

Welcome

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

This session is an opportunity for you to learn more about:

- our upcoming site preparation works, including demolition and remediation
- our management plan for traffic and parking during site preparation works
- our initial understanding of opportunities and constraints shaping redevelopment of the site
- the planning process and anticipated timeline of redevelopment
- how you can get involved in the planning process.

The former Bulli Hospital was part of the community for more than 100 years. We want to provide opportunities for people who have a connection to the site to learn about and participate in the planning process shaping its future.

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.



Share your local knowledge and identify issues to consider through site planning

You can ask questions and provide feedback today to help inform our plans for the site.

Please share your local knowledge and provide us with feedback about issues you think need to be considered through the planning process.

You can speak with our team today and fill out a feedback form before you leave.

Further opportunities to stay informed and have a say

There will be more opportunities to stay informed and participate in the planning process:

- applications for site preparation works have been lodged and are anticipated to be on public exhibition in the coming weeks and you can make a submission to Council
- around the end of the year we will hold a design session where you can provide feedback on a draft concept plan that we will prepare over the coming months
- the application for new housing will be placed on public exhibition next year when you will be able to make a submission to Council
- newsletters will be distributed to the local community with updates on the planning process
- construction notifications will be distributed to immediate neighbours and we will establish a forum for neighbours to provide feedback so we can manage works and minimise any impacts on those living next to 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.

Our plans for the former Bulli Hospital

Landcom acquired the site from NSW Health in May 2022.

Landcom plans to redevelop the site to provide a range of affordable and diverse homes that will provide long-term benefits to the local community.

We are in the initial stages of preparing a concept design for the site.

Our initial studies indicate that the planning controls guiding what can be built on the site currently allow for:

- a mix of smaller housing options that meet the needs of the local community
- between 50-70 dwellings
- building heights between one to three storeys.



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

A minimum of

15%

diverse housing
that could include terraces, townhouses, low-rise apartments and small-lot housing

A minimum of

30%

universal housing
that can accommodate people of a range of abilities and ages

Delivering community benefit with more affordable housing

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

Objective	Landcom	Wollongong City Council
Affordable and diverse homes	Improve the supply, diversity and affordability of new housing in Sydney and NSW.	<ul style="list-style-type: none"> Across the area there is shift towards smaller household sizes, including singles or couples without children. There is a large increase in the delivery of larger 4-bedroom homes. There is a need for more studio, 1-bedroom and 2-bedroom homes to provide more diverse housing options. There has been a strong decline in the proportion of households who can afford to rent or purchase housing. There is a large and growing gap between the number of low-income households and private rental housing that is affordable for these households. <p>(Draft Housing and Affordable Housing Options Paper, March 2020)</p>
Sustainable communities	Aim to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability and environmental quality.	<ul style="list-style-type: none"> Promote development that is climate friendly. Encourage the use of more sustainable building and construction materials and methods. Reduce the environmental impact from building materials through reduction, re-use and recycling of materials. <p>(Climate Friendly Planning Framework Review Discussion Paper, June 2022)</p>

¹ Forecast.id.com.au

² Forecast.id.com.au

³ Forecast.id.com.au

⁴ 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 people¹.

Household sizes are expected to get smaller:

households comprising couples without children will increase by

26%²

single person households will increase by

24.9%³

Housing affordability is a growing problem:

affordable housing is an issue for

53%

of households in the area⁴.

Meeting local housing need

To meet local housing need, we are exploring opportunities to provide a range of housing types This could include a combination of terraces, townhouses, low-rise apartments and small-lot homes.

The total number of dwellings will be identified through the concept planning process, which will balance:

- planning controls
- feasibility considerations
- targets relating to affordability, diversity and sustainability
- feedback from the community and other stakeholders.



Example of smaller, diverse housing.

- **Affordable Rental Housing is housing** that is appropriate for the needs of a range 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. As a rule of thumb, 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.
- **Smaller, more diverse forms of housing** can be more affordable for low to moderate household income earners to buy or rent. At Bulli, we plan to deliver a range of housing types, including a smaller houses that offer an entry into the market for smaller households such as couples without children or single households.

As the number of households with singles and couples without children grows and the number of larger households shrinks, boosting the supply of smaller housing types will be beneficial for everyone by providing greater housing choice and more affordable options.

