

Welcome

Welcome to this information and feedback session about Landcom's redevelopment of the former Bulli Hospital site.

We are proposing to transform the former hospital site, which is zoned for housing, with open space and a mix of new homes that blend with the existing neighbourhood. New homes will be within walking distance of Bulli railway station, local schools, shops and community facilities.

This session is an opportunity to:

- summarise feedback we have heard, and how it is informing our plans
- present draft design concepts to show different options for developing the site, and invite feedback to help finalise a concept and complete technical studies
- provide information about how upcoming site works will be managed
- answer your questions about planning and upcoming works.



Aerial image of the former hospital site

Community consultation

Landcom's Engagement Charter outlines our commitment to stakeholder engagement and to the continued learning and improvement in our engagement practice, to help us realise our ambition to improve the supply, diversity and affordability of new housing in NSW.

Previous consultation

We held a community information and feedback session in October 2022 to

- provide information about site preparation works, the planning process and project timing
- invite feedback about community needs and interests relating to the site.

We published a summary of feedback on our website and shared it with consultants to help inform initial design concepts. Key feedback themes are included on the information boards.



We met with the community in October 2022 to provide an update on our plans



Share your feedback on design concepts today to help us finalise a development plan for the site.

About Landcom

Landcom is the NSW Government's land and property development organisation. We are a State Owned Corporation working with government and the private and not-for-profit sectors to deliver exemplary housing projects that provide social and economic benefits to the people of NSW.

We are a trusted government partner with demonstrated experience in complex urban development projects, including greenfield development, urban regeneration, and remediation.

We respectfully acknowledge the Dharawal people as the Traditional Custodians of the land on which the former Bulli Hospital was built. We recognise and respect their continuing cultural heritage, beliefs and connection to land, sea and community. We pay our respects to their Elders past, present and emerging. This land always was and always will be traditional Aboriginal land.

Artwork: 'Our Journey' by Danielle Mate



Creating more affordable and sustainable communities

This document is for general information purposes. The information, images and maps contained in it are indicative only and subject to statutory and legal requirements and approvals. Landcom reasonably believes this document is correct at the date of publication (or date of printing) but gives no warranty or representation as to its accuracy or completeness. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon, or use of this document by any person.

landcom.com.au/bulli

Delivering community benefit and supporting local housing need

Our aspiration for the redevelopment of the former Bulli Hospital site is to provide a mix of smaller, more affordable homes to meet the needs of the local community.

As the number of smaller households in the Wollongong area grows and the number of larger households shrinks¹, boosting the supply of smaller housing types will provide greater housing choice and more affordable options.

In accordance with Landcom's Housing Policy, we plan to provide:

- **A minimum of 10% affordable housing** to meet the needs of low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. Housing is usually considered affordable if it costs less than 30% of gross household income. Affordable Rental Housing is managed like private rental properties, by a third party such as a not-for-profit community housing provider.
- **A minimum of 15% diverse housing** that could include terraces, townhouses, low-rise apartments and small-lot housing, which can be more affordable for lower income households to buy or rent. These housing types offer an entry into the market for smaller households such as couples without children or single households.
- **A minimum of 30% universal housing** that can accommodate people of a range of abilities and ages, with features to meet the changing needs of residents over their lifetime, such as a step-free entry or bathroom walls that are suitable to fix grab-rails.

The total number of dwellings will be identified through the concept planning process, which will balance feedback from the community and other stakeholders, planning controls and land use zoning, feasibility considerations, and Landcom's targets relating to affordability, diversity and sustainability.

¹ Forecast.id.com.au

² Forecast.id.com.au

³ Forecast.id.com.au

⁴ Forecast.id.com.au

⁵ Draft Housing and Affordable Housing Options Paper, March 2020

Local housing need

The population is growing and getting older:

by

2041

Wollongong's population will increase by

55,060 people²

Household sizes are expected to get smaller:

households comprising couples without children will increase by

26%³

single person households will increase by

24.9%⁴

Housing affordability is a growing problem:

affordable housing is an issue for

53%

of households in the area⁵

Site history

The former Bulli Hospital was part of the community for more than 100 years. We are providing opportunities for people with a connection to the site to participate in the planning process shaping its future.

Historical findings

We have engaged a local heritage consultant from Austral Archaeology to:

- assess the site's built, landscape and archaeological values
- document the former uses of the site through an archival recording prior to demolition works
- provide guidance on how to minimise the impact of proposed works on any historic items that may be uncovered.

The investigation includes:

- reviewing historic records and mapping
- reviewing local and state heritage and environmental planning instruments
- a site inspection to photograph buildings and survey the site.

Key findings so far include:

- Parts of the site were used for agriculture from the 1840s.
- Since the 1890s, the northern part of the site was used as a hospital, with surrounding allotments later purchased to extend the hospital. The cottage hospital was demolished in 1946 and its location is unknown. Given the extent of disturbance across the site it is likely that only limited archaeological relics from this time remain on site.
- Records are unclear if there may be air raid shelters on site. It is possible that the shelters were destroyed when the original cottage was demolished.
- Evidence of early occupation and farming practices is unlikely to be found on site due to the extensive land clearing and the initial development and subsequent redevelopment of the hospital.
- No Aboriginal heritage has been identified in relation to the site. We will consult the Illawarra Local Aboriginal Land Council through our concept planning.

Interpretation of history

The existing buildings on site are not heritage listed and unfortunately many have fallen into disrepair and have been vandalised. Our investigations show that the buildings cannot be easily restored and made suitable for modern housing. However, opportunities to reuse some building materials and signage on site will be explored as planning progresses.

Our heritage consultant is preparing a heritage interpretation plan, which considers how key historical themes and milestones can be interpreted within the public space areas of the proposed development.



Share any images or other historical records you have which relate to the former hospital with our heritage consultant today. What you share may be documented and inform ideas for interpreting the site's history through landscaping and design.

