



Image: Old Bulli Hospital aerial

Bulli community newsletter

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

Our next project update will be issued only as a digital e-newsletter. If you'd like to stay informed, please visit landcom.com.au/bulli to register for e-newsletters. We will continue to letterbox drop construction notifications to adjacent residents.

Have your say on draft design concepts

We invite you to meet the team at a community information and feedback session.

Date: Saturday 4 February 2023

Time: Drop in anytime between 10:30am & 1:30pm

Place: Bulli Senior Citizens Centre, 8 Hospital Rd, Bulli

What:

- Learn about upcoming demolition and remediation works, the planning process, and how technical studies and community feedback has helped to inform draft design concepts.
- Ask questions, review and share feedback about draft design concepts.
- Meet with our local historical consultant and share images or other historical records you have which relate to the former hospital. These will help us prepare a historical report documenting former uses of the buildings on site and ideas for interpreting the site's history through landscaping and design.

Light refreshments will be available.

Refining the plan for new homes

Our vision is to transform the site with a mix of new homes which will blend with the existing neighbourhood and are within walking distance of Bulli railway station, local schools, shops and community facilities.

We will review feedback received at the upcoming community information and feedback session and share it with our consultants. This will help us to further refine a design concept that balances community feedback, with development opportunities and constraints including planning controls and feasibility considerations, and Landcom's housing affordability, diversity and sustainability targets.

We aim to lodge a development application for earthworks, landscaping and subdivision of lots for future homes, 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.

Planned demolition and site preparation works

Early site preparation works

We will shortly award a contract for demolition and remediation works.

We 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.

Demolition works

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

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

- spraying water to suppress dust
- installing security fencing with mesh barriers to reduce the spread of dust and stop local wildlife from navigating into work areas
- establishing tree protection zones
- establishing traffic control to manage vehicle movements and safely guide road users, pedestrians and cyclists
- installing signage to guide the safe movement of pedestrians and cyclists
- distributing truck movements throughout the day to avoid peak hour traffic and, where possible, coordinating major truck movements with Illawarra Shoalhaven Local Health District to minimise impacts
- ensuring all construction vehicles, including all contractors and subcontractors, park on site and do not occupy street parking - we have installed signage at the site entrance that affirms our commitment
- subject to approval, maintaining consistent hours of work:
 - Monday to Friday, 7am - 5pm
 - Weekends and public holidays - no work.

A site manager will be on duty during construction hours.

We will update our project webpage and notify neighbours adjoining the site before onsite works are due to start with further information.

Remediation

In late December we lodged an application for ground remediation with Council, who will coordinate public exhibition as part of their assessment process. Subject to approval, remediation works will be overseen by a specialist environmental consultant and approved by an independent site auditor accredited by the NSW Environment Protection Authority.

Project timeline

Timings are subject to change, approvals and weather.

- **Mid 2022**
early site planning commenced
- **22 October 2022**
information and feedback session to get early community feedback
- **Late 2022**
development applications for demolition and remediation works lodged
- **February 2023**
early site preparation works (removal of old furniture etc.) anticipated to commence
- **4 February 2023**
information and feedback session to get community feedback on draft design concepts
- **February to mid 2023**
refine design concept based on technical studies and additional community feedback
- **Late February to March 2023**
demolition works commence, subject to approval
- **April to mid 2023**
remediation works commence, subject to approval
- **Mid 2023**
finalise design concept and lodge development application to support housing delivery
- **2024**
commence subdivision, infrastructure, servicing and landscaping works, subject to approval
- **2025**
anticipated sale of housing lots



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