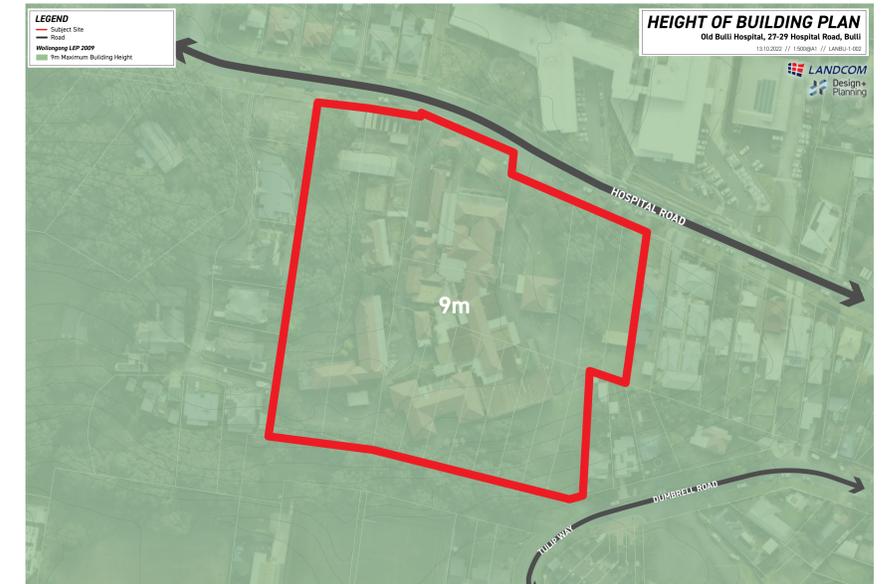
Planning considerations

The redevelopment of the former Bulli Hospital will be guided by the planning controls in place for the site, including the Local Environmental Plan and Development Control Plan implemented by Wollongong City Council.

Some of the planning controls relating to the site include:



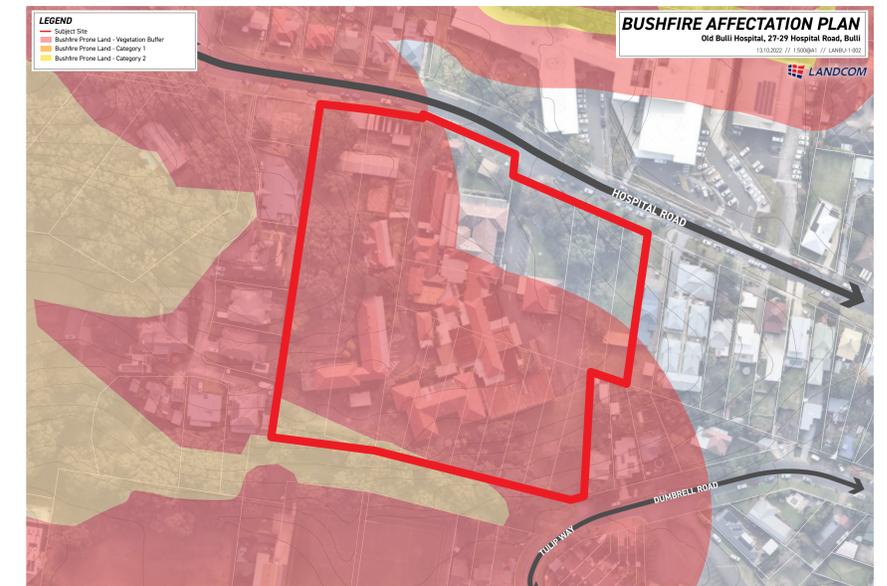
Land zoning: the site is zoned R2 low density residential in the Local Environmental Plan. The objective of this zone is to provide for the housing needs of the community within a low density residential environment.



Building heights: buildings of up to 9 metres, or approximately three storeys high, are currently allowed.



Biodiversity: the western and southern edges of the site are identified as having vegetation that may be sensitive to urban development. Future urban design will need to consider any impacts of development on this vegetation.



Bushfire prone land: land identified as bushfire prone requires additional consideration of the impact of bushfire risk on development. The site is predominantly mapped as 'Bushfire Prone Land - Vegetation Buffer', with a small area of 'Bushfire Prone Land - Category 1' on the southern edge. Future urban design and development will need to consider the impacts of the bushfire risk.