Key feedback themes

- Document former use of existing buildings before starting demolition works
- Retain any significant buildings in the development and repurpose for new uses
- Restore rose garden to remember previous hospital uses
- Use names of people with long connection to site for roads and green spaces
- Acknowledge the significance of Bulli's mining history, as well as community and monetary contributions and connections to the former hospital
- Support for social significance of the site to be celebrated through interpretive signage, public art, naming and/or landscaping

Traffic and parking

We know that the community is concerned about traffic and parking.

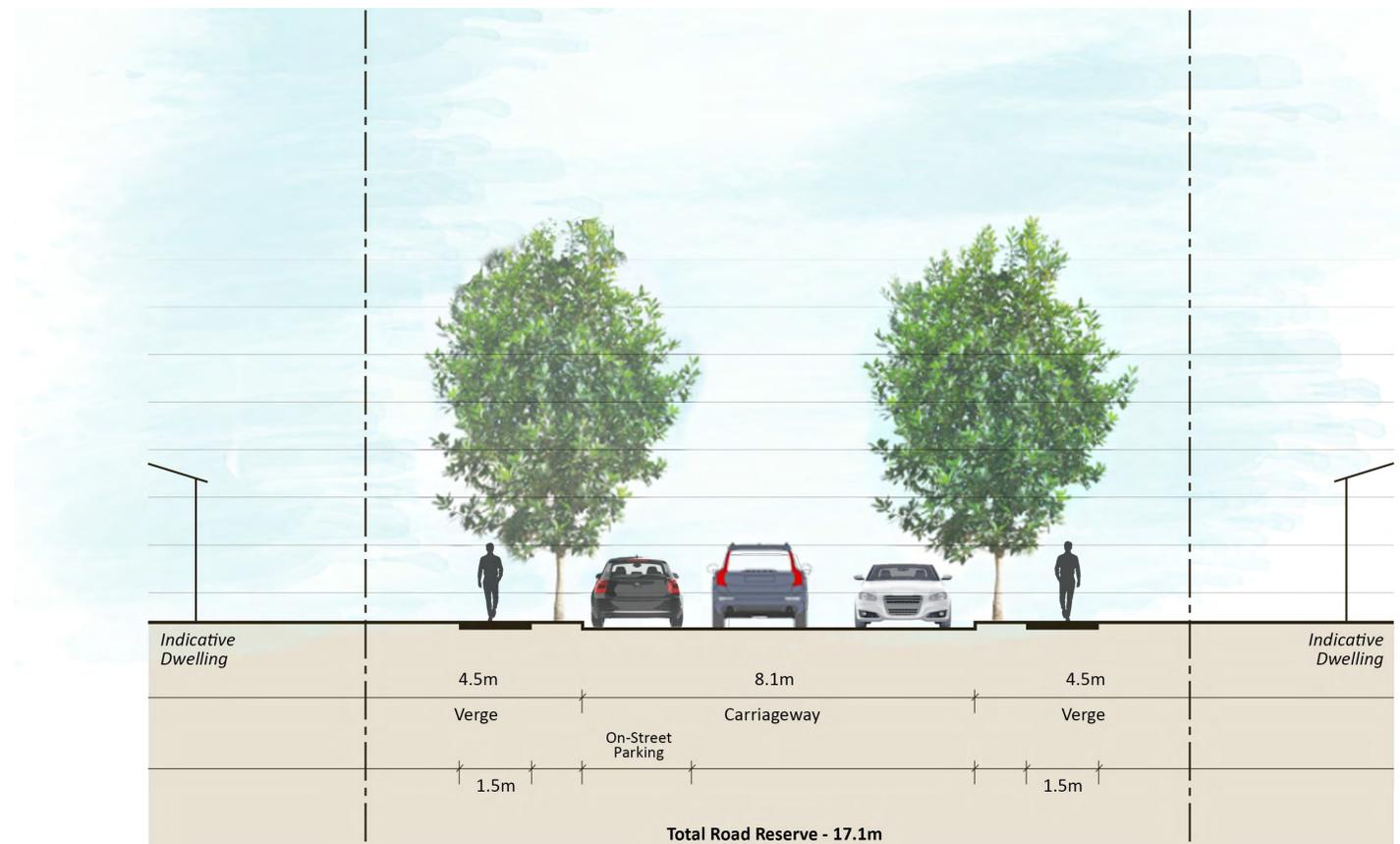
Traffic generated by proposed new homes will contribute a minor increase to local traffic on Hospital Road and Organs Road. The majority of homes will be accessible from a proposed internal street or laneway, which will be dedicated to Council. This will limit the number of driveways facing Hospital Road. Future homes will each have private parking as per Council requirements.

In response to community feedback, we have widened the internal street proposed in the design concepts to allow for new on-street parking.

Through the refinement of the design concept, we will:

- refine designs for the internal street layout, firming up the location and number of new on-street parking spaces
- complete traffic modelling specific to the proposed type and number of dwellings
- consider opportunities to improve the frontage on Hospital Road, which could include landscaping enhancements and greater pedestrian connectivity.

Construction Traffic Management Plans were lodged to support both the demolition and ground remediation development applications and show how traffic will be managed during works.



Cross section showing possible street layout, with new on-street parking and landscaping



Key feedback themes

- Requests for a traffic study to consider:
 - existing traffic on Dumbrell Road, Hospital Road and Organs Road, particularly between 9am-10am
 - truck turning circles
 - pedestrian and cyclist safety
 - visibility/sight lines from driveways of existing properties
 - speed limits
 - traffic management during works
 - traffic at full hospital capacity (the hospital is currently not operating at full capacity)
 - emergency access to Hospital Road
 - possibility of two entrances to site (from both Hospital Road and Dumbrell Road)
- Suggestion to address existing parking issues by:
 - providing car park for hospital staff and visitors
 - including wide internal streets with provision for street parking
 - providing multiple parking spaces for each house

Environment and sustainability

Biodiversity

We have engaged Allied Tree Consultancy to assess the trees on site, and ecology consultant Biosis to investigate the flora and fauna, including the animals and birds that the community has told us they've seen.

