

ITEM 9

POST EXHIBITION - FORMER CORRIMAL COKE WORKS SITE - HERITAGE PLANNING PROPOSAL

On 3 April 2018, Council resolved to prepare a draft Planning Proposal to enable a residential development on the former Corrimal Coke Works at 27 Railway Street, Corrimal. The Council resolution and subsequent Gateway Determination required the completion of a number of supporting studies, including assessing the heritage significance of the site prior to public exhibition of the draft Planning Proposal. The Council resolution in relation to the potential heritage of the site was to prepare a draft Planning Proposal to add part of the former Corrimal Coke Works site to Schedule 5 and the Heritage Map of the Wollongong Local Environmental Plan 2009, to identify the site as a heritage item of local significance and enable its conservation to be considered as part of any development proposal.

On 8 May 2019, a Complying Development Certificate (CDC) was issued by a private certifier to the developer of the site, for demolition of the majority of structures on the site. On 20 May 2019, Council placed an Interim Heritage Order (IHO) under the NSW Heritage Act 1977 over the site to provide temporary protection to the structures earmarked for demolition. The IHO was issued by staff under delegation to allow time to assess the heritage significance of the site and progress a heritage listing as per the 2018 Council resolution. On 28 October 2019 Council resolved to extend the IHO a further six months and reaffirmed the need to consider the heritage listing the site.

In February 2020, consistent with the intent of Council's previous resolutions, a draft Planning Proposal to heritage list the site was submitted to the NSW Department of Planning, Industry and Environment for Gateway determination.

A Gateway Determination was issued 26 February 2020 and the Heritage Amendment draft Planning Proposal was exhibited from 9 March to 8 April 2020. This report provides a summary of the submissions received and recommends that Council resolve to finalise the Heritage Amendment Planning Proposal covering a reduced area from that exhibited. The State Heritage Register Committee of the NSW Heritage Council is considering whether the site has State heritage significance.

A separate report will be provided on the overall draft planning proposal for the site.

RECOMMENDATION

- 1 The draft Planning Proposal to list part of the former Corrimal Coke Works site as a local heritage item in the Wollongong Local Environmental Plan 2009 be progressed, by:
 - a amending Schedule 5 to identify the former Corrimal Coke Works site at 27 Railway Street Corrimal, Lot 1 DP 795791 and Lot 126 DP 598190, and as being of local significance
 - b amending the Heritage Map to show the site as indicated in Attachment 4, being a reduced area from the area exhibited.
- 2 The draft Planning Proposal be submitted to the NSW Department of Planning, Industry and Environment for review, finalisation and the preparation and approval of an amending Local Environmental Plan.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 IHO gazetted 20 May 2019
- 2 Summary of Submissions
- 3 Curtilage Comparison Map
- 4 Recommended Heritage Map
- 5 Corrimal Coke Works - Images of existing structures

BACKGROUND

Site Background

The former Corrimal Coke Works site is located at 27 Railway Street, Corrimal known as Lot 1 DP 795791, Lot 5 DP 749492, Lot 126 DP 598190 and Lot 11 DP 749492. The site is approximately 18.2 hectares in area. The site is currently zoned IN3 Heavy Industrial, RE2 Private Recreation and SP2 Infrastructure – Road. The former Coke Works is not listed as a local heritage item. The site contains numerous structures associated with the operation of the former Coke Works, including the powerhouse, coke ovens, brick and steel stacks and administration buildings.

The Coke Works operated for over 100 years and was the longest continuously operated Coke Works in NSW. The Coke Works was a key component in the establishment of Corrimal as a suburb and ensured the economic health of the locality as a continuous employer of local families. The Coke Works ceased operation on 1 April, 2014, as it was no longer financially viable. Since the closure of the Coke Works in 2014, the site has become a vacant and some of the structures have fallen into disrepair.

Draft Planning Proposal – Overall Site

On 4 October 2017, a request was lodged for the former Corrimal Coke Works seeking the preparation of a draft Planning Proposal to rezone the site and change the planning controls to permit residential development of approximately 730 dwellings.

The request was supported by a number of studies, including a Historic Heritage Assessment prepared by Biosis (August 2017). The Corrimal Coke Works Historical Heritage Assessment (HHA) noted the identification of significant post European heritage and acknowledged that the proposed rezoning from an industrial purpose to a mixed residential use has the potential to impact upon the heritage values on site. The Corrimal Coke Works was established in 1912, originally consisting of the C1 coke battery, powerhouse and associated buildings located to the south of the battery. The tramway was modified over time to include additional sidings, maintenance sheds and a weighbridge. A second coke battery was constructed in 1962 (C2), with additions, replacements and upgrades to buildings undertaken as advancements were made to the coking process and to conform with evolving environmental requirements. The HHA notes a high probability that archaeological remains will be encountered during demolition works and the development of the site.

The HAA provided a preliminary assessment of the significance of the Corrimal Coke Works Site, and assessed the site as possessing historical, aesthetic and social, technical rarity and representativeness significance at a local and State level. The elements which comprise the Coke Works contribute to varying degrees to this significance, the most important components being the C1 coke battery and the powerhouse chimney which have been assessed as having a high level of significance. The C2 coke battery and potential archaeological remains of the c.1889 tramway have been assessed as having moderate significance. The HHA suggests that all remaining items, whilst they assist with the interpretation of the processes undertaken at the Coke Works, have little or no significance.

The HHA acknowledges that since the closure of the Coke Works in 2014 the site *“has become a vacant and dilapidated block of land within an otherwise vibrant suburb of Wollongong”*. The Assessment report states that *“if the site remains vacant then the Corrimal Coke works will continue to deteriorate which will result in the site’s significance being diminished”*. The conclusion drawn is that the proposal to rezone the site for residential and commercial use represents the most viable option in terms of enhancing the heritage values, by making the history of the Corrimal Coke Works accessible to the local community and the Illawarra through adaptive re-use where feasible, and through interpretation. The implementation of the following mitigation measures is recommended in the HHA to ensure that the proposed development will be acceptable from a heritage standpoint -

- Considering retention (partial or complete) of high significant elements and the adoption of open spaces and street configurations which mimic the current configuration of the Coke Works to allow for the incorporation of representative elements and interpretational signage.

- Detailed archival recording of the remaining elements prior to and during demolition, consistent with the Heritage Branch Guidelines.
- Archaeological monitoring of demolition and excavation works in the vicinity of the 1889 tramway in accordance with an approval under section 140 of the Heritage Act 1977.
- Preparation of a detailed Interpretation Plan to guide the redevelopment and enhance community understanding of coke making and the role this had in the history of the region and State.

On 3 April 2018 Council considered a report on the draft Planning Proposal request. The report noted the need for further work to gain a clearer understanding of the significance and potential retention value of the significant components. Council resolved to prepare a draft Planning Proposal for a residential redevelopment of the site and to seek a conditional Gateway Determination. The 2018 resolution contained the following recommendations in relation to heritage –

- 2 *The draft Planning Proposal is to be referred to the NSW Heritage Council for comments in relation to –*
 - a *The Archaeological significance of the site and the potential requirements and implications of archaeological impacts from future development under Section 140 of the NSW Heritage Act 1977.*
 - b *The potential for the site to be listed on the State Heritage Register (in light of the finding of State Significance in the Biosis Report).*

On 20 August 2018, the (then) NSW Department of Planning & Environment issued a Gateway Determination for the draft Planning Proposal which required a range of additional heritage documents to be prepared by the proponent prior to public exhibition. These documents included -

- 1 Aboriginal Cultural Heritage Assessment.
- 2 Conservation Management Plan that provides for the long-term conservation of significant coke work heritage components.

The Gateway Determination also required consultation with the NSW Heritage Council, and demonstration of compliance with Ministerial Directions in relation to the potential state significance of the site. Following the Gateway Determination, Council staff liaised with the proponent regarding the additional heritage information required to satisfy the Council resolution and the Gateway Determination.

This report only considers the heritage aspects of the site and not other issues associated with the overall Planning Proposal.

Proposal for Demolition and Interim Heritage Order

On 8 May 2019, prior to submission of the additional heritage information required under the Gateway Determination, the proponent obtained a Complying Development Certificate (CDC) for the demolition of all structures on the site. On 15 May 2019, upon receipt of the CDC, Council officers advised the proponent that they did not support the progression of any demolition works prior to further consideration of the draft Planning Proposal, including a heritage listing for part of the site in accordance with Council's 2018 resolution. Council officers suggested to the proponent that the CDC be surrendered or amended to only apply to low significant structures. The proponent has indicated a willingness to consider amending or surrendering the CDC on the proviso of Council reciprocating a constructive approach by clearly articulating if it has a different view on the heritage outcomes that have been proposed. Whether the heritage outcomes proposed in this report will result in the CDC being surrendered or amended is unknown.

Council received legal advice that an Interim Heritage Order (IHO) temporarily prevents the proposed works under the CDC, rather than extinguishing the approval. This means that if an IHO is removed or lapses the CDC can be acted upon immediately. This approval pathway would avoid any requirements for archival recording, retention of significant fabric, management of significant archaeology under the NSW Heritage Act 1977, or the ability to enforce interpretation requirements through the broader development process.

On 20 May 2019, an Interim Heritage Order (IHO) was gazetted to prevent demolition of any structure on the site without formal consent from Council (Attachment 1). An IHO has effect for six months after the date of gazettal, unless extended under Council's delegation. On 28 October 2019 Council resolved to extend the IHO a further six months while the Planning Proposal process progressed. The IHO lapsed on 20 May 2020.

Planning Proposal – Heritage

On 28 October 2019, Council considered a report to extend the IHO and resolved that -

- 1 *The Interim Heritage Order over the Corrimal Coke Works site be extended for an additional six months. The alignment of the tramway be identified as archaeological significance*
- 2 *Council reaffirms its resolution of 3 April 2018 to prepare a draft Planning Proposal that will involve the heritage listing of part of the former Corrimal Coke Works site as per the proposed curtilage map in Attachment 1, noting that the area for potential heritage listing will continue to be considered and refined through the planning proposal process*
- 3 *Council notes that a Statement of Significance and potential referral to the Heritage Council for the inclusion of items within the Corrimal Coke Works Site on the State Heritage Register will be considered following the completion of the heritage assessment of the site.*

On February 2020 the NSW Department of Planning, Industry and Environment (DPIE) issued a Gateway determination enabling the exhibition of the draft Heritage Amendment Planning Proposal which occurred from 9 March to 8 April 2020. As a result of the exhibition 27 submissions were received (Attachment 2) which are discussed later in this report.

Additional Information and Assessment of Heritage Significance

On 23 May 2019, the following additional information was received (after the CDC was issued) -

- 1 Aboriginal Cultural Heritage Assessment prepared by Kelleher Nightingale Consulting, dated May 2019.
- 2 Conservation Management Strategy, prepared by Urbis, dated May 2019.
- 3 Heritage Interpretation Strategy prepared by Urbis, dated May 2019.

After review of the above documents, Council officers requested further additional heritage information regarding the proposed heritage curtilage for the site, clarification regarding the potential State Heritage Significance, assessment of the historical archaeological value of the site and visual impact analysis to key structures on the site.

The proponent provided further additional information on 31 July 2019 which included -

- 1 An updated Conservation Management Strategy prepared by Urbis updated 30 July 2019.
- 2 Peer Review: Conservation Management Strategy prepared by Weir Phillips dated July 2019.
- 3 A Structural Assessment of Existing Structures prepared by BG&E dated June 2019.

The Heritage Interpretation Strategy concluded that the former Corrimal Coke Works site holds heritage significance, demonstrated through its contribution to the growth of the coke and steel manufacturing industry and industrial expansion in the Illawarra area, the connection of the site to local collieries, the site's electricity generation and the historic connections of a major employer for over a century to the local community. The long continual use of the site (over one hundred years) has created multiple layers of industrial fabric and social history.

The Conservation Management Strategy prepared by Urbis (CMS) concludes that the movement of people between the proposed redevelopment areas and the railway station will provide large and regular opportunity to communicate the heritage significance of the site to potential and future residents, workers and visitors. Potential interpretive devices and media referred to in the Strategy include large images on commercial space walls within the proposed heritage plaza, interactive display panels, soundscapes, interpretive apps, display cases, use of salvaged bricks and retained artefacts for paving and walkways,

and coke and coal inspired colour palette used in architectural and landscape features. Additionally, there are opportunities to use coke making process terminology for building or street names and building footprint interpretation.

The CMS states that the location of the site within an existing residential area, next to major transport links (including adjacent the railway) and close to the coast, strongly influences a residential adaptive re-use scheme. Further, the Strategy concludes that residential redevelopment is considered the most appropriate outcome from a heritage perspective, enabling the opportunity for selective retention and interpretation of key heritage elements and providing a context allowing public access to the site and these elements.

Built form includes industrial elements involved in the coking process and associated administration buildings. Two dams are located in the south, constructed to provide water for the quenching of the coke, and established vegetation is present across the site. The CMS includes a grading of significance for the various elements on site, in relation to the overall heritage significance of the place, its period of construction and its structural condition/integrity. A Significance Map was produced (Figure 94 in the CMS) – see below:



Figure 94 - Former Coke Works Significance Map - Detail

The CMS references a Structural Assessment of existing structures (BG&E 2019). No subterranean structures were inspected in the preparation the CMS and hence the assessment of archaeological potential was not included in the report. Included are strategies to further assess the retention of underground structures associated with proposed significant elements recommended to be retained in situ and/or interpreted.

The CMS and accompanying Heritage Interpretation Strategy provides for retention of the two chimney elements that “bookend” the C1 coke oven battery, designed to retain key iconic skyline elements of the coke works in the most visible locations, and retention of the C1 coke oven battery and the powerhouse building, combined with interpretation of other elements. It is the intention to establish a key view axis to the Brick Chimney. A key heritage strategy is fixing the Brick Chimney as the overall height limit (32.6 metres), while ensuring that significant retained and interpreted elements remain prominent for understanding and celebrating the history of the site.

