

# Bulli community newsletter

This update provides details about planning for the former Bulli Hospital site.

**Future project updates will be issued as digital e-newsletters. If you'd like to stay informed, please visit [landcom.com.au/bulli](https://landcom.com.au/bulli) to register for e-newsletters. We will occasionally letterbox drop newsletters at key milestones and continue to keep our site neighbours informed.**

## Supporting local housing need

We recognise that households in the Wollongong area are shrinking and housing affordability remains a challenge for many across NSW. The latest Census data shows that in Bulli, 35.1% of renters are experiencing rental stress, while 12.2% of households with a mortgage are experiencing mortgage stress.

The site is zoned for residential uses, which means we can deliver a mix of smaller, diverse housing types that will help to provide greater choice, affordability and security to address local housing need.



## Shaping housing concepts with community feedback

On Saturday 4 February we held a second community information and feedback session to provide an update on planned works and present draft design concepts. In response to previous feedback the draft concepts included:

- public open space, and pedestrian and cyclist links to improve neighbourhood connectivity
- widening of the proposed internal street to allow for additional street parking
- design principles which consider existing neighbourhood character, site levels and views.

We heard a mix of views about the concepts, with support for open space, interpretation of the site's history in landscaping and urban design, and a smaller number of well-designed dwellings, which a number of people recognise is appropriate for the site and will benefit the community. Others oppose housing and want the site to be used only for community facilities, open space or car parking. A summary of the feedback we received is available on our project webpage: [landcom.com.au/bulli](https://landcom.com.au/bulli)

As a State Owned Corporation our community consultation is focused on how to progress feasible housing development that balances community feedback with other planning considerations, which include site constraints, planning controls, and Landcom's housing affordability, diversity and sustainability targets.

We have shared community feedback with our specialist consultants to refine a design concept and progress further technical studies, including traffic modelling for the proposed development.

We aim to finalise a design concept and lodge a development application for earthworks, landscaping and subdivision of lots for future homes with Wollongong City Council by mid 2023. The community will be able to provide feedback to Council when the application is publicly exhibited.



^ We met with the community in February to seek feedback

## Demolition and site preparation works

In late February the Wollongong Local Planning Panel approved Landcom's development application (DA-2022/1093) to demolish buildings at the former Bulli Hospital site.

We have appointed Enviropacific Services (EPS) as lead contractor for demolition works and planned remediation works.

EPS plan to mobilise on site on 21 April 2023, after which they will prepare the site for demolition works. This involves removing old furniture, equipment and other non-structural materials from the buildings, and delivery of equipment, machinery and site amenities. A site manager will be on duty during work hours, which will be:

- Monday to Friday, 7am - 5pm
- Saturdays, 8am - 4pm
- Sundays and public holidays - no work

We anticipate demolition works will commence in May and will take about 12 weeks to complete.

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

- spraying water to suppress dust, and stopping works which generate dust if there are high winds and there is a risk of uncontrolled dust
- monitoring air quality during works, and if there are any safety concerns, ceasing works and notifying neighbours
- installing security fencing with mesh barriers to reduce the spread of dust and stop local wildlife from accessing work areas
- establishing tree protection zones
- installing signage and establishing traffic control near the site entry on Hospital Road to safely guide road users, pedestrians and cyclists when trucks are entering or exiting the site
- distributing truck movements during work hours to avoid peak hour traffic and, where possible, coordinating major truck movements with Illawarra Shoalhaven Local Health District
- ensuring all construction vehicles park on site and do not park on the street.

## Planned remediation works

Wollongong City Council is assessing our development application for ground remediation works, which will commence as soon as practical once we have received approval. The works will be overseen by a specialist environmental consultant and approved by an independent site auditor appointed by the NSW Environment Protection Authority.

We will update our project webpage and notify neighbours prior to remediation works commencing.

## Acknowledging the site's history

Landcom acknowledges that part of the land was donated for community use, specifically as a hospital. When the purpose-built hospital opened across the road in 2020, health services to support the community were transferred to this new facility.

We recognise that the former hospital served the community for close to 130 years and that it has significance to the local community.

Our local heritage consultant is documenting the site's former uses prior to demolition works and has provided guidance on how to minimise the impact of planned works on any historic items that may be uncovered.

Through the concept planning process and reflecting on community ideas, we will consider how key historical themes, milestones and the site's unique stories can be reflected in the proposed development's landscaping and urban design.

### Project timing

Timings subject to change, approvals and weather

February to mid 2023	Refine design concept based on community feedback and further technical studies
Late April 2023	Site preparation works begin, followed by demolition works
Mid 2023	Remediation works begin, subject to approval
Late 2023	Finalise design concept and lodge development application to support housing delivery
2024	Start earthworks, landscaping and subdivision works, subject to approval
2025	Anticipated sale of housing lots



Landcom is building more affordable and sustainable communities in your area. Call 13 14 50 if you need an interpreter and ask them to call Landcom on 1800 161 388.

### Contact us

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