Some trees will need to be removed for building demolition and remediation works given their proximity to buildings or if they are in contaminated areas.

Others may require pruning to remove dead or diseased limbs. We are considering different ways to minimise the number of trees that are removed, balancing site constraints and feasibility considerations.

We will introduce measures to minimise the impact of works on local flora and fauna. This will include tree protection zones around trees and mesh fencing to prevent wildlife from accessing work areas.



We will retain the established grove of trees on the western side of the site



Through-site links will connect people to nature and the wider neighbourhood

Sustainability

Some opportunities to support more sustainable development outcomes at this site include:

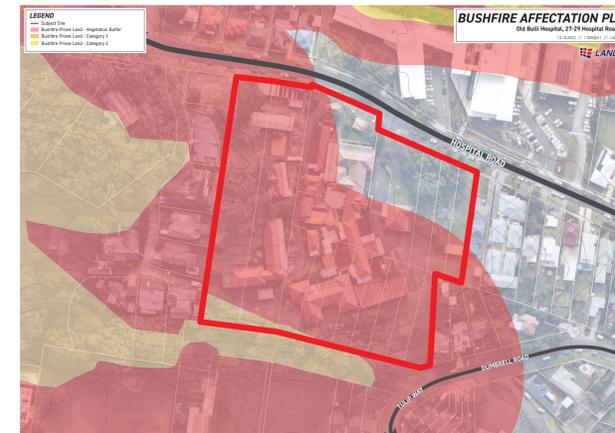
- retaining as many trees as possible, and planting new trees in verges and open space areas, to provide shade and cool the air
- diverting some construction waste from landfill through reuse or recycling
- reusing existing building materials on site in landscaping, such as proposed footpaths, where safe to do so
- delivering the project as all-electric, meaning no gas reticulation to reduce carbon emissions
- encouraging lighter roof and building colours, where possible, to absorb less heat
- enabling through-site connections to encourage people to walk or cycle to nearby destinations.

Bushfire management

There is a small area of 'Bushfire Prone Land - Category 1' on the southern edge of the site.

An 'asset protection zone' will be established along the southern boundary to create a buffer between bushland and future homes.

Development is restricted within this zone. Some future homes may have a section of this zone within their backyard that will need to be maintained. We will consult with the NSW Rural Fire Service to ensure best practice bushfire risk mitigation as the design concept is refined.



We are planning for drainage basins to help manage stormwater and flooding

Stormwater and flooding management

We have considered ways to manage heavy rainfall, onsite flooding and limit stormwater overflow, as well as improve quality of any water runoff. We are planning for stormwater infrastructure and drainage basins to be established at the lowest points of the site, with a pit/pipe network and overland flow paths in place to guide water, per Council requirements. Drainage basin designs will be progressed as the design concept is refined and will be dedicated to Council.



Key feedback themes

- Retain as many trees as possible
- Conduct a study to outline how flora and fauna will be protected during works
- Designs should retain water on site to prevent run off to lower streets and Whartons Creek, as there are existing issues with flooding and overflow during wet weather
- Consider general geotechnical stability of the site
- Consider bushfire risks and egress during emergency

Design principles

The initial design concepts align with our vision for the site to support local housing need and deliver community benefit.

The design concepts reflect community feedback, the opportunities and constraints of the site including existing planning controls and land use zoning, the results of technical studies and feasibility considerations, and our housing affordability, diversity and sustainability targets.

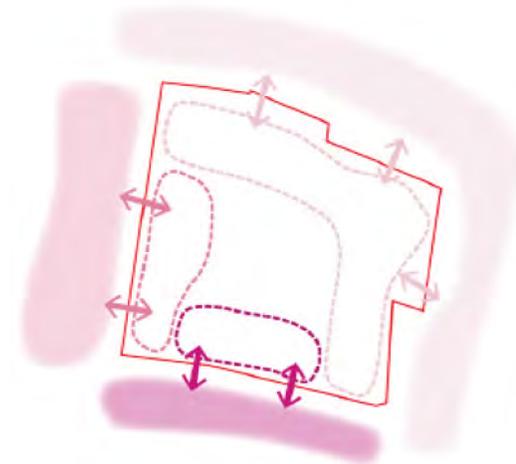


Key feedback themes

- Use some of the land for community benefit, such as a park or a community building
- Include native vegetation and landscaping
- Include footpaths, with connection to Dumbrell Road
- Keep roadway through site to provide alternative route between Woonona and Bulli
- Do a social impact assessment to consider the existing neighbourhood character and the impacts of development
- Consider sightlines to existing buildings, for neighbouring properties
- Buildings should be set back from property boundaries
- Homes should not have a repetitive design, and include room for individual gardens

Built form and housing types

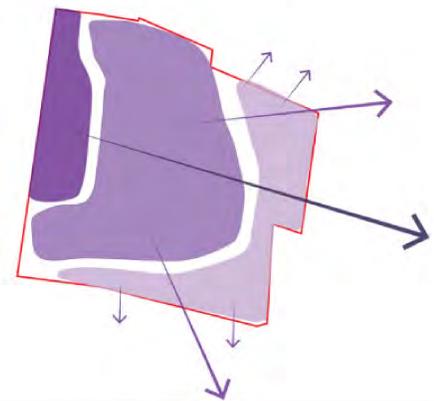
- Ensure built form is sensitive to, and blends with, the existing character and scale of development along neighbouring streets.
- Ensure a diversity of housing types to provide housing choice and help meet local need.



Built form will have a sensitive interface to surrounding neighbourhood

Levels and views

- Celebrate and maximise views towards the coast, sea and escarpment.
- Work with the site's topography and existing levels.