The CMS includes the following strategies for retention, recording and interpretation:

Recommendation 19	The Brick Stack, assessed as having high heritage significance, is conserved/stabilised and retained in situ. The stack is a significant local landmark and views to and from the stack should be conserved.
Recommendation 20	<p>The C1 Coke Oven battery has been assessed as having high heritage significance. Structural engineering advice is that the ovens are in very poor condition and not considered viable for retention. Due to the size and substantial deterioration of the C1 Coke Oven battery it is proposed that a representative section of the C1 Coke Oven Battery (at least 5 ovens) at the northern end of the existing battery be conserved/stabilised and retained in situ.</p> <p>Partial reconstruction/interpretation (using a mix of original and new material) proposed for a number of ovens at southern end.</p> <p>Interpretation of spatial length and width of the full battery – sculptural or built form elements or landscape elements such a paving, planting.</p> <p>Metal flues and hoods should be salvaged, conserved and retained, or interpretation of these metal elements.</p> <p>Salvaged elements, such as oven doors and oven identifiers considered for use within any future development.</p>
Recommendation 21	C1N to be retained/interpreted – assessed as having moderate significance. Visible landmark to demonstrate the spatial length of the C1 Coke Oven battery and provide landmark views, counterbalance to the Brick Stack.
Recommendation 22	Remnant wall of the former Power House assessed as high significance – wall to be conserved/stabilised and retained in situ. A sympathetic structure should be considered to incorporate the remnant wall, including adaptive re-use.
Recommendation 23	C2 Coke Oven battery assessed as having moderate significance – repurposing limited interpretation of battery footprint.
Recommendation 24	Significant views and vistas to the Brick Stack should be retained.
Recommendation 25	<p>The Brick Stack should remain the dominant built element on the site.</p> <p>New development, excluding re-use and interpretation, proposed for a setback of 6-9 metres from the brick stack and upper level setback above 4 storeys to the south of the brick stack.</p> <p>Proposing setbacks to the retained northern C1 Coke Ovens of 6-9m on eastern side to allow interpretation views. Proposing variable western</p>

	setback provided ovens are accessible to pedestrians for viewing.
Recommendation 27	Heritage interpretation Strategy to include information and displays on the coke making process and technology used at the site.

A number of architectural drawings were included as an appendix to the CMS to illustrate a potential approach to retention and interpretation of key heritage elements, as well as demonstrating how proposed height limits relate to key chimney structures intended for retention.

The proponent has identified on site structures for retention (full or partial), adaptive re-use, interpretation and demolition according to an assessment of heritage significance and structural condition, and has undertaken to -

- Establish a height limit for new development that is lower than the Brick Chimney.
- Complete a photographic archival recording of the site to be submitted to Council prior to any demolition.
- Salvage a range of objects and materials (mainly bricks) from demolished structures to be used as part of future interpretation elements on site (the proponent proposing that their heritage consultant and landscape architect inform the salvage).
- Use an appropriate palette of materials for new development within proximity to key heritage items.
- Weave heritage interpretation into the street layout.
- Provide prominent views to and from the Brick Chimney.
- Implement dust monitoring for the duration of demolition works.
- Ensure formal notification required under the CDC.

The proponent has indicated an intention to include items identified as high significance (key elements of the site essentially reflecting the core of the coke making process) in the proposed curtilage map, with some elements of moderate significance. The submitted CMS includes a discussion of the practical challenges associated with the nature, form and condition of some structures within a future residential context and identifies elements of moderate significance can be changed (including removal), however where removal occurs there must be interpretation. The independent peer review (Weir Phillips July 2019) has endorsed the curtilage proposed in the updated Planning Proposal.

The Heritage Interpretation Strategy (Urbis 2019) highlights the fact that the Coke Works contain a number of subterranean structures, including flues and coke oven elements, and indicated that tracks may be present given the site was previously linked to the Corrimal Colliery to the west by a tramway, all of which may have some archaeological research potential. The CMS identifies that despite the C2 Coke Oven battery being graded as having moderate significance, it is proposed to be removed and interpreted for “*safety, amenity and practical reasons*”. The CMS also states that sections of the C1 Coke Oven Battery located adjacent the Corrimal Railway Station, graded as having high heritage significance, are earmarked for removal in recognition they are large structures in poor condition and the need to ensure visual and physical permeability to the railway station.

Section 139 of the Heritage Act protects archaeological “relics” from being “exposed, moved, damaged or destroyed” by the disturbance or excavation of land. A tramway was constructed on site in the 1880s and extended in 1889 to successfully link the Corrimal Colliery to the government railway at Corrimal Station. In response to the HHA which determined there was moderate potential for the presence of archaeological remains associated with the former tramway, an Historical Archaeological Test Excavation Report (Austral Archaeology March 2020) was prepared. The objectives of the Test Excavation were to identify structural remains associated with the tramway, assess the condition of any remains and confirm the potential alignment of the tramlines. The report concluded that the archaeological investigations failed to identify widespread in situ archaeological remains associated with the tramway – where individual tramway related elements were identified, these were all located at

relatively shallow levels suggesting that the tramline was removed following its decommissioning, with parts such as sleepers and railway tracks being reused elsewhere. The report concluded that there is no requirement to consider enlarging the heritage curtilage to include elements of the tramline as all such physical evidence is likely to have been destroyed.

The Aboriginal Cultural Heritage Assessment (Kelleher Nightingale May 2019) determined that one Aboriginal archaeological site comprising Aboriginal objects is located on an elevated floodplain landform in association with Towradgi Creek, in the southern portion of the study area. The Kelleher Nightingale report states that “*the entirety of the site would be impacted by the proposed redevelopment works*” and hence will require an Aboriginal Heritage Impact Permit issued by OEH prior to any activity.

On site consultation between registered Aboriginal stakeholders (13 Aboriginal community groups and individuals) and the proponent held 14 April 2019 has identified that the creeklines and adjacent areas have tangible Aboriginal cultural value associated with the use of these areas by past Aboriginal people for acquiring aquatic and terrestrial resources. The Illawarra Local Land Council has commented on the proposal, noting the cultural significance of the Towradgi Creek waterway through the site has been realigned. The potential for archaeological deposits associated with the intensive use of the waterway for Aboriginal fishing and food gathering activities in the former filled in creek corridor was identified and the request made for further Aboriginal Community consultation in progressing the overall Planning Proposal.

PROPOSAL

In February 2020, consistent with Council’s previous resolutions a draft Planning Proposal to heritage list the site was submitted to the NSW Department of Planning, Industry and Environment for a Gateway determination. It was apparent that the overall draft Planning Proposal would not be reported to Council prior to the expiry of the Interim Heritage Order on 20 May 2020. It is Council’s opinion that an exhibited Planning Proposal would prevent the CDC from being acted on to demolish structures identified for listing / inclusion in the heritage curtilage.

A Gateway Determination was issued 26 February 2020 and the Heritage Amendment Planning Proposal was exhibited from 9 March to 8 April 2020. As a result of the exhibition a total of 27 submissions were received which are summarised in Attachment 2.

Curtilage / Heritage Listing

In 2019 the proponent proposed a heritage listing that applied to the C1 Coke Oven Battery, Pumphouse, Powerhouse chimney, C1N combustion stack and the Quench towers (Attachment 3).

The draft Heritage Planning Proposal exhibited included the curtilage boundary that applied to the Interim Heritage Order (IHO) placed on the site on 20 May 2019, and then extended on 28 October 2019 (all of Lot 1 DP 795791 and Lot 126 DP 598190) (Attachment 3).

Council Officers have identified that it is general heritage practice to aim to conserve all fabric of “high” and “moderate” significance, though it would be appropriate in this instance to consider the retention of at least representative fabric, that would allow for the interpretation and demonstration of the historic operation of the site, as well as its evolution during the extended life of the operation. The curtilage should capture as a minimum all elements assessed in the submitted reports as having high and moderate significance, as well as acknowledge key views and connections between and across the site, recommending a substantially larger curtilage than being proposed by the proponent.

During the exhibition, Council Officers undertook a further comprehensive review of all the Heritage studies submitted and the various heritage practice documents in relation to defining a heritage curtilage, including the ICOMOS Burra Charter, “The Conservation Plan” by J.S. Kerr and NSW Heritage Branch Guidelines.

Based on this review the following were identified as the key considerations in defining a curtilage boundary for the Coke Works site -

- 1 The Heritage Significance of the Site;
- 2 Historic connections between the site and its locality;

- 3 Significant views within the site, as well as to and from the site;
- 4 The Archaeological potential and significance of the site;
- 5 The condition of the built fabric, and;
- 6 The future use and context of the site (as a proposed residential environment)

It is proposed that the heritage curtilage boundary be reduced from that exhibited to only cover the northern part of Lot 1 DP 795791 and Lot 126 DP 598190 where the majority of the industrial activity occurred and the structures are located (Attachment 4). The southern part of Lot 1 DP 795791 where the dams are located, is not proposed to be heritage listed. The revised boundary captures the significant aspects of the site, including key historic, physical and visual connections between the site and the surrounding location, and importantly provides a fair and sound basis for future decision making in relation to the development on the site.

The intention of the curtilage boundary is to ensure that the significance of the heritage on site is appropriately managed in the development process by requiring Development Applications to respond to the heritage significance, and to respond to the heritage strategies and recommendations of the Conservation Management Plan or Strategy as they apply to the site. It is not intended to prevent future development or the potential demolition of some of the components through a DA process, however, it does ensure that such development is appropriately designed and considered, consistent with a CMS. This would provide a level of control over the management of the heritage values on site, including the ability to manage archaeological significance under the NSW Heritage Act 1977, archival recording, retention of significant fabric where possible, as well as requiring for interpretation and potential adaptive re-use of significant materials and key features.

Lot 126 DP 598190 is zoned SP2 Infrastructure – Road and is identified on the Land Reservation Acquisition Map for acquisition by Council, to facilitate a future bridge over the Railway Line. The proposed heritage listing will include this lot, as it was part of the industrial use of the site. The heritage listing will not prevent the construction of a future bridge, but will require the heritage significance of the site to be considered as part of the design and application process.

State Heritage Listing

The Heritage Assessment prepared by Biosis (2017) suggested potential State Heritage Significance. Council's Heritage Officers have identified potential for the site to meet the criteria for State significance in relation to associative significance; aesthetic significance; technical achievement; rarity; representative significance. In line with the Council resolution and the Gateway Determination, the advice of the NSW Heritage Council was sought on 19 August 2019. The advice received was to submit a nomination. Council Heritage Officers prepared a nomination accompanied by a Heritage Inventory Sheet and the various reports submitted by the Proponent and submitted it to Heritage NSW in December 2019.

The nomination was considered by the State Heritage Register Committee of the Heritage Council of NSW at its meeting on 5 February 2020 where it was resolved to progress the State Heritage nomination to the next stage of review and prioritisation. Council has received advice from the NSW Heritage Council that the SHR Committee at its meeting on 5 May 2020 agreed the item is likely to meet the threshold for State Heritage significance and advised Heritage NSW to proceed with an assessment. The assessment will involve research and further consultation with the owners, Council and other key stakeholders, and may take 6-12 months.

CONSULTATION AND COMMUNICATION

The Heritage Amendment Planning Proposal was exhibited from 9 March to 8 April 2020, with copies of the suite of documents made available at all Wollongong City libraries, at Council's Customer Service Centre and on Council's website. The exhibition was advertised in the local newspapers and surrounding residents and key stakeholder groups were notified by mail.

On 23 March 2020 the Customer Service Centre and all libraries were closed due to the Covid-19 virus Public Health Order. The exhibition was continued via the online platform.

As a result of the exhibition 27 submissions were received as follows -

Public Authority Submissions

The Gateway Determination required consultation with the Department of Premier & Cabinet, Heritage Council of NSW.

A submission from Heritage NSW encouraged the identification and listing of new local heritage items provided that all necessary due diligence, assessments and notifications are undertaken. The submission noted that the State Heritage Register Committee of the Heritage Council considered a nomination to list Corrimal Coke Works on the State Heritage Register at its meeting on 5 February 2020 and resolved that the site may meet the threshold for State Heritage Significance, agreeing to progress it to the next stage of review and prioritisation in April 2020 (note - the meeting was subsequently held in May). Heritage NSW advised they will continue to consult with Council on the progression of the nomination through the listing process.

Community Submissions

A total of 26 community submissions were received, two opposing the Planning Proposal and 24 in support of the heritage amendment.

The National Trust of Australia (NSW), Illawarra Shoalhaven Branch, indicated support for a heritage listing and retention of items as part of a Position Paper submitted. The submission from the Trust also supports Council's proposed curtilage on the basis that they consider it represents the area with heritage significance and potential archaeological remains. The submission stated that in adding the site to the National Trust Register in October 2019, the Trust formally acknowledged the heritage significance of the former Corrimal Coke Works site.

A letter was received from the owner of the site ICC, objecting to the draft Planning Proposal in its current form as a standalone draft Planning Proposal (as opposed to the heritage listing being contemplated as part of the broader planning proposal to rezone the site) and objecting to the extent of the curtilage. The letter states that ICC is not opposed to a local heritage listing of the key heritage aspects of the former Corrimal Coke Works and view heritage as an asset of the site, having engaged multiple heritage experts to complete comprehensive studies to understand, address, manage, interpret and celebrate the heritage values as part of the transformation of the site. The letter further states that ICC has previously proposed to -

- Restore and strengthen the old brick chimney.
- To restore the adjacent powerhouse.
- To interpret or retain the C1N stack.
- To restore and preserve a portion of the C1 coke battery.
- To interpret and/or reuse other aspects of the property's heritage.

A letter was received from the developer Legacy Property, objecting to the proposed heritage listing. The letter states that while Legacy Property recognises and supports the general intention of a local heritage listing for part of the site, the submission states there are a number of material flaws with Council's draft Planning Proposal and therefore it cannot be supported.

The letter references legal advice, and raises concerns that the Planning Proposal is unlawful in the absence of a valid Council resolution, stating that the Council resolutions of 2 April 2018 and 28 October 2019 contemplate a comprehensive Planning Proposal amending a range of provisions in the Wollongong LEP 2009 and there is no specific resolution that contemplates or endorses a standalone Planning Proposal for a heritage listing. The letter also states that the proposed heritage listing (curtilage) is excessive and does not reflect expert advice. Concern was raised with the timeframe to implement the proposed heritage amendment and the opinion expressed that reference to the need to prevent demolition under the Complying Development Certificate (CDC) was not considered to be sound justification for the Planning Proposal nor warranted. Legacy Property requested that Council withdraw the Planning Proposal on the basis it is unlawful in the absence of a valid Council resolution specifically endorsing a standalone heritage listing. Council officers have reviewed the advice and do not share this

view. Council has resolved to prepare and exhibit a draft Planning Proposal and the NSW Department of Planning Industry and Environment issued a Gateway Determination enabling exhibition.

