



Image: Old Bulli Hospital aerial

Bulli community newsletter

Welcome to the first Bulli community newsletter, which provides information about Landcom and our plan for the former Bulli Hospital site.

About the project

Landcom's aspiration is to provide a range of affordable and diverse homes on the site that fit in with the local neighbourhood and meet the needs of the community. These new homes will be within walking distance of Bulli railway station and have easy access to local schools, shops and community facilities.

Learn more about site preparation works and get involved in planning



We invite you to meet the team at an information and feedback session:

Date: Saturday 22 October 2022
Time: Drop in anytime between 10:30am and 1:30pm
Place: Bulli Senior Citizens Centre, 8 Hospital Road, Bulli

What:

- Information about site preparation works, the planning process, opportunities to have your say as plans take shape and development timing.
- Opportunity to ask questions, discuss opportunities and constraints impacting future housing on the site and provide early feedback.

Light refreshments will be available.

If you would like to be kept informed about these works, please sign up for updates here:
landcom.com.au/bulli

Why 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 trusted government partners with demonstrated excellence in complex urban development projects, including greenfield development, urban regeneration, and remediation.

Understanding issues of community interest

We're aware that the former Bulli Hospital served the local community for many years, and that the community wants to make sure that the redevelopment of the site continues to provide community benefits. With health services now transferred to the new hospital over the road, we plan to redevelop the site to provide a range of affordable and diverse homes that will provide long-term benefits to the community.

Learn more

At the upcoming information and feedback session, we'll provide details about our upcoming site preparation works and details about how works, including construction traffic, will be safely managed to minimise impacts on our neighbours.

We haven't yet commenced detailed concept planning but would like to get feedback about site opportunities and constraints to help us shape plans. To develop a concept plan we need to complete detailed technical investigations and comply with relevant planning controls and guidelines and consider community feedback.

We're aware local residents are concerned about traffic and pedestrian safety, bushfire risk and emergency access, parking, construction management and public benefits. We look forward to meeting with you so we can understand and consider all these issues through the planning process.

There will be further opportunity to comment on plans before we finalise and lodge a Development Application for housing with Wollongong City Council early next year.

If you have any questions please contact us on **1800 161 388**, or by email at bulli@landcom.nsw.gov.au

Please sign up for updates via our website:
landcom.com.au/bulli

Site safety works to secure buildings

We continue to undertake site maintenance including visual building inspections and vegetation management and have engaged site security. In the coming months we will start to decommission services on site and begin to remove building interiors before demolition works commence. We will notify neighbours before these works are undertaken.

Planned demolition and site preparation works

In the coming weeks we will lodge a Development Application to demolish the buildings on site and for ground remediation.

These applications will be lodged with Wollongong City Council, who will place them on public exhibition as part of the assessment process. Subject to approvals, we anticipate that demolition and remediation works will commence later this year. Remediation works will be overseen by a specialist environmental consultant and approved by an independent site auditor accredited by the NSW Environmental Protection Authority.



If you have any questions please contact us

Phone: (02) 9841 8600

Email: bulli@landcom.nsw.gov.au

Web: landcom.com.au/bulli



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 02 9841 8600.

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