The site's topography enables coastal views to be maintained

Access and circulation

- Provide access and connections via Hospital Road and consider pedestrian movement to Dumbrell Road.
- Provide opportunities for all forms of movement through the site, favouring active transport such as walking and cycling.



We will deliver through-site connections to encourage walking and cycling

Open space and landscaping

- Integrate established vegetation within open spaces, retaining existing trees where possible.
- Acknowledge and interpret the site's history within the public realm and open spaces.
- Create a shaded streetscape and deliver through-site connections for pedestrians and cyclists as part of the wider green active transport network.
- Integrate water management in the landscape.



The site's history will be interpreted within the public realm, such as through art

Concept A

Design features

Dwellings

- Indicative yield: 51 dwellings
- Larger manor homes and larger lots along Hospital Road and western edge of the site to preserve the current built form character along these boundaries.
- Rear-loaded terraces and some studios at the centre of the site, with semi-detached homes framing the balance of a new u-shaped street.
- Keeping the height and density of buildings lower provides less open space.

Open space, landscaping and amenity

- Option A includes the least amount of open space.
- Approximate open space area (shaded green on design concept) - 2,500sqm (10% of site), excluding streetscape landscaping.
- Celebrates the western stand of trees on the hilltop being the focal open space.
- Footpaths throughout the neighbourhood and the open space would connect Hospital Road to the new houses and through to Dumbrell Road.
- Landscaped drainage basin to the southeast of the site behind some properties, with a pedestrian path running alongside the basin connecting to Dumbrell Road.
- Properties will sit high to enjoy views towards Wollongong and the coast.

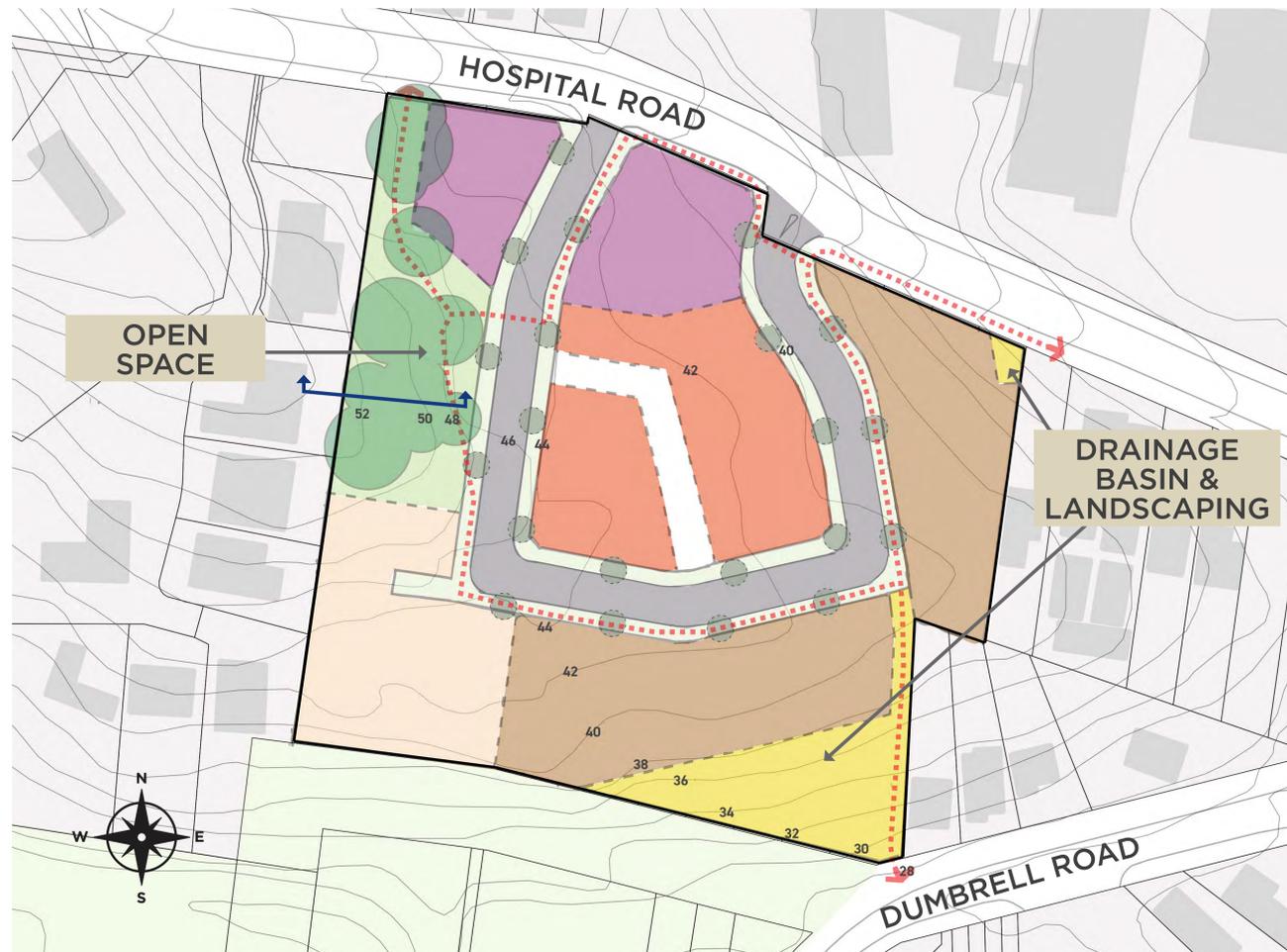
Street layout and vehicle movements

- A new local street makes a u-shape within the neighbourhood, making use of existing two intersections with Hospital Road.
- Distributing traffic across two intersections reduces the impacts on drivers using Hospital Road.
- The new local street would have footpaths, on-street parking, and allow two-way movement of cars.
- A new shared laneway would connect through the middle of the u-shape street, providing access to garages at the back of some properties and through-access for pedestrians and cyclists.
- The laneway would be too narrow for on-street parking and would allow for waste collection.
- The site would generate less than one car per minute during peak periods.
- Opportunity to connect to Dumbrell Road via pedestrian path only.