Legacy Property has also provided a collection of images designed to illustrate some of the issues and challenges with the existing structures on the site. These images form Attachment 5 of this report.

The key themes expressed by the community submissions in support of the Heritage amendment are as follows -

Issue/Comment	Number of Submissions
Support for inclusion on State Heritage Register	1
Strong support/support for heritage listing.	23
Opportunity to retain, sympathetically preserve, restore and repurpose existing buildings within a new proposal/consideration of innovative reuse & heritage incorporation/ need to preserve heritage as the central feature of any redevelopment/opportunity to combine the importance of the heritage of the site & knowledge of its history with the development/remnants of the working parts could be incorporated into a reduced development to that proposed/cherish and celebrate the history of the site as part of any future redevelopment.	14
Coal is significant to the Illawarra, NSW & Australia/operated for 100 years/"Coal Coast"/coking coal made our area famous & greatly influenced development of Corrimal and the region and steel making/longest continuously operating coke works in the world/real heritage significance to local region as well as being part of Australia's historical technological and industrial development/need to recognise coal mining history in the region/iconic site to celebrate/state of art technology at time of operation/important local cultural feature.	13
WCC should ensure that all the identified significant features (high and medium significance) be protected and preserved and request Council endorse its listing as a matter of priority/vulnerable and valuable site must be given appropriate heritage assessment as matter of urgency/given CDC and IHO expiring in May it is urgent that Council implement the listing before this iconic industrial infrastructure is lost forever/restore faith of the Wollongong community that development on iconic industrial sites will be treated with the respect they deserve	11
Lived in Corrimal all life – this is a landmark site in the Corrimal area/significant & iconic site for Corrimal residents/many local residents have family connections, even over three generations – structures represent personal histories in very intimate way/chimneys and buildings provide a sense of place for Corrimal people and are symbolic of our suburb/several features such as the chimneys are local landmarks viewed from the escarpment lookouts/visual significance and attachment/iconic part of Corrimal skyline and need to be preserved and considered during the development process for the site.	11
Other historic mine sites bulldozed with OH&S proffered as reasons for demolition/already demolished far too much of our history in Wollongong/has been a great amount of thoughtless demolition in the Illawarra.	11
Many features of the site have significant heritage value/National Trust placed on their register/a number of the site's infrastructure and features	10

Issue/Comment	Number of Submissions
classified as having high or medium historical significance	
Don't want maximum residential development to the detriment of preserving the heritage of the site/a development of 750 dwellings is ridiculous and inappropriate in context of preserving heritage – with modification this site could be a fine example of preservation of heritage and housing/Developer profit and short term plans ruining heritage protection – should realise heritage items are valuable to the economy and history – need longer term thinking and innovation shown to these heritage sites.	5
Near complete working coal facility as only recently closed – apart from items stripped for salvage or deterioration/vandalism/rare remaining examples of unique industrial heritage.	3
Imperative our cultural heritage is preserved, protected and celebrated – culture and heritage make important contribution to defining a country's national identity.	3
Opportunity to include an interpretive centre for the whole of the coal industry in the Illawarra/educational purposes.	2
Development should follow the silhouette of the current structures.	1
Development could contain a notional reinstatement of incline from Corrimal mine.	1
Need to ensure highest of standards applied to conservation (best practice) not just minimal compliance approach.	1
CDC blatant disregard for due process.	1
Some structures considered higher significance (high) medium	1

On the 29th of April the Wollongong Heritage Reference Group resolved –

The Wollongong Heritage Reference Group support the listing of the Former Corrimal Coke Works site on Schedule 5 of the Wollongong Local Environmental Plan as a heritage item.

These minutes are yet to be confirmed by the Reference Group.

A summary of submissions is included as Attachment 2.

PLANNING AND POLICY IMPACT

The listing of structures as Heritage Items under the Wollongong Local Environmental Plan 2009 and the inclusion to the State Heritage Register does not preclude the demolition of buildings, but it does ensure that development that would impact on those Heritage Items does not occur without development consent, including an appropriate assessment of the impact on heritage significance.

This report contributes to the delivery of Wollongong 2028 objective “Community awareness and appreciation of heritage is increased” under the Community Goal “We value and protect our environment”.

This report also contributes to the delivery of the Wollongong Heritage Strategy 2019 in particular “Strategy 2 Maintain an up to date list of Heritage Items” and “Strategy 6 Identify and manage key heritage precincts and streetscapes”.

CONCLUSION

On 3 April 2018, Council resolved to progress a heritage listing on Schedule 5 of the Wollongong Local Environmental Plan 2009 for the Corrimal Coke Works, subject to the preparation of additional heritage studies for the site. This work has been progressed separate to the rezoning proposal.

A revised heritage curtilage for the site has now been recommended based on the submitted heritage reports, the issues raised in submissions and further analysis of the significance of the site.

It is recommended that Council resolve to amend the exhibited draft Planning Proposal by reducing the extent of the curtilage and finalise the Planning Proposal to progress a Local Heritage listing for the former Corrimal Coke Works site on the Wollongong Local Environmental Plan 2009.



Government Gazette

of the State of

New South Wales

Number 51

Monday, 20 May 2019

The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It also contains local council, private and other notices.

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Council Notices

COUNCIL NOTICES

WOLLONGONG CITY COUNCIL

HERITAGE ACT 1977

Interim Heritage Order No 2

Under section 25 of the *Heritage Act 1977* Wollongong City Council does by this order:

- i. make an Interim Heritage order to cover the item of environmental heritage specified or described in Schedule "A"; and
- ii. declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule "B".

This Interim Heritage Order will lapse after six months from the date it is made unless the local Council has passed a resolution before that date; and:

1. in the case of an item which, in the Council's opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or
2. in the case of an item which, in the Council's opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32(2) of the Heritage Act to include the item on the State Heritage Register.

Dated at Wollongong, 16 May 2018

Mr CHRIS STEWART, Manager, City Strategy

Schedule "A"

The property known as the "Corrimal Coke Works" Site at 27 Railway Street, Corrimal on land described in Schedule B.

Schedule "B"

That part of the land known as Lot 1 DP 795791 and Lot 126 DP 598190 which is shown edged heavy red with red hatching on the plan catalogued Interim Heritage Order Curtilage Map – Corrimal Coke Works, in the office of the Council of the City of Wollongong.

(n2019-1202)



Interim Heritage Order Curtilage Map
Lot 1 DP 795791 & Lot 126 DP 598190
Corrimal Coke Works

Drawn By: H. Jones	
Date: 16.05.19	
Aerial Photography: 2018	
Corrimal Coke Works.mxd	

**PLANNING PROPOSAL 2020/1 – FORMER CORRIMAL COKE WORKS SITE – HERITAGE
AMENDMENT**

SUMMARY OF SUBMISSIONS- POST EXHIBITION


Name / location	Submission
Illawarra Coke Company	<p>The Illawarra Coke Company (ICC) is not opposed to a local heritage listing of the key heritage aspects of the former Corrimal Coke works. We do, however, have serious concerns about aspects of the planning proposal now before Council.</p> <p>Our letter addresses the following matters:</p> <ul style="list-style-type: none"> • The importance to the community and to ICC of considering heritage within the broader framework of planning for the site as a whole, rather than as an isolated aspect of ICC’s planning proposal; • The appropriateness of the heritage curtilage proposed by WCC’s planning proposal; and • The proposition that local heritage listing is required to prevent ICC and/or Legacy from demolishing valuable heritage items. <p>As the landowner of the property, we view heritage as an asset of the site and have engaged multiple heritage experts to complete comprehensive, detailed studies to ensure we understand, address, manage, interpret and celebrate the heritage values as part of the transformation of the Corrimal Coke Works property to be a development which we are confident will be a valuable community asset.</p> <p>It is a matter of public record that we have previously proposed to:</p> <ul style="list-style-type: none"> • restore and strengthen the old brick chimney, • to restore the adjacent powerhouse, • to interpret or retain the C1N stack, • to restore and preserve a portion of the C1 coke battery, and • to interpret and/or reuse other aspects of the property’s heritage. <p>The Corrimal Coke Works represents the largest brownfield urban renewal project in the Illawarra. The value of the project when complete is forecast to be \$550 million, representing a substantial contribution to the local economy.</p> <p>ICC sees the project as an opportunity to showcase an exemplar of urban renewal in Wollongong that celebrates heritage as a key feature of the development. Whilst we therefore support certain appropriate parts of the site being locally heritage listed, we object to Wollongong City Council (Council) progressing the heritage listing as a standalone item and the extent of Council’s proposed listing. This approach is inconsistent with Council’s resolution of April 2018 and October 2019 that contemplated the heritage listing as forming part of the broader planning proposal.</p> <p>Please find attached a copy of our submission to Council in full including further advice authored by Mr Alex Beben, Director, Austral Archeology. <i>‘Heritage advice concerning proposed curtilage for Corrimal Coke Works, 27 Railway Street, Corrimal, New South Wales.’</i></p> <p style="text-align: center;">Draft Planning Proposal- former Corrimal Coke Works Heritage Amendment 27 Railway Street, Corrimal Land identified as Lot 1 DP 797591</p>

Name / location	Submission
	<p style="text-align: center;">and Lot 126 DP 598190</p> <p>The Illawarra Coke Company (ICC) appreciates the opportunity to comment on the draft Planning Proposal - former Corrimal Coke Works Heritage Amendment. As a high level response to the planning proposal we want to emphasise that ICC is not opposed to a local heritage listing of the key heritage aspects of the former Corrimal Cokeworks. We do, however, have serious concerns about aspects of the planning proposal now before Council. This letter addresses the following matters:</p> <ul style="list-style-type: none"> • The importance to the community and to ICC of considering heritage within the broader framework of planning for the site as a whole, rather than as an isolated aspect of ICC's planning proposal; • The appropriateness of the heritage curtilage proposed by WCC's planning proposal; and • The proposition that local heritage listing is required to prevent ICC and/or Legacy from demolishing valuable heritage items. <p>These issues are addressed below.</p> <p>The best outcome for the community will only be obtained if heritage is considered holistically with all other planning matters for the property</p> <p>As the landowner of the property, we view heritage as an asset of the site and have engaged multiple heritage experts to complete comprehensive, detailed studies to ensure we understand, address, manage, interpret and celebrate the heritage values as part of the transformation of the Corrimal Coke Works property to be a development which we are confident will be a valuable community asset.</p> <p>It is a matter of public record that we have previously proposed to:</p> <ul style="list-style-type: none"> • restore and strengthen the old brick chimney, • to restore the adjacent powerhouse, • to interpret or retain the C1N stack, • to restore and preserve a portion of the C1 coke battery, and • to interpret and/or reuse other aspects of the property's heritage <p>That remains our proposal. These proposals are consistent with or extend the recommendations of the 2017 report of Biosis on which Council is relying for its proposed local listing. It can thus be seen that ICC and Council are well aligned on preservation of the substantive heritage elements of the Corrimal Cokeworks property.</p> <p>The Corrimal Coke Works represents the largest brownfield urban renewal project in the Illawarra. The value of the project when complete is forecast to be \$550 million, representing a substantial contribution to the local economy.</p> <p>ICC sees the project as an opportunity to showcase an exemplar of urban renewal in Wollongong that celebrates heritage as a key feature of the development. Whilst we therefore support certain appropriate parts of the site being locally heritage listed, we object to Wollongong City Council (Council) progressing the heritage listing as a standalone item and the extent of Council's proposed listing. This approach is inconsistent with Council's</p>

Name / location	Submission
	<p>resolution of April 2018 and October 2019 that contemplated the heritage listing as forming part of the broader planning proposal.</p> <p>Council's resolutions reflected the general acceptance that progressing any single aspect of a planning proposal in isolation does not represent good planning practice. Planning inevitably involves tradeoffs that must from Council's perspective be made in the best interests of the community.</p> <p>Council's officers have acknowledged that not all parts of Lot 1 DP 797591 and Lot 126 DP 598190 should be protected by heritage status. At one extreme, some parts of the infrastructure are derelict modern buildings. At the other, some of the infrastructure is valuable but decaying local heritage. Council will inevitably have to trade off heritage against other aspects of the planning proposal such as community access to public transport. We therefore believe that for WCC to achieve the best outcome for the community heritage must be considered holistically with all other planning matters for the property.</p> <p>Included below are our specific comments in relation to the documents prepared by Council.</p> <p>Council's proposed heritage listing area is excessive, and inconsistent with the advice of expert heritage consultants</p> <p>On 4 October, 2017, ICC lodged a Draft Planning Proposal for the Corrimal Coke Works with Council. The Draft Planning Proposal was supported by a number of studies, including the <i>Corrimal Cokeworks, Corrimal NSW Heritage Assessment Report</i> dated 1 August 2017, (Biosis Report) prepared by Biosis. Council has referred to the Biosis Report in its Draft Planning Proposal. <i>The references to the Biosis report in the draft planning proposal have however been selective and do not properly reflect the broader findings¹ of the report, specifically and importantly that:</i></p> <p style="padding-left: 40px;">'The Corrimal Coke Works have been assessed as possessing historical, aesthetic and social, technical, rarity and representativeness significance at a local and state level. The elements which comprise the cokeworks contribute to varying degrees to this significance, the most important components being the C1 coke battery and the power house chimney which have been assessed as having a high level of significance. The C2 coke battery and <i>potential</i> archeological remains of the c.1889 tramway have been assessed as having moderate significance. All remaining items although they assist with the interpretation of the processes undertaken at the cokeworks, have been assessed as having little to no significance.' (p vii)</p> <p style="padding-left: 40px;">'The nature of the physical remains associated with the former cokeworks have limited potential for adaptive reuse. This leaves the rezoning of the Project Area into residential and commercial properties one of the few viable options for the Project Area.'</p> <p>The Biosis report made the following recommendations:</p> <p>Recommendation 1 - The project may proceed with conditions - The project (i.e. as proposed by ICC in the planning Proposal) is considered to be appropriate to the level of assessed significance in this report</p>