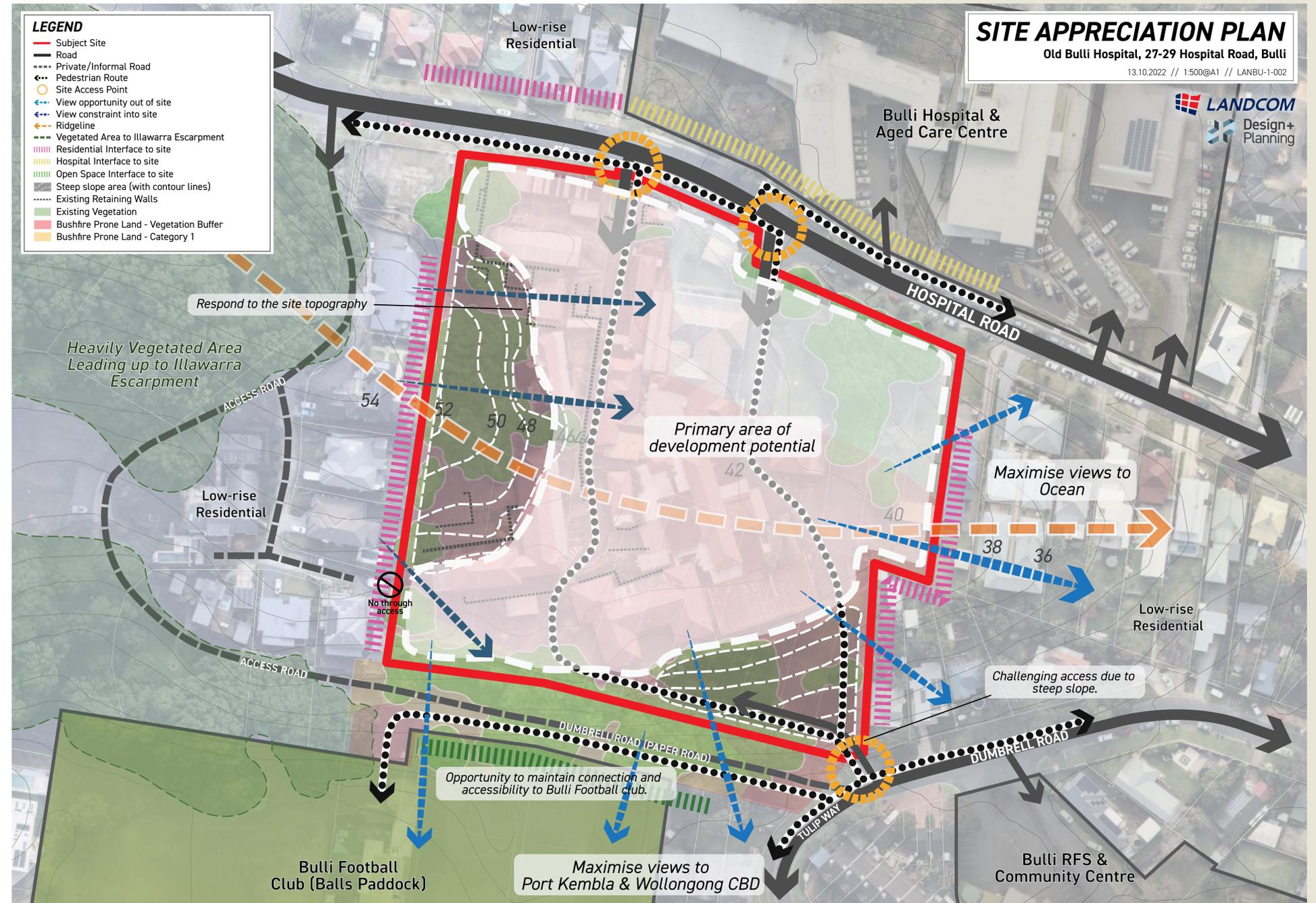
Opportunities and constraints for redevelopment

We are currently appointing a team of specialists to prepare studies that will inform the concept plan for redevelopment of the site.

These studies will cover topics including:

- site access, traffic and parking management
- housing needs analysis
- social infrastructure and needs analysis
- Aboriginal cultural heritage
- neighbourhood character
- urban design
- landscape design
- civil engineering
- environmental assessments to help understand and manage potential development impacts relating to:
 - ground conditions
 - views
 - stormwater overflow, flooding and bushfire risks
 - native trees, plants, animals and biodiversity.

The concept plan will respond to the opportunities and constraints of the site including existing planning controls, feasibility considerations, housing affordability, diversity and sustainability targets and feedback from stakeholders including the community.