Cross section (marked on design concept with blue arrow) of elevation and landscaping opportunities

Draft for consultation



Legend

- 
Manor homes
 This type of housing may look like a single large home, however includes multiple dwellings.
- 
Freestanding homes
 This is a common housing type, generally for a single household, where the dwelling is in the centre of the lot.
- 
Semi-detached lots
 This type of housing appears as a duplex - two dwellings that share a common wall.
- 
Rear-loaded terraces and laneway studios
 This type of housing generally shares both its walls with other homes. Parking entry is intended to be at the rear of the home via the back laneway, with opportunity for independent studio dwellings above the terrace car space.
- 
Open space
 Open space could include play equipment, pathways and picnicking facilities. Designs will be progressed during concept planning and will require approval from Council.
- 
Drainage basin and landscaping
 Drainage basins will be installed at the lowest points of the site, with landscaping embellishments to improve their appearance.
- 
Tree to be retained or planted
- 
Cross section of elevation and landscaping opportunities
- 
Through-site connection



What do you like about this concept?

What needs to be further considered to refine this concept?

This document is for general information purposes. The information, images and maps contained in it are indicative only and subject to statutory and legal requirements and approvals. Landcom reasonably believes this document is correct at the date of publication (or date of printing) but gives no warranty or representation as to its accuracy or completeness. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon, or use of this document by any person.

Concept B

Design features

Dwellings

- Indicative yield: 62 dwellings
- Larger manor homes along the northern boundary preserve the current built form character along Hospital Road.
- Low-rise apartments, rear-loaded terraces and some studios at the centre of the site, with semi-detached homes framing the balance of a new u-shaped street.
- Requires an amendment to local planning controls on part of the site to allow for low-rise apartments up to 3 storeys (12m).
- Increasing the height of some buildings allows a reduction to the footprint of buildings to slightly increase the amount of open space.

Open space, landscaping and amenity

- Option B is the only option with two open space areas.
- Approximate open space area (shaded green on design concept) – 2,900sqm (12% of site), excluding streetscape landscaping.
- A pocket hilltop park celebrates the established western stand of trees, with a second open space in the northeast corner of the site in the location of the former rose garden.
- Footpaths throughout the neighbourhood and the open space would connect Hospital Road to the new houses and through to Dumbrell Road.
- Landscaped drainage basin to the southeast of the site behind some properties, with a pedestrian path running alongside the basin connecting to Dumbrell Road.
- Properties will sit high to enjoy views towards Wollongong and the coast.