	<p>'Recommendation 3 The detailed design process that is to be undertaken before development is permitted to consider the following:</p> <ul style="list-style-type: none"> • Retaining a component or the recreation of part of CI coke battery. Given the size of CI battery it is unlikely that this element can be retained in its entirety however it is plausible, that a component (i.e. a single oven) or a recreation of the battery from a composite of its parts could be undertaken in order to illustrate the visual look of the coking ovens and processes involved in coke making. • Retaining the Power House chimney. The chimney is one of few original elements of the cokeworks which dates to 1912. Retention of the chimney should be considered; however, it must be weighed against the overall cost of maintenance and any safety concerns. • Retaining the general configuration of the cokeworks in the street alignments within the proposed development This will aid in the interpretation of the site and would allow for the incorporation of representative elements of the coke works and interpretational signage. Elements such as the tramway and rail sidings could be illustrated efficiently through this approach.' <p>A further heritage expert, Urbis, was engaged in 2019 to prepare a relevant report - <i>Conservation Management Strategy Former Coke Works, Corrimal NSW</i>. This Urbis report was peer reviewed by Weir Phillips Heritage and Planning, who provided a report <i>Peer Review: Conservation Management Strategy Former Coke Works, Corrimal/ NSW</i>.</p> <p>These reports made the following recommendations:</p> <p>The Conservation Management Strategy (Urbis 2019) provides a comprehensive analysis of significance and an extensive range of conservation recommendations. It is important to note that the significance gradings demonstrate a high level of consistency with those originally adopted by Biosis.</p> <p>The Conservation Management Strategy proposes a heritage curtilage that provides for retention and/or interpretation of those items with the highest level of significance. The conclusions of the Conservation Management Strategy were endorsed through the Peer Review.</p> <p>ICC makes the following additional comments with regard to Council's recommendation in Part 4 of Council's Draft Planning Proposal that the entirety of Lot 1 DP 797591 and Lot 126 DP 598190 be included as a heritage item</p> <p>The decision to include all of Lot 1 DP 797591 and Lot 126 DP 598190 as a heritage item has been made in the absence of any evidence to support the very large curtilage area. The area proposed to be heritage listed is substantially in excess of the reasonable requirements to support the recommendations of Biosis on which Council has relied for its planning proposal.</p> <ul style="list-style-type: none"> • The planning process in use in NSW dictates that the proponent engages heritage experts to assess and present their findings. It is clear that in putting forward the expanded curtilage area, Council has chosen to disregard or omit the various heritage experts' findings relating to the significance, condition and appropriate curtilage for the property. Council's planning proposal not only disregards the advice of
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Name / location	Submission
	<p>multiple experts as provided by ICC, it fails to advance any proper evidence in support of its own position. This clearly fails any objective assessment of proper planning practice.</p> <ul style="list-style-type: none"> • Making important planning decisions in the absence of evidence of technical merit is not simply contrary to good planning practice; it risks a sub-optimal outcome for the community as well as for ICC. <p>In light of the Draft Planning Proposal prepared by Council, ICC approached heritage expert, Mr Alex Beben, at Austral Archeology to provide heritage advice concerning the curtilage proposed as part of Council's Planning Proposal. Mr Beben was asked to address whether the curtilage proposed by WCC is required to protect the heritage values and significant elements that comprise the former Corrimal Coke Works. Alex Beben was the primary author of the 'Corrimal Cokeworks, Corrimal NSW Heritage assessment report' dated 1 August 2017, prepared by Biosis. Mr Beben had his advice peer reviewed for technical adequacy by Director of Austral Mr David Marcus. A complete copy of Mr Beben's advice, 'Heritage advice concerning proposed curtilage for Corrimal Coke works, 27 Railway Street, Corrimal, New South Wales' is included with our submission. His advice includes the following:</p> <p>A heritage curtilage is defined in the Heritage Office's 'Heritage Curtilages' as 'the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance' (Heritage Office and Department of Urban Affairs & Planning 1996, p.2). Based on the heritage values, an acceptable reduced curtilage for the item, in its current form, should encompass the following elements (highlighted by the purple dotted line in figure 2) below:</p> <ul style="list-style-type: none"> • CI and C2 coke batteries, and the powerhouse building and chimney as elements of high and moderate significance • The metal combustion stacks as visual landmarks and prominent visual components of the coking process that aid in the interpretation of the site. In particular, the C1N stack is important in providing a visual indicator for the size and scale of the CI Coke Battery.

Name / location	Submission
	<p data-bbox="491 407 587 436">Figure 2</p>  <p data-bbox="673 1370 1040 1413">Figure 3 Proposed curtilage based on identified heritage values Heritage Advice - Former Corrimal Coke Works</p> <p data-bbox="1209 1393 1327 1413">AUSTRALIAN</p> <p data-bbox="491 1422 1359 1572">It can be seen from Mr Beben's report that Council's proposal for heritage curtilage at the Corrimal Cokeworks is excessive. As noted above, Council has relied heavily on Mr Beben's earlier report, which did not directly address the appropriate extent of curtilage, and Council has not provided other evidence from a suitably qualified expert to support its position.</p> <p data-bbox="491 1585 1359 1668">ICC is not opposed to a local listing of the site but is strongly opposed to listing of the site incorporating the entirety of Lot 1 DP 797591 and Lot 126 DP 598190 as a heritage item.</p> <p data-bbox="491 1684 1088 1713">Heritage listing is not required to prevent demolition</p> <p data-bbox="491 1727 1327 1809">We are disappointed by WCC's assertion that heritage listing is required to prevent demolition because ICC and Legacy have publicly, and privately with Council, stated our intentions quite unequivocally.</p> <p data-bbox="491 1823 1327 1906">We wish to retain key heritage aspects of the property and have proposed to retain more of it than recommended by Mr Beben in his report upon which Council has relied to advance its heritage listing proposal.</p>

Name / location	Submission
	<p>We acknowledge that ICC's partner, Legacy Property, obtained a Complying Development Certificate (CDC) that would have allowed for demolition of the entire infrastructure on the site. As stated earlier, however, this has never been ICC's or Legacy's intention. Legacy sought and obtained a CDC covering the entire site purely for administrative convenience. It was administratively simpler to obtain a CDC over the entirety of the infrastructure than to seek to define infrastructure to be demolished and that that to be preserved. Importantly, we voluntarily disclosed the existence of the CDC to Council, rather than acting on it as we were entitled to do so.</p> <p>The CDC does not reflect our intentions as to the scope of demolition. As noted earlier those have been stated publicly and discussed with Council. ICC wishes to proceed with the demolition of items of low heritage significance because we are seriously concerned about public safety and the structural integrity of some aspects of the cokerworks infrastructure. Our proposal for demolition was detailed in our public consultation material presented at a Community Information Session held on 30 March 2019, attended by the community at the Corrimal Community Centre with Council in attendance and in meetings with Council leading up to the issuance of the CDC. To our knowledge Council has not so far received any submissions or letters of concern relating to the proposed demolition information presented at the community information session on 30 March 2019.</p> <p>We acknowledge that the Complying Development Certificate for demolition, which is broader in scope than our proposed demolition works outlined in March 2019, allowed a misunderstanding to arise about the actual scope of our proposed works. We are disappointed that this misunderstanding arose, and apologise for our part in that. We wish to assure you of our commitment to act in good faith in our dealings with Council as we have done throughout the planning process.</p> <p>At this point we want to emphasise the need for urgent action by Council to allow ICC to demolish high risk, low heritage value items of infrastructure on the property. As is well known to Council there are frequent ongoing incursions into the property by members of the public, and notably by school children. The property is a derelict former industrial site. When it was a working site, risk was assessed and mitigated by trained and highly experienced workers. In its derelict state, risks are heightened, but those risks are exacerbated by trespass by persons, often young and unaware of danger, some of whom take actions that would never have been permitted in an operating environment. Video exists in the public domain of trespassers taking risks that are potentially fatal. This is well known to Council.</p> <p>ICC maintains security patrols on the property in an attempt to limit trespass. We also maintain video surveillance of incursions and report them to the police. We regularly repair fences that have been vandalised by trespassers. We maintain contact with local schools in an attempt to dissuade school children from viewing the property as an opportunity for adventure. The property has been illegally accessed by film crews and the media. It has been attacked by arsonists. We need WCC's support to demolish infrastructure that is not of high heritage value and which presents a danger to the public.</p>

Name / location	Submission
	<p>ICC understands that WCC properly retains the right to make unilateral decisions for the public benefit. We nonetheless see the planning process as being one that is collaborative. We don't view heritage and development as being irrevocably conflicted, or development always resulting in sub optimal outcomes for heritage conservation. Conversely, we believe there is a very real opportunity to put heritage items within a commercial framework that can assist the ongoing interpretation and conservation of, and public access to, heritage.</p> <p>There are many projects that demonstrate exceptional heritage outcomes within the context of residential and mixed-use development, such as:</p> <ul style="list-style-type: none"> • former Carlton United Brewery site, now Central Park, Chippendale • adaptive re-use of the former Rozelle Tram Depot within Harold Park, Glebe • Summer Hill FlourMill • The Paper Mill, Liverpool • Newmarket, Randwick • the former Prince Henry Hospital, Little Bay <p>These projects have all been able to successfully retain and interpret heritage elements within new urban contexts, and provide improved public understanding and intersection with heritage.</p> <p>We aspire to that outcome, and wish to preserve high value heritage at the former Cokeworks. We have previously proposed various solutions to Council that would enable the protection of heritage on our property. If WCC deems it necessary we will willingly provide Council with a binding undertaking not to demolish agreed items of high heritage value. That would allow heritage to be considered within the context of other aspects of the ICC/Legacy planning proposal while allowing demolition of low value items to proceed. We therefore reject Council's assertion that the heritage listing is required to prevent demolition.</p> <p>In conclusion, ICC views heritage as a key asset of the site. Substantial effort and resources have gone into the planning of a heritage precinct in the proposed Master Plan presented to Council. The plan considers the relative importance, condition and adaptive reuse opportunities for the property's heritage fabric. The heritage plan includes retention of the 1912 brick chimney, adaptive reuse of the powerhouse buildings, retention and/or interpretation of the C1N stack, reconstruction as necessary and preservation in situ of a portion of the coke ovens and brick paving in a footprint of the ovens, the inclusion of interpretive elements referencing the coke oven elements and incorporating where possible deconstructed materials in the development of the overall heritage precinct buildings and structures. It is our vision that the celebration of heritage as outlined in the master plan will ensure that the proposed heritage precinct will become a place of interest in its own right which will greatly assist in ensuring that the understanding of the Corrimal Coke Works is assured for future generations.</p>
Holding Redlich on behalf of Legacy	The purpose of this letter is to outline our client's concerns with respect to Council's recent decision to prepare a separate planning proposal to list the Site as an item of

Name / location	Submission
	<p>local heritage significance under the <i>Wollongong Local Environmental Plan 2009</i> (WLEP) and to request that this planning proposal be withdrawn.</p> <p>In our view however, neither the 2018 Resolution nor the 2019 Resolution authorised Council to make a planning proposal which <i>solely</i> deals with the listing of the heritage items at the Corrimal Coke Works site, as is proposed in the 2020 PP. Rather, the 2018 Resolution and the 2019 Resolution only support the preparation of a <i>comprehensive</i> planning proposal dealing with the range of matters listed in the 2018 Resolution.</p> <p>In our view, the preparation of the 2020 PP which only deals with the listing of the heritage items (and not those other matters identified in the 2018 Resolution) is plainly inconsistent with both the 2018 Resolution and the 2019 Resolution.</p> <p>Having regard to the above, our client requests that the 2020 PP be withdrawn immediately and that the comprehensive 2018 PP be progressed as soon as possible, consistent with the 2018 Resolution and the 2019 Resolution, and which includes provision for the listing of the Site under the WLEP.</p> <p>We note that Council has sought to justify the 2020 PP on the basis that a heritage listing is required to prevent demolition of structures on the site under a Complying Development Certificate issued in April 2019. Our client has communicated to Council on many occasions that it is willing to progress constructive discussions to agree an approach that balances appropriate heritage protections with ongoing safety and security issues on the site.</p>
Resident East Corrimal	<p>I would like to give my support for the proposal to add the Former Corrimal Coke works to Schedule 5 of the Wollongong Local Environmental Plan (LEP) 2009 and the Heritage Map.</p>
Resident Corrimal	<p>I wish to express my support for the Planning Proposal to amend the Wollongong LEP 2009, as outlined below:</p> <ul style="list-style-type: none"> • Add the former Corrimal Coke works site to Schedule 5 of the Wollongong LEP 2009, and • Add the former Corrimal Coke works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the site <p>I have resided in the area directly adjacent to the Corrimal Coke works since July 2011, when I moved here following my retirement. At the time of moving here, the Coke works was still operating. I have had quite a number of direct discussions with Coke works staff including the Proponent Kate Strahorn over the years, particularly relating to flooding and drainage issues affecting our property here in Cross Street. These discussions were quite productive and resulted in many of our issues here being addressed over time.</p> <p>Since ceasing operations in 2014, I have been closely monitoring progress with the proposed redevelopment of the Coke works site, and have been fortunate with my involvement in Neighbourhood Forum 4 to have experienced an onsite inspection of the site including the many heritage items located within.</p>

Name / location	Submission
	<p>I am aware that there are a number of features on the Coke works site which have been classified as having high or medium historical significance. These historical assessments were completed at the request of the Proponent and their developer by Biosis in 2017 and Urbis in 2019.</p> <p>Given that the Proponent and their developer have a certificate to demolish almost everything on the site, and that the current Interim Heritage Order expires in May this year, and which cannot be extended, I believe that it is urgent that this proposal for heritage listing in the Wollongong LEP be accepted by Council prior to expiry of the IHO. Unfortunately Wollongong has a rather bad record of preserving items of historical industrial heritage, and having the inclusion of this iconic site in the Wollongong LEP will go a long way to addressing some of these shortcomings. The history of this site is something that should be cherished and celebrated as part of any future redevelopment.</p> <p>Having the addition of this site to Schedule 5 and the Heritage Map of the Wollongong LEP, as a matter of urgency, will go a long way to restore the faith of the Wollongong community generally that developments over iconic industrial sites will be treated with the respect they deserve.</p>
Resident East Corrimal	<p>I want to express my support for the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p> <ul style="list-style-type: none"> · Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and · Add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>I reside in East Corrimal, so most of my trips to Corrimal involve passing the Coke Works. Although my history with the Coke Works is relatively short, the site of steam plumes issuing from the chimney is something that remains in my memory. I was born and raised in Sydney and was not aware of the significance of and the need for such industry and the benefit it brought to the area. Traveling West along Murray Road we get a clear view of the chimneys and other building, as we get closer we see the ovens. I have discussed this with neighbour's, who have noted the same visual significance. My husband's parents resided in East Corrimal since 1939 and he has spoken of the Coke Works being the supplier of fuel (Coke) for cooking and water heating for the family and we have been told a source of electric power to the area.</p> <p>The Coke Works has been and is an important local cultural feature for us. For this reason I believe as much as possible of the industrial infrastructure on this site should be preserved, restored and repurposed. It must become the central feature of any redevelopment of the site. There are many examples here in Australia and across the world of such heavy industrial sites where this has been successfully done.</p> <p>There are a number of features on the Corrimal site which have been classified as having high or medium historical significance. These historical assessments were completed at the request of the proponents by Biosis in 2017 and Urbis in 2019.</p> <p>Given that the proponents have a certificate to demolish almost everything on the site, and that the current Interim Heritage Order expires in May this year (and cannot be renewed), I believe it is urgent that this proposal for heritage listing in the Wollongong LEP be accepted by Council and implemented before the IHO expires. Should this not occur, it is very possible that yet more evidence of Wollongong's iconic industrial infrastructure will be lost for ever. We have already demolished far too much of our history in Wollongong, and this site has special local heritage</p>

