSDA was declared SSDA under State Significant Development Declaration Order (NO 5) 2025 (14 April 2025, EOI 235399). This SEARs request relates to the facilitating 'civil' works to support the built form SSD which seeks to deliver 201 apartments.

The Department has advised a new SEARs request must be lodged for the proposed civil works.

Which State Environmental Planning Policy (SEPP) does your application relate to?
None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
R3 Medium Density Residential, RE1 Public Recreation

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

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

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

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

No
Is the development on land wholly in any of the following zones?

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

No
Is the development wholly residential?
Yes

Is the development for purposes of residential care facilities?
No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?
No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?
No

Has a BDAR waiver been issued?
Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?
No

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

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

Yes

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

Does the development involve any subdivision work?
Yes

Does the application include preliminary engineering drawings of the work to be carried out?
Yes

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?
No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?
No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?
No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?^{*}

No

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

No

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

No

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

No

Is the development [BASIX optional development](#)?^{*}

No

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

No

Approvals - Part1

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

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

No

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

No

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

No

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

No

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

No

Approvals - Part2

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

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

No

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

No

A mining lease under the [Mining Act 1992](#)?^{*}

No

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

No

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

No

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

No

A licence under the [Pipelines Act 1967](#)?^{*}

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
73066	PIA	Andrew Harvey

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

Yes

Attachments

File Name	Environmental Impact Statement Stage 2 to 4 Civil V2
File Name	P0039347h_AerialClose_0825
File Name	Appendix M_Landscape Package - Southern Park
File Name	Appendix N_Landscape Design Package Central Park
File Name	Appendix O_Landscape Design Package Streetscape
File Name	Appendix Q - ASSMP (Stage2-4 BEW)
File Name	Appendix Y - Approved Stage 2 – 4 Bulk Earthworks
File Name	Appendix V_Aboriginal Impact Statement
File Name	Appendix W_Public Domain Plan
File Name	Appendix X_Executed Voluntary Planning Agreement
File Name	Appendix L_Groundwater Impact Assessment_Part2
File Name	Appendix L_Groundwater Impact Assessment_Part1
File Name	Appendix L_Groundwater Impact Assessment
File Name	Appendix B Civil Plans
File Name	Appendix K_Environmental Statement_Part 1
File Name	Appendix G_Engagement Outcomes Report
File Name	Appendix K_Environmental Statement_Part2
File Name	Appendix S_Arboricultural Impact Assessment Report
File Name	Appendix I_Water Cycle Management Strategy
File Name	Appendix R_Transport Impact Assessment
File Name	Appendix P_Construction Waste Management Plan
File Name	Appendix H_Noise and Vibration Management Plan
File Name	Appendix T_Proposed Plan of Subdivision
File Name	Appendix U_Heritage Impact Statement
File Name	Appendix F - Quantity Surveyor Report
File Name	Appendix J_BDAR Waiver
File Name	Appendix F - Quantity Surveyor Report (REDACTED)
File Name	Appendix C_Statutory Compliance
File Name	Appendix E_Engagement Summary
File Name	Appendix D_Mitigation Measures
File Name	Appendix A_SEARs Requirements