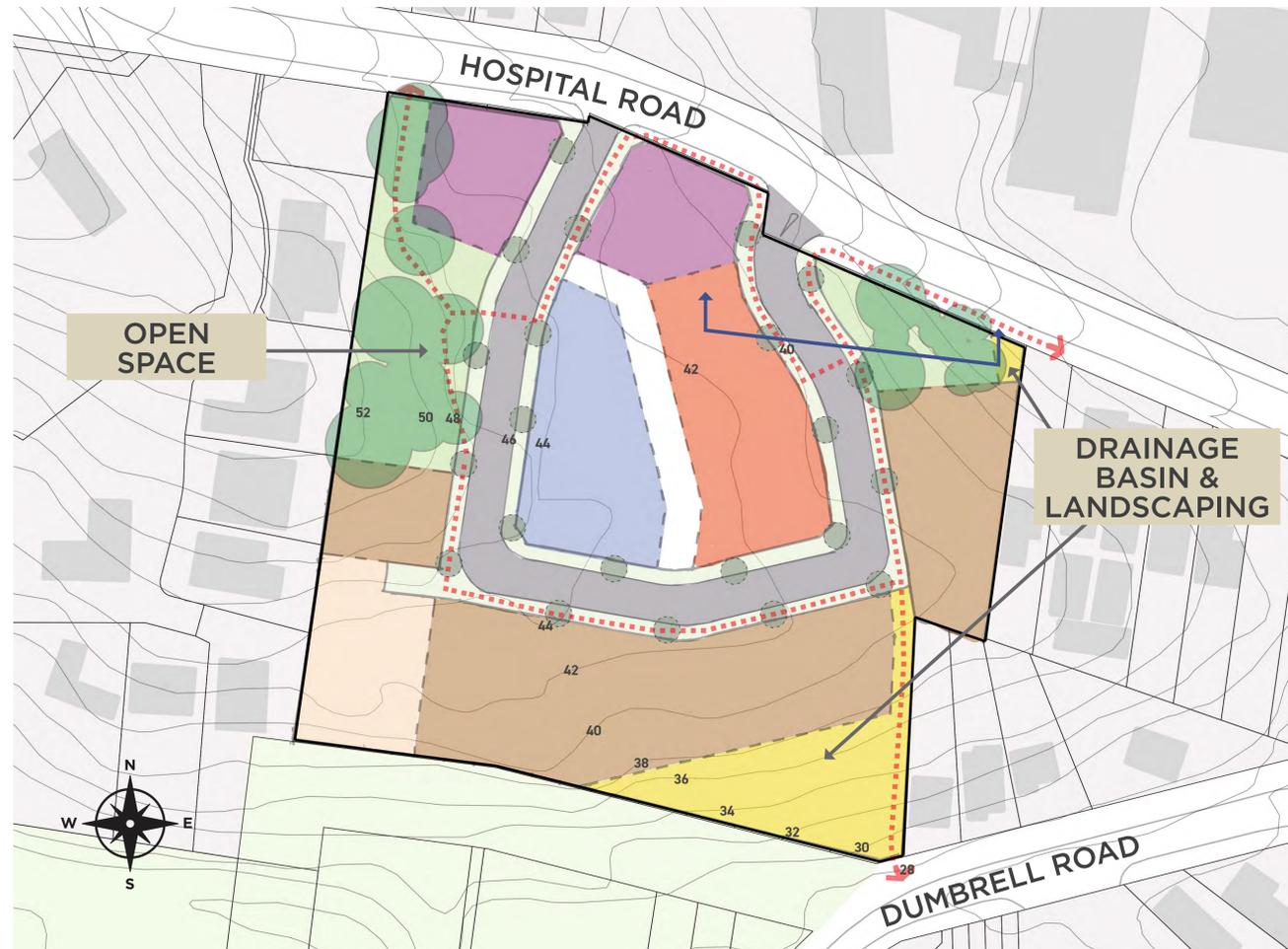
Street layout and vehicle movements

- A new local street makes a u-shape within the neighbourhood, making use of existing two intersections with Hospital Road.
- Distributing traffic across two intersections reduces the impacts on drivers using Hospital Road.
- The new local street would have footpaths, on-street parking, and allow two-way movement of cars.
- A new shared laneway would connect through the middle of the u-shape street, providing access to garages at the back of some properties and through-access for pedestrians and cyclists.
- The laneway would be too narrow for on-street parking and would allow for waste collection.
- The site would generate less than one car per minute during peak periods.
- Opportunity to connect to Dumbrell Road via pedestrian path only.



Cross section (marked on design concept with blue arrow) of elevation and landscaping opportunities

Draft for consultation



Legend

- 
Manor homes

 This type of housing may look like a single large home, however includes multiple dwellings.
- 
Freestanding homes

 This is a common housing type, generally for a single household, where the dwelling is in the centre of the lot.
- 
Semi-detached lots

 This type of housing appears as a duplex – two dwellings that share a common wall.
- 
Rear-loaded terraces and laneway studios

 This type of housing generally shares both its walls with other homes. Parking entry is intended to be at the rear of the home via the back laneway, with opportunity for independent studio dwellings above the terrace car space.
- 
Low-rise apartments

 This type of apartment building is intended to be of moderate height and will allow for multiple households on a smaller footprint.
- 
Open space

 Open space could include play equipment, pathways and picnicking facilities. Designs will be progressed during concept planning and will require approval from Council.
- 
Drainage basin and landscaping

 Drainage basins will be installed at the lowest points of the site, with landscaping embellishments to improve their appearance.
- 
Tree to be retained or planted
- 
Cross section of elevation and landscaping opportunities
- 
Through-site connection



What do you like about this concept?

What needs to be further considered to refine this concept?

Concept C

Design features

Dwellings

- Indicative yield: 70 dwellings
- Larger manor homes along the northern boundary to preserve the current built form character along Hospital Road.
- Low-rise apartments at the centre of the site optimising the coastal views, with larger lots along the western boundary and semi-detached homes to the east.
- Requires an amendment to local planning controls on part of the site to allow for low-rise apartments up to 3 storeys (12m).
- Increasing the height of multiple buildings allows a significant reduction to the footprint of buildings to increase the amount of open space.

Open space, landscaping and amenity

- Option C includes the most amount of open space.
- Approximate open space area (shaded green on design concept) – 5,000sqm (20% of site), excluding streetscape landscaping.
- Celebrates the western stand of trees on the hilltop being the focal open space.
- Footpaths throughout the neighbourhood and the open space would connect Hospital Road to the new houses and through to Dumbrell Road.
- Landscaped drainage basin to the southeast of the site between the new cul-de-sac and Dumbrell Road.
- Properties will sit high to enjoy views towards Wollongong and the coast.