Name / location	Submission
	<p>significance as well as International significance. It was the longest continuously operating coke works in the world when it closed in 2014. It was also state of the art technology in its time, offering a model to overseas operators, particularly from the USA. This history is something we really should celebrate, and have access to long into the future.</p> <p>For these reasons, and the sense of place this site provides for Corrimal people, it must be added to Schedule 5 and the Heritage Map of the Wollongong LEP as a matter of extreme urgency.</p>
Resident Corrimal	<p>I want to express my support for the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p> <ul style="list-style-type: none"> · Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and · Add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>About 70 years ago, when I was at primary school in the Sutherland Shire, we went on excursions to Wollongong to visit the Steel Works and Corrimal Coke Works. This left a lasting memory for me. I still have a clear mental picture of the fires in the coke ovens and the general size of the whole industrial complex there – the tall buildings and especially the chimneys. I had an overall impression of a big, bustling and very important industrial site, and I’m sure my class-mates had similar reactions.</p> <p>I now live just a few hundred metres from that coke works. While I’m very glad it no longer pollutes the air and water in our area, its chimneys and tall building provide me with a sense of place and are symbolic of my suburb, which is my home. I’m sure this visual attachment is the same for very many people in the Corrimal area. The Coke Works is an important cultural feature. For this reason I believe as much as possible of the industrial infrastructure on this site should be preserved, restored and repurposed. It must become the central feature of any redevelopment of the site. There are many examples here in Australia and across the world of such heavy industrial sites where this has been successfully done.</p> <p>There are a number of features on the Corrimal site which have been classified as having high or medium historical significance. These historical assessments were completed at the request of the proponents by Biosis in 2017 and Urbis in 2019.</p> <p>Given that the proponents have a certificate to demolish almost everything on the site, and that the current Interim Heritage Order expires in May this year (and cannot be renewed), I believe it is urgent that this proposal for heritage listing in the Wollongong LEP be accepted by Council and implemented before the IHO expires. Should this not occur, it is very possible that yet more evidence of Wollongong’s iconic industrial infrastructure will be lost forever. We have already demolished far too much of our history in Wollongong, and this site has special heritage significance. It was the longest continuously operating coke works in the world when it closed in 2014. It was also state of the art technology in its time, offering a model to overseas operators, particularly from the USA. This history is something we really should celebrate, and have access to long into the future.</p> <p>For these reasons, and the sense of place this site provides for Corrimal people, it must be added to Schedule 5 and the Heritage Map of the Wollongong LEP as a matter of extreme urgency.</p>

Name / location	Submission
<p>Corrimal Community Action Group</p>	<p>After studying the Planning Proposal and background information, the Corrimal Community Action Group strongly supports the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p> <ul style="list-style-type: none"> • Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and • Add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>This industrial site is iconic in the Corrimal area and its chimneys are an important feature of our urban landscape. They provide people with a sense of place. We believe it is very important that the site be identified as a heritage item (as occurred for the Coal Cliff Coke Works site) to enable its conservation to be carefully considered as part of any development process. We thus strongly support the larger curtilage included in this Planning Proposal, as opposed to the more limited curtilage preferred by the proponents.</p> <p>Biosis, Urbis and Weir Phillips (all engaged by the proponents), along with the National Trust, Wollongong City Council and C CAG, all agree that parts of the site have local heritage significance. However, unless this Planning Proposal is accepted, aspects of the industrial infrastructure could be demolished before any careful consideration can be given to how they might be restored, repurposed and included as a valuable and value-adding part of the final development. The proponents (ICC and Legacy Property) received a Complying Development Certificate on 8 May 2019 from a private certifier. This would have enabled them to immediately start demolishing almost all the structures on the site. Only the placement of a 6-month Interim Heritage Order over the site on 20 May 2019 stopped this happening. While this IHO was extended for a further 6 months on 28 October 2019, it cannot be further extended and will cease to apply in May 2020. This Planning Proposal is the only avenue Wollongong City Council has to achieve the intended outcome of listing the site as having local heritage significance. This is the only way to ensure careful consideration is given, at all stages in the future redevelopment, to protect, and make a feature of, important heritage aspects. For example, C CAG would like to see the most important infrastructure protected; c. 1912 brick chimney stack, the 1912 powerhouse, significant parts of the C1 coke oven battery, C1 coke oven ram tracks, (and perhaps parts of the C2 coke battery), the c. 1889 tramway, the north and south dams and possibly some of the steel chimneys. Also we suggest some imaginative archaeological preservation of part of the subterranean structures, including flues and coke oven elements which have some research potential and could be protected in place, by heavy glass which could act as flooring.</p> <p>This site has undisputed local heritage significance. It is very important to the people of Corrimal. The heritage of the site has the potential to form the basis of, and become a theme for, any residential redevelopment. Its heritage value must be protected, and given the existence of the CDC to demolish, the industrial infrastructure of the former Corrimal Coke Works, as included in the Draft Planning Proposal, must be added to Schedule 5 of the Wollongong LEP 2009 and Wollongong LEP 2009 Heritage Map.</p>
<p>Resident East Corrimal</p>	<p>I want to express my support for the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p>

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	<ul style="list-style-type: none"> · Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and · Add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>I presently reside and grew up in East Corrimal, so most of my trips to Corrimal involved passing the Coke Works, these included on a daily basis when attending Primary School in Corrimal, the School Bus would pass and pick up near the Coke Works. Then while attending High School in Wollongong, catching the train at Corrimal Station allowed us train passengers to watch the coke making process from the station. Now as we travel West up Murray Road we get a clear view of the chimneys and other building, as we get closer we see the ovens. I have discussed this with neighbour's, who have noted the same visual significance. My parents resided in East Corrimal since 1939 and as a child I remember the Coke Works being the supplier of fuel (Coke) for cooking and water heating for the family and I have been told a source of electric power to the area.</p> <p>The Coke Works has been and is an important local cultural feature for us. For this reason I believe as much as possible of the industrial infrastructure on this site should be preserved, restored and repurposed. It must become the central feature of any redevelopment of the site. There are many examples here in Australia and across the world of such heavy industrial sites where this has been successfully done.</p> <p>There are a number of features on the Corrimal site which have been classified as having high or medium historical significance. These historical assessments were completed at the request of the proponents by Biosis in 2017 and Urbis in 2019.</p> <p>Given that the proponents have a certificate to demolish almost everything on the site, and that the current Interim Heritage Order expires in May this year (and cannot be renewed), I believe it is urgent that this proposal for heritage listing in the Wollongong LEP be accepted by Council and implemented before the IHO expires. Should this not occur, it is very possible that yet more evidence of Wollongong's iconic industrial infrastructure will be lost for ever. We have already demolished far too much of our history in Wollongong, and this site has special local heritage significance as well as International significance. It was the longest continuously operating coke works in the world when it closed in 2014. It was also state of the art technology in its time, offering a model to overseas operators, particularly from the USA. This history is something we really should celebrate, and have access to long into the future.</p> <p>For these reasons, and the sense of place this site provides for Corrimal people, it must be added to Schedule 5 and the Heritage Map of the Wollongong LEP as a matter of extreme urgency.</p>
Resident East Corrimal	<p>I support the proposal to identify the former Corrimal Coke Works site as a heritage item, to enable its conservation to be a consideration in any development proposal.</p> <p>It is disappointing that this process is continuing at such a devastating point in world history. It is impossible to hold any public meetings, the hard copies of the proposal are unavailable at Council Administration and local libraries where people could access hard copies or use computers, are closed. It is therefore nearly impossible to have a fair Community Consultation Process and is not in the true spirit of the democratic process.</p>

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	<p>However, I still feel that it is important to voice my opinion on this matter.</p> <p>The Corrimal Coke Works has had a significant impact on the development of Corrimal and the surrounding suburbs. Since 1912, it has been a source of income, both directly and indirectly for many generations of local families. A recent post in 'Back in Time' on facebook elicited over 200 responses in two days from people and families who lived near the Coke Works. Corrimal has always been a close-knit community.</p> <p>The Illawarra are known as the 'Coal Coast' in recognition of the historical significance of coal and coke making to the development of the steel industry, both here and overseas. Corrimal Coke Works is an important part of that story, particularly as it holds the record as the longest continuous Coke Works in the world. The Coke Works site is a near complete example and contains remnants of the only remaining decline. The National Trust (NSW) has listed the site on its Trust Register.</p> <p>There is a compelling argument to support Wollongong City Council on the importance of adding the Coke Works Site to Schedule 5 of the Local Environment Plan 2009 and the Heritage Map. The current Demolition Code of the Exempt and Complying Development SEPP would enable the possible demolition of structures on that site that are of heritage value, at both local and state significance level.</p> <p>The Brick Chimney, that stands at 32.6 metres and dates from 1912, is an iconic part of the Corrimal skyline. The C1 Coke oven Battery and the Power House are also considered to be of high significance. Additional areas also require investigation for their archaeological and historical value. A full archival record of all heritage items is essential before there is any removal of items from the site. For these reasons, a larger curtilage would go some way to ensuring that there is an appropriate Conservation Management Plan that is consistent with the NSW Heritage Act 1977. The Biosis Report 2017 suggested that there was potential State Significance for the site. On 16 December 2019, Wollongong City Council Heritage staff submitted a nomination for the Corrimal Coke Works Site to be listed on State Heritage Register. It would be prudent to wait for a decision on that application.</p> <p>The Structural Assessment by BG&E 2019 is only a preliminary study, as was stated by its authors. The report provides good background information, however the engineering assessment does not detail the actual work that would be required. They do point out that the Powerhouse and Brick Chimney are viable with appropriate remedial work. They regard the Coke Ovens to be in poor condition, but stipulate that there is an opportunity to preserve a representative section, an opinion supported by the Urbis Study (2019) and the Peer Review (Weir Phillips 2019).</p> <p>It is disappointing that buildings that were recently in use at industrial levels have deteriorated at such a rapid rate. Earlier intervention could have aided in reducing costs associated with the preservation of a valuable heritage site.</p>
Resident Austinmer	I support the proposal to add the Former Corrimal Coke Works to Schedule 5 of the Wollongong Local Environment Plan (LEP) 2009 and the Heritage Map
National Trust of Australia	Attached for Council's information is the National Trust's Position Paper on the Corrimal Coke Works setting out the Background, Site History and National Trust position on the proposed rezoning of this site. I also attach the National Trust

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	<p>Register Listing Report for the Corrimal Coke Works which was approved by the National Trust Board in August, 2019.</p> <p>The National Trust listed the Corrimal Coke works on the National Trust Register in October 2019.</p> <p>SITE HISTORY</p> <p>The Corrimal Coke Works operated for over 100 years between 1911 and 2014, and was the longest continuously operated coke works in the world. The business underwent expansion, adopted new technologies and the site holds potential to yield information pertaining to the development of coke making. In 1916, the site captured waste gases from the coke ovens to heat water and produce steam which was used to generate sufficient electricity to supply the Coke Works, the Corrimal Colliery, which was connected to the coke Works via a company owned tramline, and residences associated with both sites. By 1945, enough gas was produced to also fuel 400 street lamps in the Northern Illawarra Municipality. The coke works electricity franchise was sold to the newly formed Wollongong Municipal Council in 1948. The works was key to the establishment of the Corrimal area, provided employment opportunities for local families and made a significant contribution to the economy. It has been associated with people, companies and technologies significant to the coal and coke industry and Illawarra Region. The site retains the 1911 Thomas type Battery, associated underground flue network, remnant wall and intact brick combustion stack of the 1912 powerhouse. There is also the late 1950s similar style, but larger capacity battery, extended powerhouse, later grinding mill, fine coal bins, quenching tower and associated metal stacks. Additional structures include a coal conveyor, production office, weigh bridge, crib room, workshop, waste oil tank and coal storage shed. The site environment incorporates the pre coke works alignment of streams that fed into Towradgi Creek, Corrimal Colliery Tramway alignment, a distinctive border planting of mature trees, avenues delineating internal roads and border plantings around reservoirs and tailings dams within the site. The site retains archaeological deposits from the century of coke making and the potential to reveal evidence of earlier Aboriginal activity on the site.</p> <p>NATIONAL TRUST POSITION</p> <p>The Trust opposes the rezoning from employment and Industrial land to residential land. Given that large tracts of Industrial land in the Northern Illawarra have been rezoned for residential development with the district now facing a shortage of potential places of long term employment for the local community, the Trust supports retaining the Industrial Zoning as a more appropriate zoning to achieve heritage conservation objectives and to allow ecologically sustainable, clean, light industrial land use. The adjoining railway affords direct access for raw materials, products and people, enhancing the sites ability to continue as a place of long term employment for the community</p> <p>The Trust supports</p> <ul style="list-style-type: none"> • retention, conservation and innovative interpretation of significant heritage items/assemblages/landscapes in situ.