Opportunities and constraints for redevelopment

Building materials

The existing buildings on site are not heritage listed and unfortunately many have fallen into disrepair and have been vandalised.

Our initial investigations show that the buildings cannot be easily restored and made suitable for modern housing. However, opportunities to reuse some building materials on site will be explored through the concept planning process. Prior to site works occurring we will engage a heritage consultant to document the former uses of the buildings on site.

Sustainable development

Landcom is committed to improving the sustainability of our projects. Some of the opportunities to support more sustainable development outcomes include:

- exploring opportunities to divert demolition and construction waste from landfill through reuse or recycling
- reuse of existing building materials on site in landscaping
- delivering the project as all-electric, meaning no gas reticulation to reduce carbon emissions.

Open space and storytelling

Through the concept planning we will explore opportunities to provide connections through the site and for some public open space to be provided alongside the new homes. This process will include consideration of constraints such as site topography and project feasibility.

We are completing an assessment of the trees on site which will help us explore opportunities for open space and landscaping plans. It is inevitable that some trees will need to be removed, but through the planning process we will explore how to retain the most significant trees.

Given the length of time the site has served the community the concept design for development of the site will reflect on how to tell the site's unique stories through landscape and urban design.

Parking

We know that parking is a major concern for the local community. Parking will be provided to support new housing on site. The total number of parking spaces to be provided in the redevelopment will be determined through the concept planning process.

The traffic and parking impact study will identify:

- how much traffic will be generated by proposed housing and the impact on local roads
- how much on-site parking is needed to support new housing.



Existing buildings on site. Source: Hamilton Lund

Preparing the site for redevelopment

Subject to approval, we are planning to commence site preparation works to ensure that the site is safe and suitable for redevelopment.

This involves:

- removal of building services
- demolishing the buildings.
- Any remediation works required

We recently lodged a development application to demolish the buildings on site and will shortly lodge a development application for ground remediation. Subject to approval, these works will commence late this year or early next year.. Prior to works commencing, we will prepare a heritage assessment that documents the built and cultural heritage of the site.

Demolition works are anticipated to take about twelve weeks to complete. Depending on the extent of remediation required, we expect that these works could take an additional three months. We will keep the community informed as we proceed with these works.

Demolition	Remediation
<p>The former hospital buildings were decommissioned when the Bulli Hospital was relocated to the new Bulli Hospital and Aged Care Centre in 2020.</p> <p>The vacant buildings are in a dilapidated state and contain varying hazardous materials including asbestos, lead paint and biological hazards.</p> <p>Demolition works will include:</p> <ul style="list-style-type: none">• installation of air quality and noise monitors• safe removal of asbestos• bulldozing of buildings• jack hammering of concrete slabs• removal of building materials from site. <p>We will minimise the impact of demolition works on surrounding residents using the following measures:</p> <ul style="list-style-type: none">• spraying water to suppress dust• operating during working hours (7am to 5pm on weekdays, 8am to 4pm on Saturdays)• enforcing parking on-site for all contractors• establishing traffic control to manage vehicle movements• installing signage to guide the safe movement of pedestrians.	<p>Ground remediation is required to ensure that the site is safe for future use.</p> <p>There are a variety of 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, including insulation and chemicals found in refrigerators, air conditioners, fluorescent light fittings, as well as mould and bacteria.</p> <p>Remediation will be done in stages and will be undertaken:</p> <ul style="list-style-type: none">• in accordance with Work Health and Safety Regulations, Australian Standards, and SafeWork NSW codes of practice• by experienced contractors trained to handle hazardous dust contamination, lead and mould• in controlled work areas to contain contamination during the remediation process. <p>All waste will be disposed of at landfills approved by the NSW Environmental Protection Authority.</p> <p>Contractors will undertake remediation works in protective gear, including HAZMAT suits. This is to ensure that they do not come into contact with contamination, which will be remediated in controlled work areas.</p> <p>A site auditor accredited by the NSW Environmental Protection Authority will be engaged to oversee works.</p> <p>Neighbours are safe to continue normal routines including keeping windows open, playing in the garden or walking the dog.</p>

Construction traffic and parking during site preparation works

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:

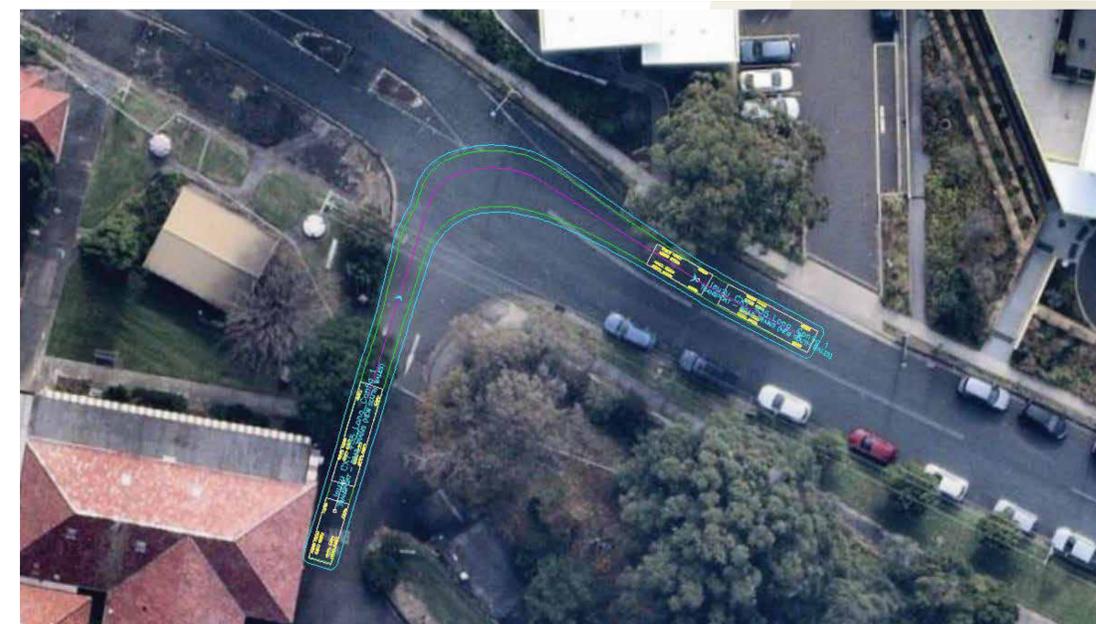
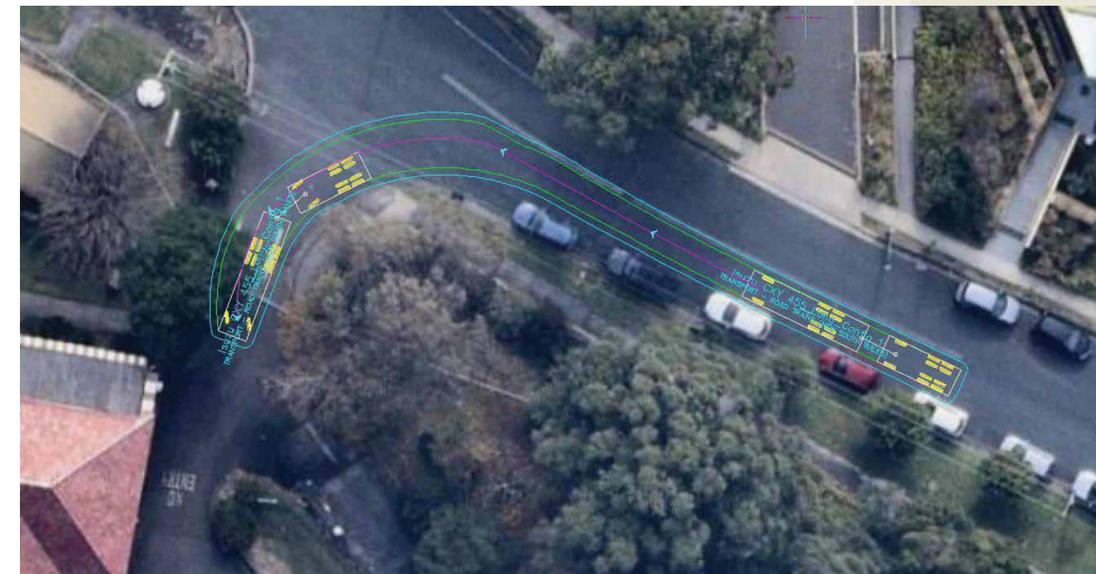
- ensuring all construction vehicles, including all contractors and subcontractors, park on site and do not occupy street parking
- instructing truck drivers against idling on public roads
- directing vehicles to enter and exit the site in a forward direction to prevent obstructing traffic
- providing 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 to minimise impacts.