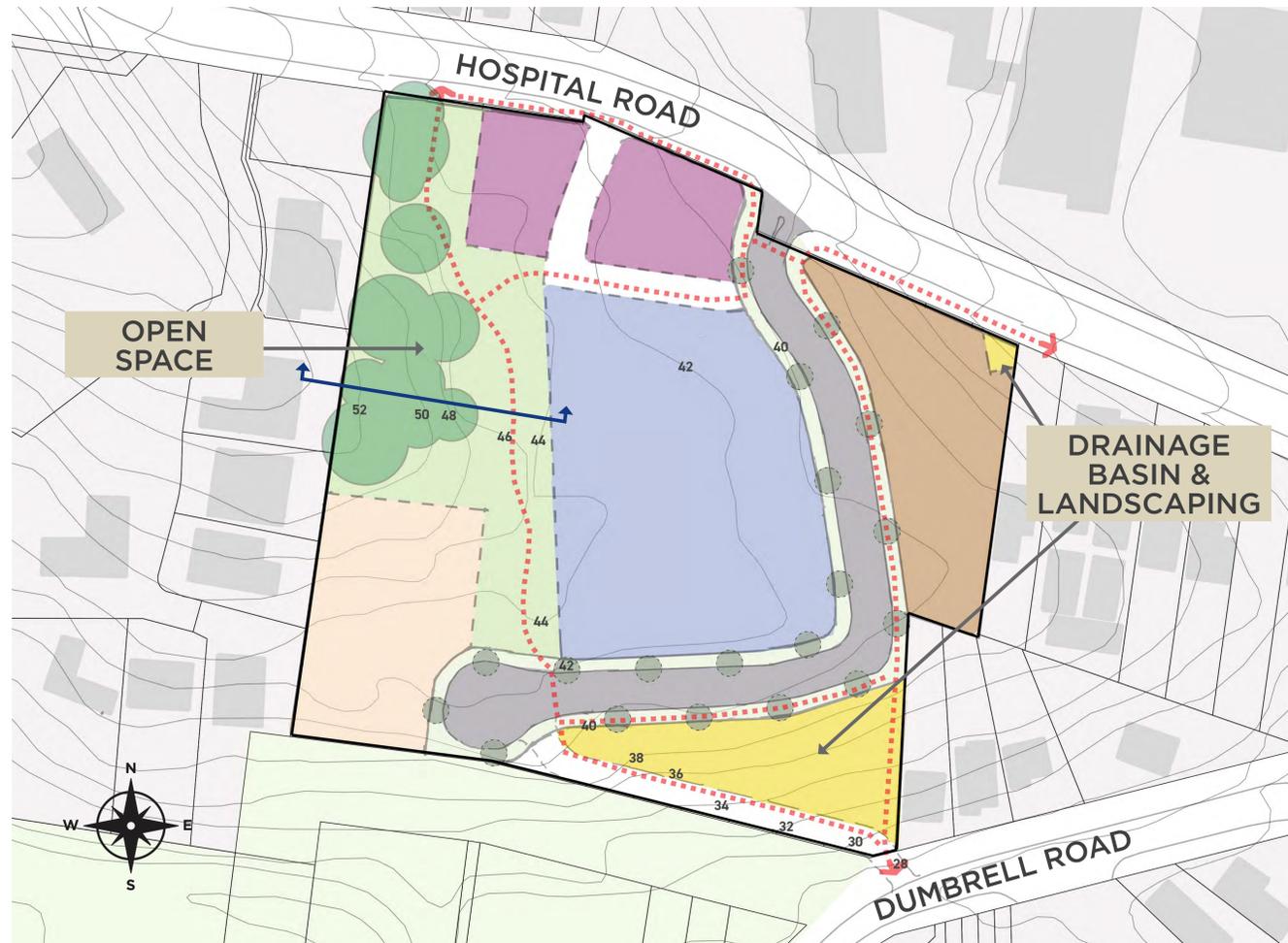
Street layout and vehicle movements

- A new local street forms an L-shape with a cul-de-sac to the south, making use of the existing primary site entry.
- The new local street would have footpaths, on-street parking, and allow two-way movement of cars.
- A new shared laneway would connect Hospital Road with the new local street, providing a secondary access point to the site. The new laneway would provide access to garages at the back of some properties and through-access for pedestrians and cyclists.
- The laneway would be too narrow for on-street parking and would allow for waste collection.
- The site would generate less than one car per minute during peak periods.
- Includes additional access point to Dumbrell Road for Council maintenance and during emergencies, as well as day to day use for pedestrians and cyclists.



Cross section (marked on design concept with blue arrow) of elevation and landscaping opportunities

Draft for consultation



Legend

Manor homes
 This type of housing may look like a single large home, however includes multiple dwellings.

Freestanding homes
 This is a common housing type, generally for a single household, where the dwelling is in the centre of the lot.

Semi-detached lots
 This type of housing appears as a duplex – two dwellings that share a common wall.

Low-rise apartments
 This type of apartment building is intended to be of moderate height and will allow for multiple households on a smaller footprint.

Open space
 Open space could include play equipment, pathways and picnicking facilities. Designs will be progressed during concept planning and will require approval from Council.

Drainage basin and landscaping
 Drainage basins will be installed at the lowest points of the site, with landscaping embellishments to improve their appearance.

 **Tree to be retained or planted**

 **Cross section of elevation and landscaping opportunities**

 **Through-site connection**



What do you like about this concept?

What needs to be further considered to refine this concept?

Planned works

Early site preparation works

We will shortly award a contract for demolition and remediation works and anticipate our contractor to take control of the site in February to begin removing old furniture and equipment from the buildings. This work does not require Council approval and will be completed between 8.30am and 5pm Monday to Saturday. All staff will park onsite.

A small number of trucks will deliver and remove skip bins. These vehicles will unload equipment onsite, and deliveries will be made outside of peak traffic hours.



Works will occur during approved hours

Demolition works

The former hospital buildings were decommissioned when the new Bulli Hospital and Aged Care Centre opened in 2020.

The vacant buildings are dilapidated and contain hazardous materials including asbestos, lead paint and biological hazards.

Council is assessing our development application to demolish the buildings. Once we have received approval, we will start demolition works.

Demolition works are anticipated to take about twelve weeks to complete. We will regularly update our project webpage with information and notify neighbours adjacent to site by email and/or text prior to works commencing and while demolition works are occurring on site.

Demolition works will include:

- installation of air quality and noise monitors
- safe removal of asbestos off site to a licensed waste facility
- disconnection of services from existing buildings, with no anticipated impact on surrounding properties
- bulldozing of buildings
- jack hammering of concrete slabs
- removal of building materials from site.

Some materials may be temporarily stockpiled onsite for future reuse during construction of roads, footpaths and new housing. Any stockpiles will be located away from the site boundary, covered and contained within enclosed areas and monitored to prevent contaminants spreading.

Some measures that we will take to minimise the impact of works include:

- spraying water to suppress dust, and halting work in high winds if there is a risk of uncontrolled dust
- installing fencing with mesh barriers to reduce the spread of dust and stop local wildlife from accessing work areas
- establishing tree protection zones
- monitoring air quality 24/7 and ceasing works, and notifying neighbours, if there are any safety concerns
- installing signage to guide the safe movement of pedestrians and cyclists
- maintaining consistent hours of work. Pending Council approval, we propose to work:
 - Monday to Friday, 7am - 5pm
 - Weekends and public holidays - no work
 - we will notify adjacent residents if we need to work any additional hours (with Council approval).

A site manager will be on duty during construction hours and their contact details will be included on site signage.

Planned works

Remediation works

There are various contaminants in the buildings and soil that reflect the site's former use.

These include asbestos, lead and other contaminants commonly found at medical facilities, as well as mould and bacteria.

Ground remediation is required to ensure that the site is safe. In December 2022 we lodged a development application for ground remediation with Council.

Depending on the extent of remediation required, remediation works are anticipated to take about twelve weeks to complete. We will regularly update our project webpage with information and notify neighbours adjacent to site by email and/or text prior to works commencing and while ground remediation works are occurring on site.

Neighbours can continue normal routines including keeping windows open, playing in the garden or walking the dog near the site.