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	<ul style="list-style-type: none"> • remediation of the site and rehabilitation of the natural environment including the riparian corridor. • retention of the mature tree perimeter, mature trees & avenues within the site. • retention and management of funds from income generated by development on site, to fund ongoing maintenance and innovative interpretation of the site's natural & cultural heritage. <p>ACTION TO PROMOTE THE TRUST'S POSITION</p> <p>The Corrimal Coke Works Site has been entered on the National Trust Register and the Trust has prepared discussion papers outlining alternatives to the current 700 dwelling proposal. The Trust will support the listing of the Corrimal Coke Works as an item of heritage in the Wollongong Local Environmental Plan. The Trust will also support the site's inclusion on the NSW State Heritage Register. The Trust will promote its position on this issue in the media, with Council and State Government</p> <p>The National Trust Illawarra Shoalhaven Branch has inspected documents on display relating to the heritage listing of the former Corrimal Coke Works and would like to make the following comments.</p> <p>In adding the site to the National Trust Register in October 2019, the Trust formally acknowledged the heritage significance of the former Corrimal Coke Works site. The Trust's statement of significance states:</p> <p style="padding-left: 40px;"><i>The Corrimal cokeworks operated over 100 years and was the longest continuously operated cokeworks in the world. The Corrimal cokeworks were a key component in the establishment of Corrimal as a suburb and ensured the economic health of the locality as a continuous employer of local families. The cokeworks is a landmark within the suburb of Corrimal. The stacks and chimneys serve as reminders of the industrial history of the Illawarra and as identifying features of the area. The Corrimal cokeworks are socially significant to the individuals who built and operated the facility and their descendants.</i></p> <p style="padding-left: 40px;"><i>As the oldest continually used cokeworks in the world, the Corrimal cokeworks represent a unique continuation of use over time and have the potential to yield information pertaining to the development of coke-making. As an industrial site type, cokeworks are becoming uncommon, rare and endangered aspects of what was once a major component of the Illawarra's, NSW's and Australia's industrial past. Whilst the Corrimal cokeworks is no longer intact, it is one of two examples of its type surviving in NSW and is therefore of high representative value. The ovens are important in demonstrating the principal characteristics of a now under-represented industry of local and state significance.</i></p> <p>Although the area of the Trust's Listing is somewhat larger in size, being the extent of the boundaries of Lot 1 DP795791 and Lot 126 DP598190, the Trust will support Council's proposed curtilage, as it represents the area with heritage significance and potential archaeological remains.</p>

	<p>The Trust supports Wollongong City Council’s proposal to make the following amendments to the Wollongong Local Environmental Plan 2009:</p> <ol style="list-style-type: none"> 1. Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong Local Environmental Plan 2009; and 2. Add the former Corrimal Coke Works site to the Wollongong Local Environmental Plan 2009 Heritage Map, showing heritage items within the area. <p>Although outside the scope of this Heritage Amendment, the Trust would once again like to draw Council’s attention to our overall position on the redevelopment of this important northern suburbs site.</p> <p>The Trust opposes the proposed rezoning of the site, particularly those areas currently zoned as IN3 Heavy Industrial. As one of the last tracts of industrial zoned land in the Illawarra’s northern suburbs, maintenance of the current zoning would assist in encouraging employment opportunities in the area. The Trust supports retaining the Industrial Zoning as a more appropriate zoning to achieve heritage conservation objectives and to allow ecologically sustainable, clean, light industrial land use.</p> <p>I understand Mr. Graham Quint, Director, Conservation has today, provided a copy of the Trust’s Position Paper with regard to the former Corrimal Coke Works site, which outlines our overall position more fully. Mr. Quint has also provided a copy of the National Trust Listing for the former Coke Works. Copies of both documents are attached here again, along with the Illawarra Shoalhaven Branch’s last formal communication to Council.</p> <p>Re: Former Corrimal Coke Works Site.</p> <p>With additional information regarding the proposed redevelopment of the former Corrimal Coke Works site now in the public domain, the National Trust Illawarra Shoalhaven Branch provides the following comments.</p> <p>The Trust opposes the proposed rezoning of the site, particularly those areas currently zoned as IN3 Heavy Industrial. This site has been continuously operating as an industrial site for in excess of one hundred years, with the Corrimal Coke Works having been the longest, continually operated coke works in the world. The Trust would support the site remaining as an industrial area, albeit with a focus on 21st century clean, green options.</p> <p>As one of the last tracts of industrial zoned land in the Illawarra’s northern suburbs, maintenance of the current zoning would assist in encouraging employment opportunities in the area. Further employment opportunities in the area will reduce the risk of the northern suburbs becoming dormitory suburbs, supporting employment opportunities in Sydney. The proximity to Corrimal Railway Station would provide the site with excellent access to public transport.</p> <p>The Trust is also opposed to the proposal to add approximately 700 dwellings on this site, not only because of the core argument presented above that it should be retained for modern 21st century service industry type employment, but also because of the significant negative impacts an additional 700 dwellings would have on the traffic and lifestyle patterns of the surrounding locality.</p>
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	<p>The Trust supports the rehabilitation and maintenance of the wetlands and native vegetation communities on site, including Moist Blue Gum Blackbutt Forest in the south and the Coastal Grassy Red Gum Forest in the north-west. Any rehabilitation and maintenance should aim to encourage linkages to other external remnant communities where possible. A more appropriate redirection of the creek-line running through the site is also supported.</p>
Resident Corrimal	<p>I would like to express my views why the Corrimal Coke Works should be included on the State Heritage Register and preserved in the new development of this site.</p> <p>The requirement for heritage listing of the Corrimal Coke Works site became apparent when the owner floated her proposal for the site. The proposal is infantile and excessive and retains very little of the sites assets. The situation was then exacerbated when a demolition approval was obtained by the owner for 95% of the site.</p> <p>The proposal maximises residential development of the site to the detriment of heritage items and unique vegetation/ecosystems.</p> <p>There is a very limited view of heritage retention of the coal industry in Corrimal. Even though there are heritage items retained on the coal mining sites, these are never seen by the public because of limited access. So the only items we see are the futile attempts to display out of context mining junk in our parks.</p> <p>We are continually told that coal is significance to the Illawarra, NSW and Australia. The Corrimal Coke Works has operated for over 100 years and was only closed recently. This should have created a unique situation for both heritage retention and the funding. There is a near complete example of an operating coking facility and it could be funded by the current operating coal industry in the area, but unfortunately this has not happened.</p> <p>With the Corrimal Coke Works we have been presented with a near complete working coal coking facility, a facility that has operated for over 100 years. This is a one off opportunity, to preserve an intact major component of the coal industry.</p> <p>It should be noted here that heritage should not only include aged structures but also the more recent and necessary associated infrastructure so they may be retained in context.</p> <p>The only missing infrastructure from this near complete facility appears to be items stripped out for salvage by the owner or the deteriorated and vandalised items because of lack of onsite security by the owner. It is obvious the owner needs to be reminded of its important heritage and be regulated by government for its retention.</p> <p>This large polluting facility has generated some positive aspects for the area over its 100 year operation.</p> <p>It has provided a large green low density space that can be seen from numerous point around the site.</p> <p>It has protected a large endangered ecological community in the form of unique local rainforest and endangered grey headed flying fox colony.</p> <p>It has maintained a constant and manageable traffic volume (one that has become known and understood by the community)</p>

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	<p>The Corrimal Coke Works site has a huge potential and possibilities that will only be realised if the owner/developer is encouraged to do so by the NSW state government placing restrictions on them.</p> <p>This heritage site should be retained so the following could be realised-</p> <p>It would be very easy to create an interpretive centre for the whole of the coal industry in Illawarra;</p> <p>The site currently contains coke manufacturing as well as an incline from the Corrimal mine;</p> <p>This would tie other heritage items together (Corrimal Mine);</p> <p>Development could contain a notional reinstatement of incline by including its delineation in the design and a physical connection across memorial drive;</p> <p>It could retain and repurpose the existing buildings within a new proposal;</p> <p>And by the development should following the current silhouette of the current structures.</p> <p>This site and its buildings are worthy example to be included of the State Historic Register.</p>
Resident East Corrimal	<p>I want to express my support for the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p> <ul style="list-style-type: none"> · Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and · Add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>While I don't live next to the Coke Works we experienced the pollution the Coke Works produced when in operation and we appreciate that it no longer pollutes the air and water in our area. However despite these unpleasant experiences the chimneys and tall building provide a sense of place and are symbolic of our suburb, of our early history which marked lives for over 100 years. The Coke Works remains an important cultural feature. We believe as much as possible of the industrial infrastructure on this site should be preserved, restored and repurposed. It must become the central feature of any redevelopment of the site and this redevelopment should be parklands rather than multi-story buildings capable of respecting this history and of the Wollongong workers who stoked the ovens and other dangerous jobs. There are many examples here in Australia and across the world of such heavy industrial sites where this has been successfully done.</p> <p>There are a number of features on the Corrimal site which have been classified as having high or medium historical significance. These historical assessments were completed at the request of the proponents by Biosis in 2017 and Urbis in 2019.</p> <p>Given that the proponents have a certificate to demolish almost everything on the site, and that the current Interim Heritage Order expires in May this year (and cannot be renewed), I believe it is urgent that this proposal for heritage listing in the Wollongong LEP be accepted by Council and implemented before the IHO expires. Should this not occur, it is very possible that yet more evidence of Wollongong's iconic industrial infrastructure will be lost for ever. We have already demolished far too much of our history in Wollongong, and this site has special heritage significance. It was the longest continuously operating coke works in the world when it closed in</p>

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	<p>2014. It was also state of the art technology in its time, offering a model to overseas operators, particularly from the USA. This history is something we really should celebrate, and have access to long into the future.</p> <p>For these reasons, and the sense of place this site provides for Corrimal people, it must be added to Schedule 5 and the Heritage Map of the Wollongong LEP as a matter of extreme urgency.</p>
Resident Woonona	<p>I would like to express my support for the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p> <ul style="list-style-type: none"> · Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and · Add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>The Corrimal Coke Works is an important cultural feature. I believe the industrial infrastructure on this site should be preserved, restored and repurposed. It must become the central feature of any redevelopment of the site. There are many examples here in Australia and across the world of such heavy industrial sites where this has been successfully done.</p> <p>There are a number of features on the Corrimal site which have been classified as having high or medium historical significance. These historical assessments were completed at the request of the proponents by Biosis in 2017 and Urbis in 2019.</p> <p>Given that the proponents have a certificate to demolish almost everything on the site, and that the current Interim Heritage Order expires in May this year, I believe it is urgent that this proposal for heritage listing in the Wollongong LEP be accepted by Council and implemented before the IHO expires. Should this not occur, it is very possible that yet more evidence of Wollongong's iconic industrial infrastructure will be lost forever. We have already demolished far too much of our history in Wollongong, and this site has special heritage significance. It was the longest continuously operating coke works in the world when it closed in 2014. It was also state of the art technology in its time, offering a model to overseas operators, particularly from the USA. This history is something we really should celebrate, and have access to long into the future.</p> <p>For these reasons, and the significance this site provides for Corrimal residents, it must be added to Schedule 5 and the Heritage Map of the Wollongong LEP as a matter of extreme urgency.</p>
Resident Corrimal	<p>Having lived in Corrimal and seeing the coke works every day, from when they were still active, to when they stopped all activity, I would be destroyed if this important piece of culture was replaced with a city of units and housing spaces. Providing how much traffic, noise, pollution, overcrowding etc it would bring to the people already living here. If this monument of Corrimal's history is stripped, don't replace it with useless thoughtless things, keep nature involved keep it as something to community can be part of and use. You can make it anything, a park, a quiet place, to go or something for the younger and new generations to remember the Corrimal culture. Please keep my thoughts and ideas in consideration as it means a lot to not only me, but the whole of Corrimal.</p>

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Resident Corrimal East	<p>My family and myself wish to support Wollongong Council's adding of the Corrimal Coke works to the Wollongong Local Environment Plan & Heritage Map.</p> <p>As well as concerns previously raised regarding the potential destruction of unique native flora & fauna on the Coke works site,</p> <p>we believe it is of equal importance to preserve this amazing industrial footprint with the aim of revitalising & repurposing the site.</p> <p>The historical importance of the Coke works site can never be underestimated.</p>
Local Residents of Wollongong LGA	<p>We wish to express our support for the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p> <ul style="list-style-type: none"> · Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and · add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>We make this request as local residents of the Wollongong LGA and as long-term history teachers.</p> <p>We understand that there is often a compromise between progress and heritage value when evaluating development proposals. We are certainly not against all developments. However, we logically cannot define nor equate development with progress. We therefore strongly recommend that in the case of the former Corrimal Coke Works that there be an actual and carefully considered compromise on site between both the proposed development of apartments and the heritage value of the current structures.</p> <p>The current structures significantly represent the former land use and livelihoods of so much of this area and are one of the few remaining sites which do so. Many local residents have family connections to these Works, even over three generations. Their family members took great pride in their occupations at the Works and their lives were intimately connected with every aspect of the site. Thus these structures represent their personal histories in a very intimate way. As such, the current structures must have sympathetic preservation.</p> <p>The only way to do that now, at this stage of the approval process, seems to be through the request as above.</p> <p>Too often there has been completely wholesale demolition of historic or possible heritage sites throughout this young country, particularly, of course, indigenous sites. Moreover, there is strong evidence that there has been a great amount of thoughtless demolition in the Illawarra region.</p> <p>We strongly urge, in fact, even beseech, that the Corrimal Coke Works not become yet another obliteration of Australia's history and heritage.</p>
Resident Towradgi	<p>I am writing to express my strong support for the Planning Proposal to amend the Wollongong LEP 2009 by the addition of:</p> <ul style="list-style-type: none"> • the old Corrimal Coke Works site to Schedule 5; and • the old Corrimal Coke Works site to the Heritage Map, showing the heritage items within the area. <p>During teacher training in Armidale in the 1970's I had the privilege of undertaking studies in local, practical and applied history under the tutelage of Australian</p>