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

The Construction Traffic Management Plan lodged with the demolition development application includes 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.

During ground remediation works, we anticipate that there will be similar numbers of workers and truck movements, depending on the extent of remediation required.



Site entry and exit during works

Next steps and how to stay involved in the planning process

Since acquiring the site in May 2022, we have been focused on making the site safe and planning initial site preparation works.

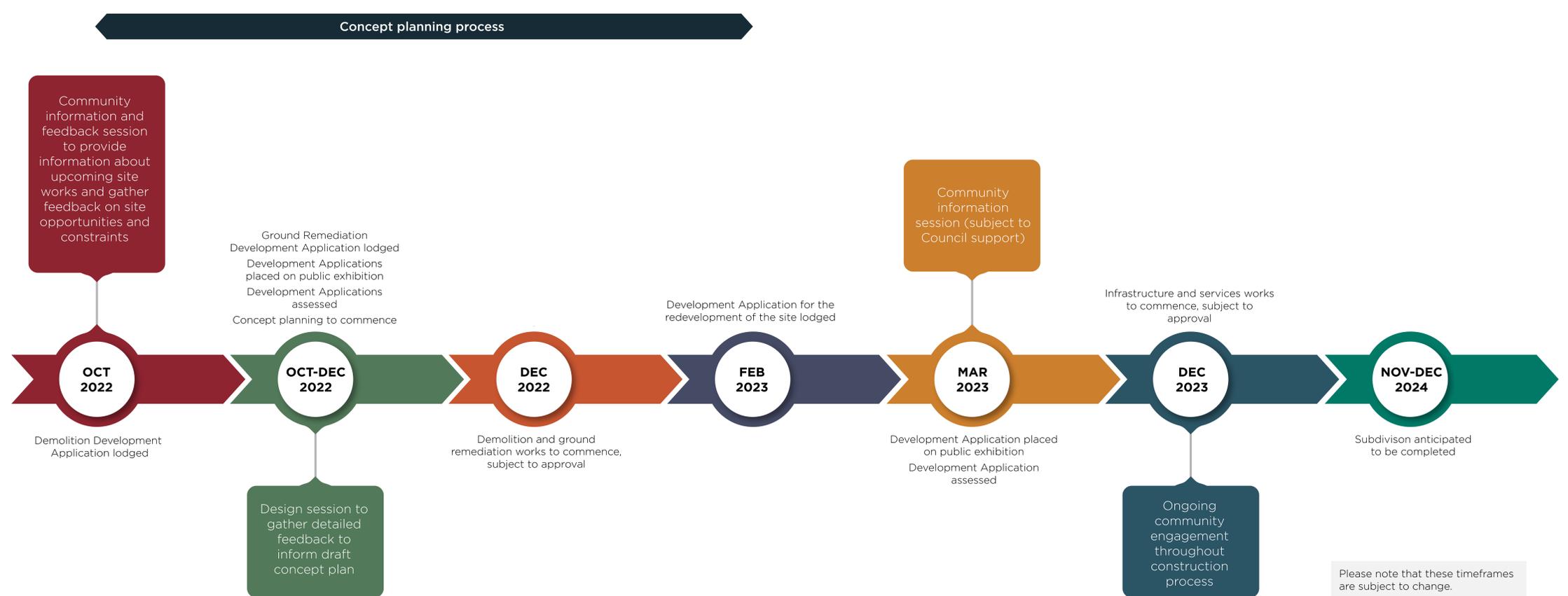
We recently lodged a development application to demolish the buildings on site and will shortly lodge a development application for ground remediation.

We are currently appointing a team of specialists and will soon commence concept planning to redevelop the site. Community feedback will inform our plans.

Concept planning will involve detailed consideration of opportunities and constraints to optimise development outcomes in a way that sensitively responds to the natural environment and surrounding development.

Around the end of the year, we will host a design session to:

- present preliminary findings from technical studies
- share draft design concepts that respond to the site's opportunities and constraints
- ask for feedback to help us finalise a concept plan before submitting a development application with Council.



Keep updated on our plans

Please sign up on our website to receive updates on planning and opportunities to have a say: landcom.com.au/Bulli

Have your say

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

To help inform technical studies and early concept planning please give us feedback today by talking to the project team and completing a feedback form.