Remediation will be done in stages and will be undertaken:

- in accordance with Work Health and Safety Regulations, Australian Standards, and SafeWork NSW codes of practice, with a site auditor accredited by the NSW Environment Protection Authority engaged to oversee works
- by experienced contractors trained to handle hazardous materials, who will undertake works in protective gear, including HAZMAT suits so they do not come into contact with contamination
- in controlled work areas to contain contamination.



Many of the buildings on site are contaminated and are unsafe to reuse



Remediation works will include:

- asbestos fibre air monitoring by a trained contractor, who will be onsite full time during works
- monitoring air quality 24/7, ceasing works, and notifying neighbours via a doorknock, SMS or phone call if there are any safety concerns
- spraying water to suppress dust, and halting work in high winds if there is a risk of dust being uncontrolled
- disposal of waste transported in secure labelled bins to licensed landfills
- washing down equipment onsite on stable ground near the entry/exit point to decontaminate it after use
- installing temporary structures which prevent run-off of any sediment or wash from equipment decontamination for the duration of works
- 24/7 noise monitoring to keep levels as close to the ambient background noise present on site as possible.



Key feedback themes

- Concerns about noise, dust and construction traffic
- Requests for ongoing updates about:
 - progress of remediation works, including when/ where contaminated materials are being handled
 - how the community will be notified if air and soil monitoring results exceed approved levels

Construction traffic and parking management

During demolition and remediation works we will implement measures to reduce the impact on local traffic and parking, and to ensure pedestrians and cyclists are kept safe.

These measures will include:

- ensuring all construction vehicles, including all contractors and subcontractors, park on site and do not occupy street parking
- instructing truck drivers against idling on public roads
- directing vehicles to enter and exit the site in a forward direction to prevent obstructing traffic
- providing traffic control to ensure that entry and exit from the site is done safely
- traffic management to ensure pedestrians and cyclists are kept safe
- distributing truck movements throughout the day to avoid peak hour traffic
- coordinating major truck movements with Illawarra Shoalhaven Local Health District, where possible, to minimise impacts.

Construction Traffic Management Plans were lodged to support both the demolition and ground remediation development applications to show how traffic will be managed during works.

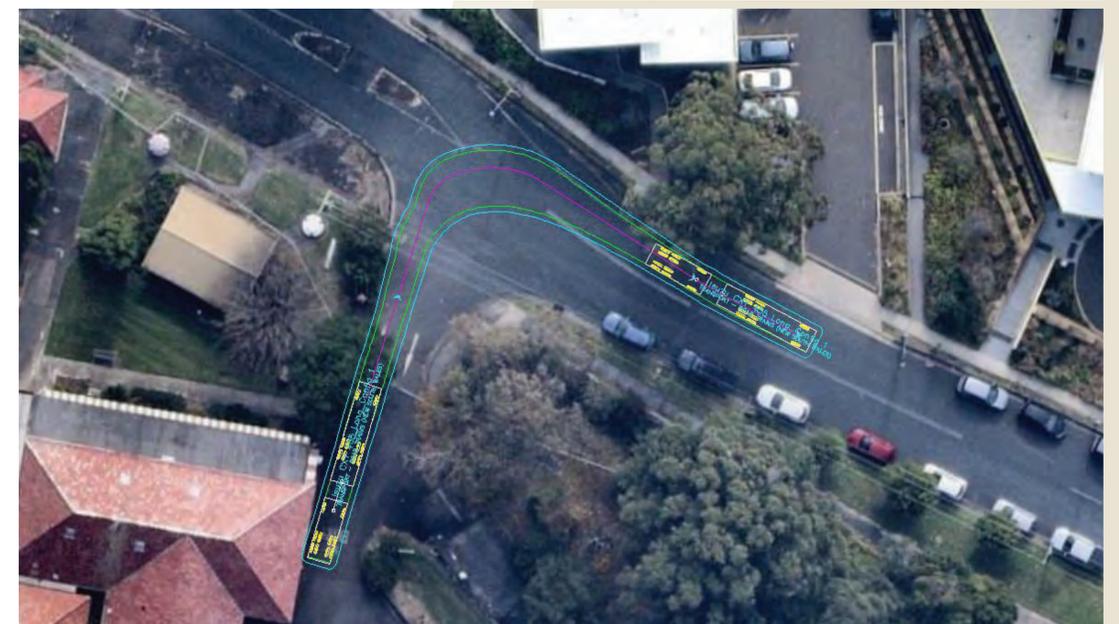
These plans include modelling showing that during demolition works there will be:

- approximately 10-20 workers on site each day
- construction vehicle movements will vary, with no more than nine truck movements to and from the site on the busiest days.
- a range of vehicles on site including from 15 to 60 tons. The largest vehicle accessing site would be a 19m long truck and dog vehicle during the demolition stage only.



Key feedback themes

- All construction workers should park on site, or use alternate nearby parking spaces not on Hospital Road
- Erect a sign on site which communicates instructions given to contractors about working hours, site access and car parking



Site entry and exit from Hospital Road for large vehicles during works

Next steps

After today's community information and feedback session, we will review feedback and refine a design concept that takes into consideration community feedback, the opportunities and constraints of the site including planning controls, land use zoning, feasibility considerations and housing targets.

We aim to finalise the design concept and lodge a development application with Council by mid-2023. You will be able to provide feedback to Council when the application is publicly exhibited as part of Council's development assessment process.



Stay updated

Please sign up on our website to receive updates on project planning, upcoming works and opportunities to have a say:
landcom.com.au/bulli



Have your say

To share your thoughts about the design concepts, please talk to the project team and complete a feedback form by Friday 17 February 2023. To complete a digital feedback form, scan the QR code or visit:
landcom.com.au/bulli



To learn more about planned demolition and remediation works and make a submission directly to Council about our development application for remediation works, visit Council's website:
<https://wollongong.nsw.gov.au/development/view-an-application>