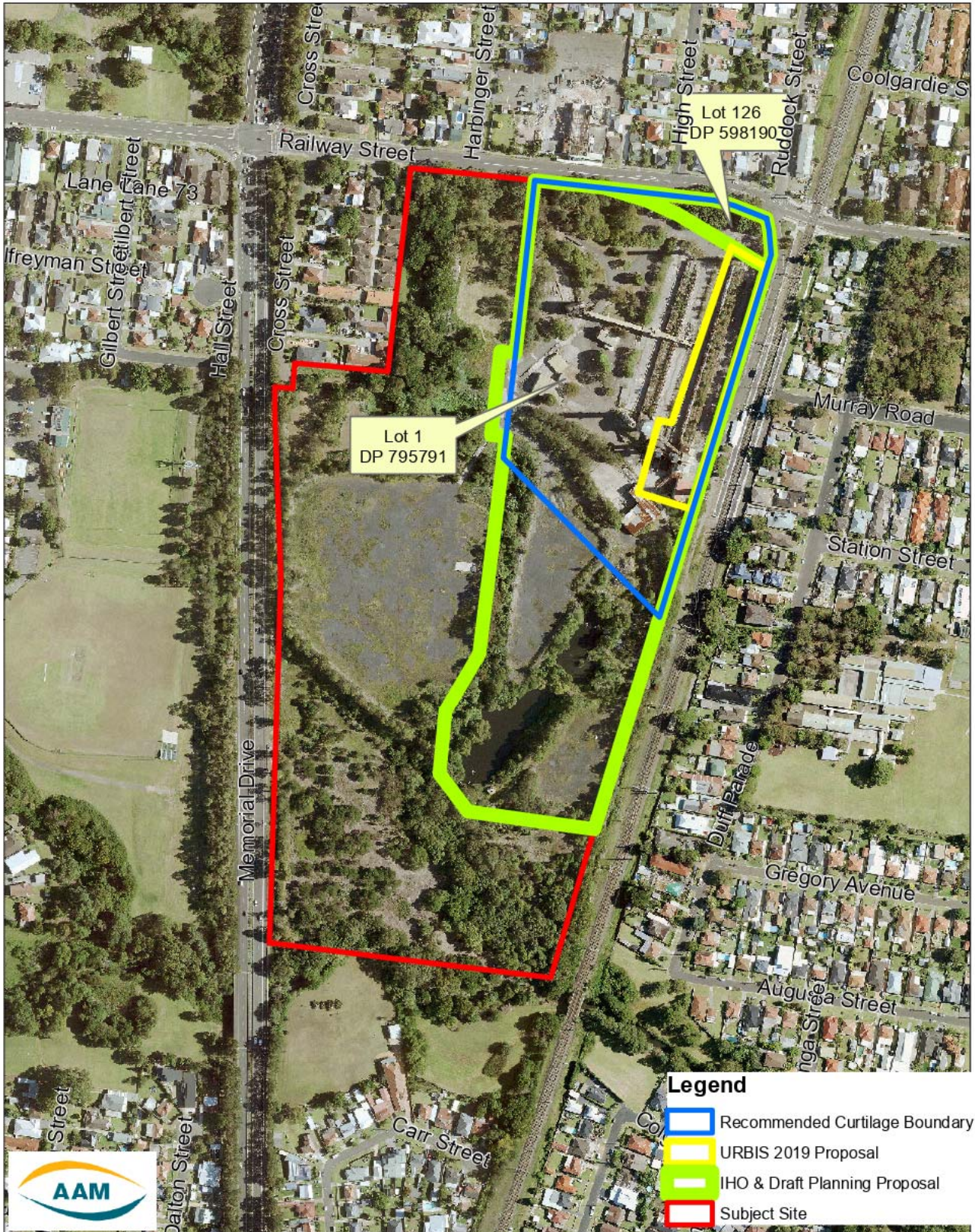
Name / location	Submission
	<p>historian, Dr Lionel Gilbert. From the work completed all those years ago I developed a keen interest in Australian history.</p> <p>I believe culture and heritage reflect and shape values, beliefs, aspirations and enterprise, and make an important and significant contribution to the defining of a country's national identity. And because of this, it is imperative that, wherever possible, our cultural heritage is preserved, protected and celebrated.</p> <p>Although only having moved to Corrimal a little over seven years ago I recognise that the Corrimal Coke Works site is of real heritage significance for the local region. It also has a much broader cultural importance in terms of being part of Australia's historical technological and industrial development.</p> <p>While the Coke Works site in its present condition doesn't provide a fully authentic example of the original coke working operations it nevertheless provides certain visible reminder of a past industry that was of a very great significance to the establishment and development of Corrimal. Of course, the Coke Works also played a central role in the coke-making and the steel industry locally, regionally and for Australia until its decommissioning and closure in 2014.</p> <p>The Coke Works really does have a story to tell. It is an industrial site with genuine historic value and contains structures and landscape elements that provide a tangible link to past local industry, processes, life and people. This has been recognised already with a number of the site's infrastructure and features having been classified as having high or medium historical significance.</p> <p>Since the Coke Works site has a clear historical and heritage value, and one with both industrial and community significance, I believe that Wollongong City Council should ensure that, as far as possible, all the identified significant features of the area be protected and preserved. To achieve this I request that the Council fully endorse its listing on Schedule 5 of the Wollongong LEP and Heritage Map as a matter of priority.</p>
Resident (Email address)	<p>In sending this email, I want to indicate my strong support for:</p> <ol style="list-style-type: none"> 1. the Corrimal Coke works to be appropriately considered for heritage listing, and 2. the proposal to add the Coke works site to Schedule 5 of the Wollongong Local Environment Plan (LEP) 2009 and the Heritage Map. <p>Coking coal made our area famous and greatly influenced the development of the region. The Corrimal (& Coalcliff) Coke works are rare remaining examples of this unique industrial heritage.</p> <p>As a result these sites should have the highest standards of consideration applied (vs. the developer's maximum profit / minimal compliance approach).</p> <p>I was appalled to read of the blatant disregard for due process when, on 8 May 2019, the owners and developer (ICC and Legacy Property) obtained a certificate from a Private Certifier to demolish numerous items on the site.</p> <p>This approval was given while a Heritage Assessment was being undertaken for the site, required by the Department of Planning and Wollongong City Council. Both the DoP and WCC, and so the local community, were blatantly disrespected, and this says a lot about the developers.</p> <p>You only get one chance at a first impression and low initial standards standards will only probably only get worse!</p>

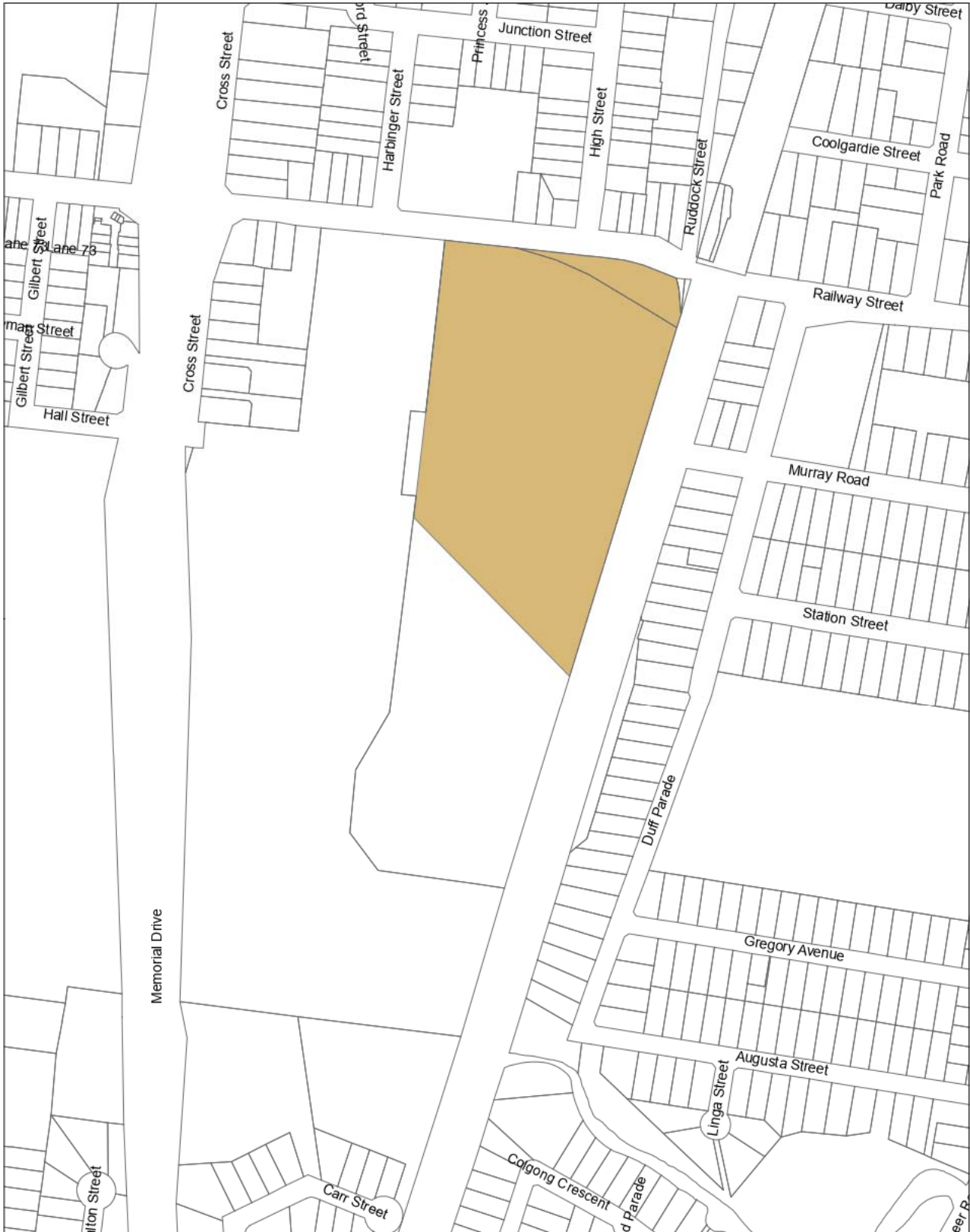
Name / location	Submission
	<p>Appropriate consideration should be given to both the individual, and 'precinct', heritage values of the old industrial structures and BEFORE they are destroyed and potentially lost forever.</p> <p>My understanding is that many features on the Corrimal Coke works site have significant heritage value and The National Trust has already placed the Corrimal Coke Works site on their register. I trust that this is the case?!</p> <p>Significant parts of this site are also just iconic to our area and so should be considered & protected wherever possible. Consideration of innovative reuse and heritage incorporation should be applied to any development with such potential.</p> <p>Many locals are also disappointed that these former industrial sites don't generate more local jobs e.g. like the Eden environmental education project in Cornwall. This abandoned 150 year old mine site was another former Rio Tinto site (like the Coalcliff and Corrimal coke works were).</p> <p>My understanding is that, rather than the 400 full time jobs that the Eden project in Cornwall has generated, no permanent local jobs on either former Rio site (Corrimal and Coalcliff coke works) have been created.</p> <p>I wonder why the Illawarra deserves such little consideration of post industrial site uses vs. Other areas?!</p> <p>FYI, BHP, 'The Big Australian', bulldozed the historic Mt. Kembla Colliery in 1970's, the historic Bulli Colliery, in the 'Black Diamond' district, in the 90's and then The historic Mt. Keira / Kemira Colliery in 2003.</p> <p>Haven't we learned anything about valuing or heritage over these decades!?</p> <p>Kemira was a 156 year old colliery and the oldest operating colliery in Australia. The historic buildings were knocked over 2-3 weeks out from the heritage listing, recommended by WCC, and supposedly based on 'OH&S issues'.</p> <p>The 'high' site heritage values of Kemira in the original by Merideth Hutton were changed in the next opinion by Rogers who deemed them 'moderate'.</p> <p>The OH&S risks at Kemira, proffered as reasons for demolition, were nowhere near as dangerous as those that exist at either the Corrimal (or Coalcliff) sites, that have been left abandoned for years and just remain ugly reminders of what industry won't put back into the communities that supported them over their lifetime!</p> <p>Another consideration is to just let Sydney based developers go back and try to ruin their heritage vs. come to Wollongong and try to destroy ours.</p> <p>These developers seem to have little interest, other than chasing mega profits, so could try to ruin their own local heritage in areas like The Rocks, The QVB and Woolomoloo finger wharves (just to name a few) with their short term plans!</p> <p>As some people looked past the short term and profits, these heritage items were actually saved. and are now extremely valuable to the economy, and history, of Sydney!</p> <p>Why can't the same longer term thinking and 'Innovation', shown in these heritage sites, be used in Wollongong, The city of Innovation?!</p> <p>Rather than in Sydney, Illawarra locals have tolerated the pollution, transport issues & other problems generated by the Corrimal (and Coalcliff) sites for over a century.</p> <p>Many are now rightly looking to see the ultimate legacy of local industries after these types of sacrifices!</p>



Name / location	Submission
	<p>If the heritage of the Corrimal Coke works, once the longest continuously operating Coke works in the world, is demolished without appropriate consideration, as was the oldest operating colliery in Australia (Mt. Keira / Kemira), then maybe we need to rethink our 'City of Innovation' branding!?</p>
Resident Keiraville	<p>I wish to express my support for the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p> <ul style="list-style-type: none"> • Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and • Add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>As a matter of urgency, this vulnerable and valuable site must be given appropriate heritage assessment.</p> <p>The land is very contaminated with pollution as it was in operation for over 100 years.</p> <p>Corrimal is the longest operating Coke Works in the world!!</p> <p>The community must be reassured that this site is inspected and appropriately remediated to the best practice to avoid problems that occurred with the Old Mines Rescue Station @ Bellambi.</p> <p>There is very little heritage regarding one of Wollongong's oldest Industries and a proposal for development of 750 is both ridiculous and inappropriate.</p> <p>The proposed housing development must be modified in line with significant Heritage. This is now the appropriate time to recognise Coal Mining History in the region.</p> <p>I implore you to save this historical site from yet another inappropriate behemoth with traffic congestion and ugliness. With modification this site could be a fine example of preservation of the heritage and housing.</p>
Resident Corrimal	<p>I would like to vote for adding the Corrimal Coke Works site to the Wollongong Local Environment Plan.</p> <p>I have read the study and thought it was really interesting as to what parts of the site were classified with significant heritage.</p> <p>As a Corrimal resident, and a granddaughter of a past Coke worker, I would love to see all of the original site retained and refurbished for educational purposes.</p>
Resident Gwynneville	<p>I am familiar with this site and believe this provides a good opportunity to combine the importance of the heritage of the site within the development. This is the oldest Coke Works in Australia. We cannot allow development of this site to occur without retaining knowledge of its history.</p> <p>Apart from appropriate street naming, a heritage order could placed on the site. Remnants of the working parts of the Coke Works could be incorporated into a reduced development. Reduced from what is proposed.</p> <p>This is a very significant site in relation to the Industrial past. Please do not let this be lost.</p>

Name / location	Submission
	<p>Sadly at Kemira Collary historic bath and shower facilities and just about everything else has been lost.</p> <p>The traffic also needs attention.</p> <p>Don't make this just another suburban development of no significance.</p>
Resident East Corrimal	<p>I have studied the Planning proposal and wish to support the following</p> <p>Add the Corrimal coke works sit to Schedule 5 of the Wollongong LEP 2009 and</p> <p>Add the Corrimal coke works site to the Wollongong LEP 2009 Heritage Map showing the heritage items within the area.</p> <p>I have lived in Corrimal most of my life (from age 5) and this site is a landmark site in the Corrimal Area and several features eg the chimneys are local landmarks when you view the Illawarra area from Mt Keira Lookout and Sublime Point Lookout.</p> <p>These, along with other features, need to be preserved and considered during the development process of this site.</p>
Resident Keiraville	<p>I wish to express my support for the Planning Proposal to amend the Wollongong LEP 2009 as follows:</p> <ul style="list-style-type: none"> · Add the former Corrimal Coke Works site to Schedule 5 of the Wollongong LEP 2009; and · add the former Corrimal Coke Works site to the Wollongong LEP 2009 Heritage Map, showing the heritage items within the area. <p>As a matter of urgency, this vulnerable and valuable site must be given appropriate heritage assessment.</p> <p>The land is very contaminated with pollution as it was in operation for over 100 years. Corrimal is the longest operating Coke Works in the world!!</p> <p>The community must be reassured that this site is inspected and appropriately remediated to the best practice to avoid problems that occurred with the Old Mines Rescue Station @ Bellambi.</p> <p>There is very little heritage regarding one of Wollongong's oldest Industries and a proposal for development of 750 is both ridiculous and inappropriate.</p> <p>The proposed housing development must be modified in line with significant Heritage. This is now the appropriate time to recognise Coal Mining History in the region.</p> <p>I implore you to save this historical site from yet another inappropriate behemoth with traffic congestion and ugliness.</p> <p>With modification this site could be a fine example of preservation of the heritage and housing.</p>
Resident Woonona East	<p>I am supportive of the Planning Proposal, I think the industrial heritage of Wollongong is important to preserve. The Coke Works is a beautiful site and I think conservation of the structures should be incorporated into future land use, and this would give unique historic and architectural value to the community. I think Wollongong has sadly lost a lot of it's built heritage (and pre colonial but that's another issue obviously), it would be great to see a stepped up effort to preserve and celebrate what is left.</p>

Name / location	Submission
	I would go further and say that the structures considered "moderate significance" should also be "high significance", and that the coke conveyer and screenhouse are "moderate significance". These structures should be retained provided adequate safety standards are ensured.
Resident East Corrimal	I not only strongly support, I actively urge you to add the Former Corrimal Coke Works to Schedule 5 of the Wollongong Local Environment Plan (LEP) 2009 and the Heritage Map. This is an amazing site for heritage and natural/environmental values. All development needs to be carefully managed to respect and preserve these. And this is the time to do it. Please.
Have your say page comment	I support the draft Planning Proposal to consider the Former Corrimal Cokeworks for heritage listing. It would be a shame to lose the history of this site, which has been in Corrimal for a very long time. Any development that occurs in the area should be in keeping with the history of the site and in keeping with the character of the suburb.
Have your say page comment	I support the Corrimal Coke Works site being listed and recognised for its heritage in the Illawarra community. I believe this will preserve our local history, conserve and protect our unique flora and fauna that are found on the site, and reduce the negative impacts of urbanisation whilst enhancing the liveability of the local area.





	<h2>Proposed Heritage Map</h2>		
	<h3>Legend</h3>		
		Built Heritage	
			Drawn By: H. Jones Date: 04-06-2020 Aerial Photography: 2018 Corrimal Cokeworks P Heritage 04-06-20.mxd
			

Corrimal Coke Works – Condition of Existing Structures

June 2020



Derelict administration building with significant vandalism

Corrimal Coke Works – Condition of Existing Structures

June 2020



Derelict administration building with significant vandalism

Corrimal Coke Works – Condition of Existing Structures

June 2020



Screenhouse building – significant damage and failure of existing structural elements and cladding

Corrimal Coke Works – Condition of Existing Structures

June 2020



Screenhouse building – significant damage and failure of existing structural elements and cladding

Corrimal Coke Works – Condition of Existing Structures

June 2020



Screenhouse building – significant damage and failure of existing structural elements and cladding

Corrimal Coke Works – Condition of Existing Structures

June 2020



Screenhouse building – significant damage and failure of existing structural elements and cladding

Corrimal Coke Works – Condition of Existing Structures

June 2020



Overhead conveyor – deterioration of structural elements and significant safety issues

Corrimal Coke Works – Condition of Existing Structures

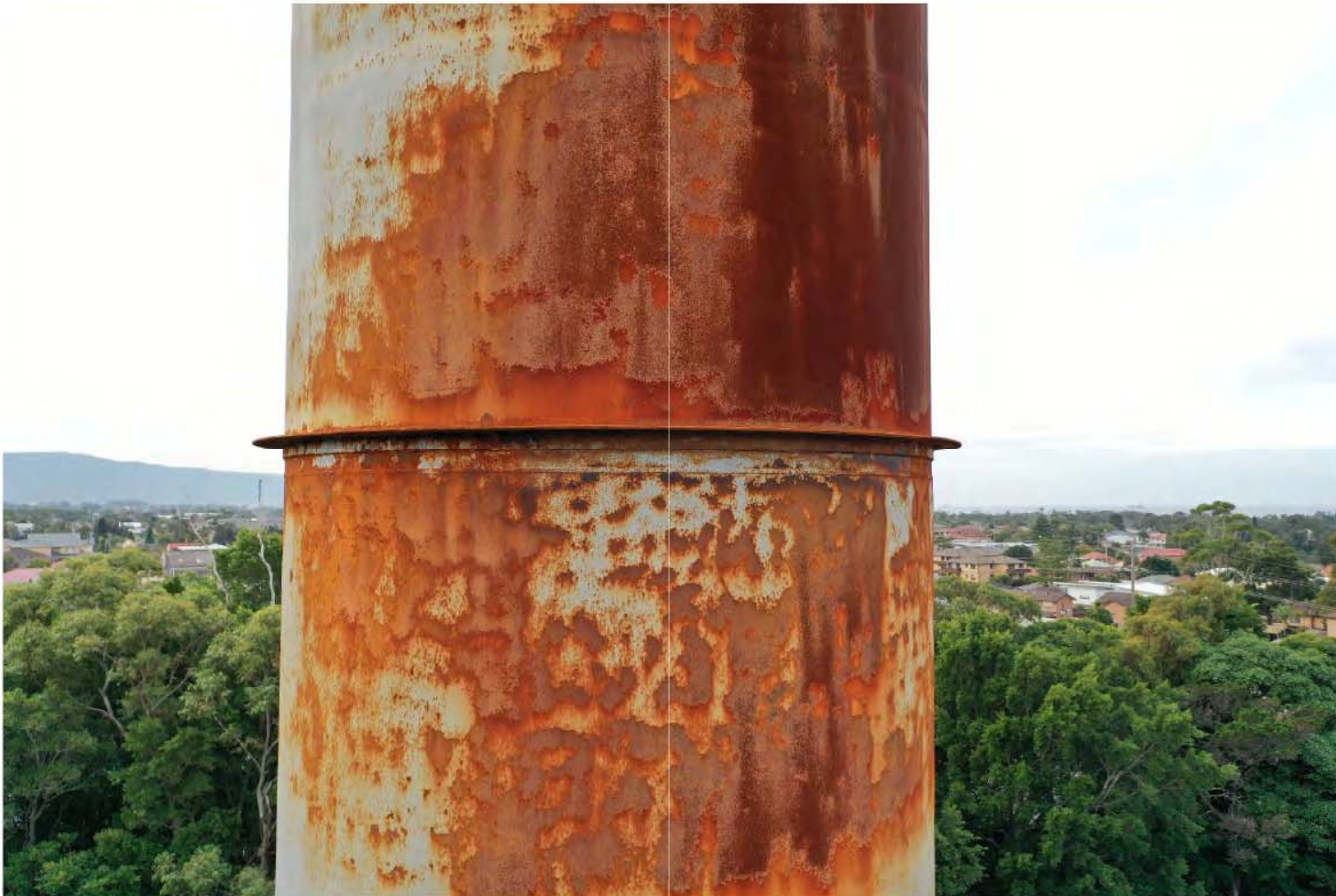
June 2020



Base of steel chimney – temporary support bracing due to failure of footings

Corrimal Coke Works – Condition of Existing Structures

June 2020



Steel chimney – significant corrosion

Corrimal Coke Works – Condition of Existing Structures

June 2020



Steel chimney – significant corrosion

Corrimal Coke Works – Condition of Existing Structures

June 2020



Brickies Shed – vandalism and destruction

Corrimal Coke Works – Condition of Existing Structures

June 2020



Steel chimney – significant corrosion and risk of access to platforms

Corrimal Coke Works – Condition of Existing Structures

June 2020



Coke ovens – slumping and failure of brickwork

Corrimal Coke Works – Condition of Existing Structures

June 2020



Coke ovens – slumping and failure of brickwork

Corrimal Coke Works – Condition of Existing Structures

June 2020



Coke ovens – slumping and failure of brickwork

Corrimal Coke Works – Condition of Existing Structures

June 2020



Coke conveyor and coal bin – deterioration of structural elements, cladding and significant safety issues due to access and height

Corrimal Coke Works – Condition of Existing Structures

June 2020



Former powerhouse building – significant vandalism and deterioration of fabric

Corrimal Coke Works – Condition of Existing Structures

June 2020



1912 Brick Chimney – significant corrosion of steel capping and failure of external brickwork

Corrimal Coke Works – Condition of Existing Structures

June 2020



Coal bin – significant vandalism, safety risk and deterioration of fabric

Corrimal Coke Works – Condition of Existing Structures

June 2020



Base of quench towers – significant failure of structural elements, assessed as being at risk of major failure

Corrimal Coke Works – Condition of Existing Structures

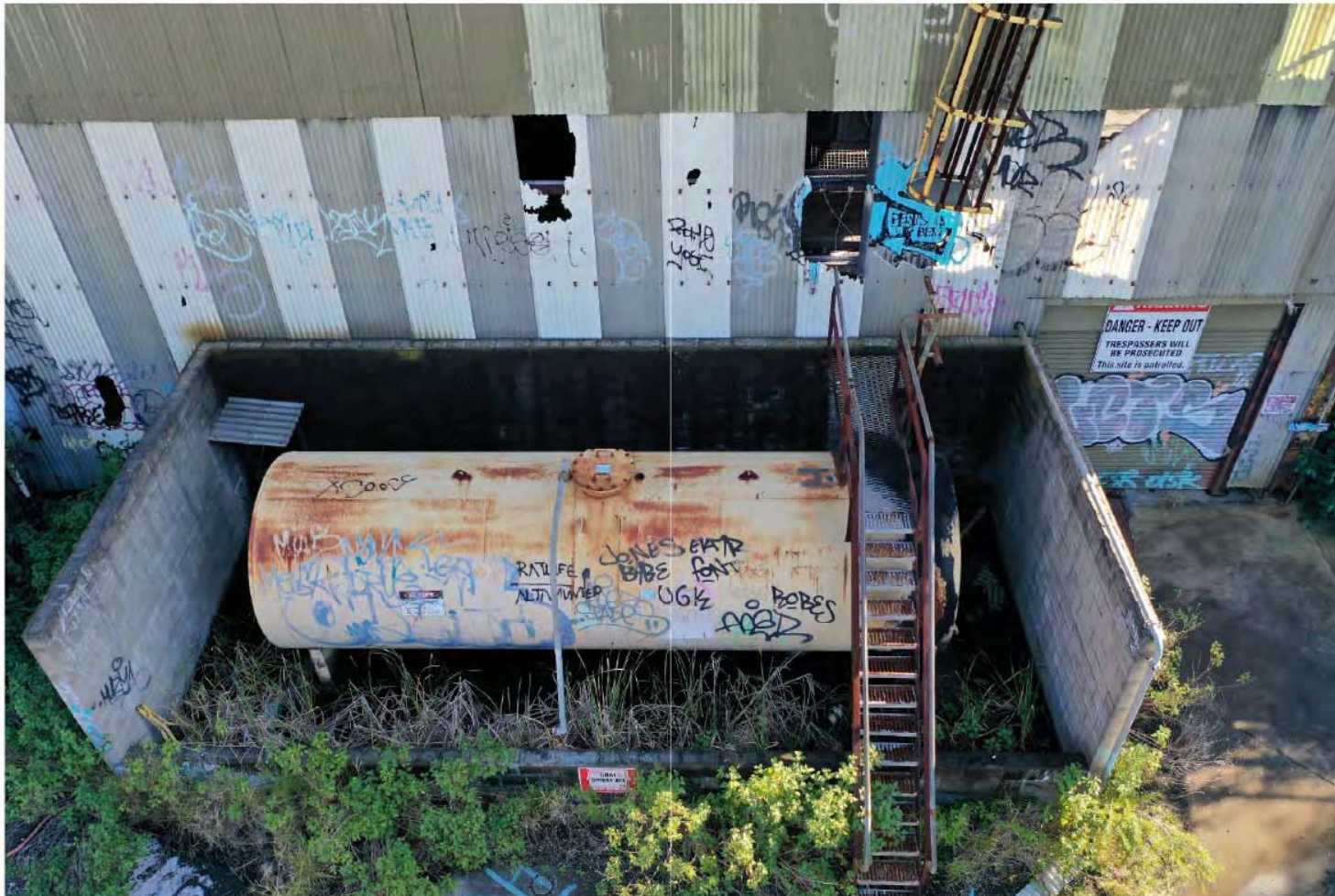
June 2020



Base of quench towers – significant failure of structural elements, assessed as being at risk of major failure

Corrimal Coke Works – Condition of Existing Structures

June 2020



Waste oil tank and fine coal bin structure – vandalism and safety/access issues

Corrimal Coke Works – Condition of Existing Structures

June 2020



Coal bunker – significant deterioration and failure of structural support elements

Corrimal Coke Works – Condition of Existing Structures

June 2020



Coal bunker – failure of structural support elements