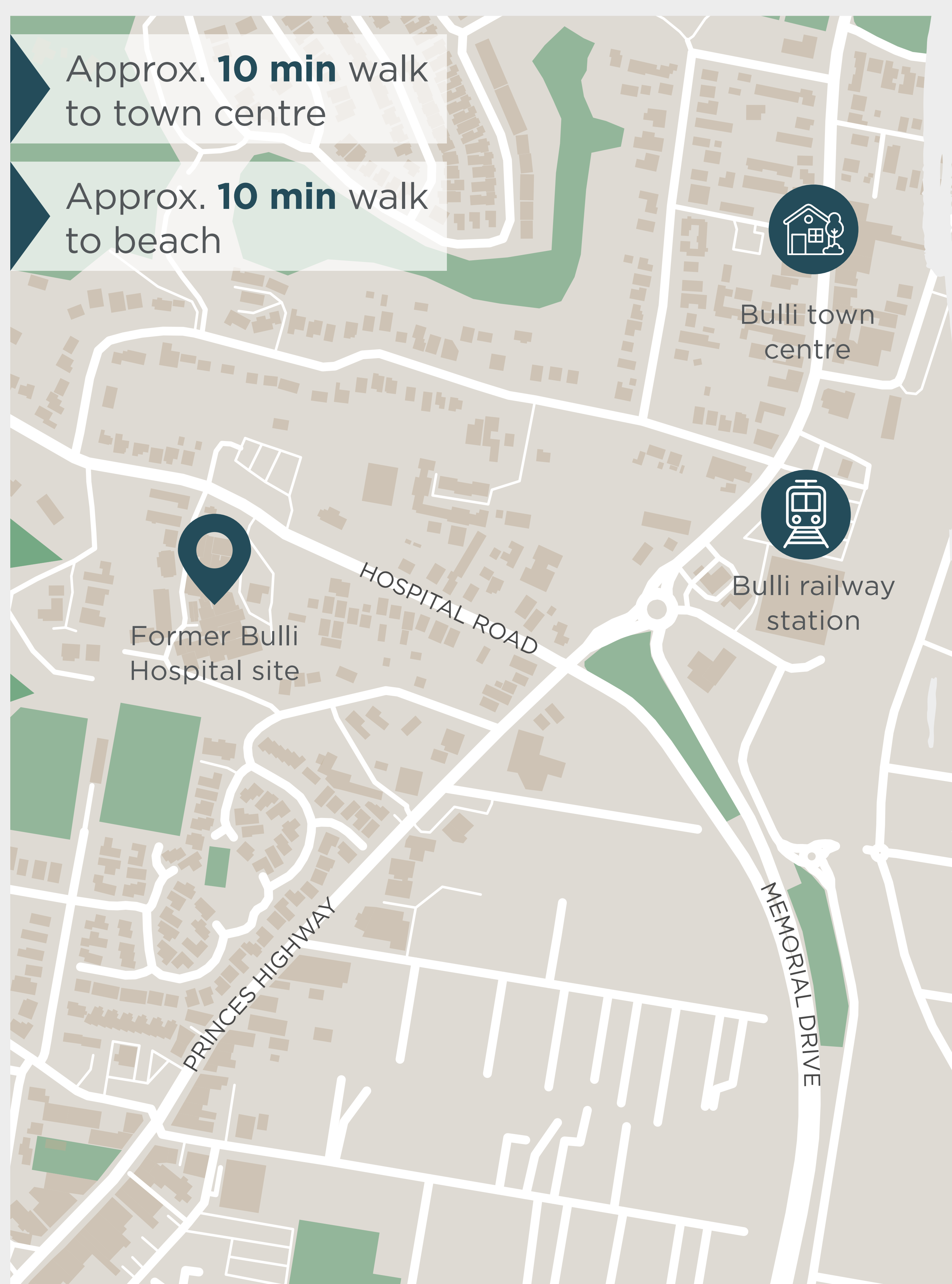


1. The Bulli project



Landcom is transforming the former Bulli Hospital site with new open space and a mix of housing types that blend with the character of the area and help to provide greater choice, affordability and housing security for a range of new residents.

Located close to Bulli railway station and providing easy access to local schools, shops and community facilities, the Bulli project will suit a variety of households and incomes, with 10% of homes to be set aside as Affordable Rental Housing for low- and moderate-income workers.

The project will reflect best practice principles for energy, water and waste management, celebrate and respond to the site's landscape and topography, and recognise its history through landscape and urban design.

To help realise our vision, we have finalised a concept plan shaped by community and stakeholder feedback, and in November 2023 lodged a development application with Wollongong City Council. Council placed the development application, including the concept plan and supporting documents, on exhibition for public comment from 22 November to 6 December 2023.

2. Shaped by community feedback



Consultation with community has informed plans

Landcom is committed to community and stakeholder engagement.

Thank you to everyone who participated in our previous rounds of consultation, in late 2022 and in February 2023.

We heard a mix of views and ideas, which helped to inform our concept plan and balance stakeholder needs and aspirations with other planning considerations including:

- The site's context, landscape and surrounding neighbourhood character
- Constraints such as topography and ground conditions
- Council planning controls, including height limits, setbacks and off-street parking requirements for new houses
- Landcom's housing affordability, diversity and sustainability targets.

In response to feedback the concept plan includes:

- ✓ a number and mix of homes most aligned to community feedback
- ✓ housing types which align to existing planning controls, with consideration of overshadowing, privacy and views to deliver positive design outcomes on site and for neighbours
- ✓ public open space for everyone to enjoy, with fantastic views of the coast
- ✓ information displays, interpretive signage and reuse of building materials to recognise the site's history, with inspiration drawn from ideas shared during consultation
- ✓ improved neighbourhood connections
- ✓ access to new homes limited to the two existing site entrances on Hospital Road, minimising impacts to traffic flow on this road
- ✓ a widened internal street to provide around 58 on-street parking spaces.

3. Supporting local housing need



Artist's impression showing mix of housing types, subject to change and approvals

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

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%**

Housing affordability is a growing problem:

affordable housing is an issue for **53%** of households in the area³



The proposed affordable housing will include:

- Market housing for sale, in the form of smaller houses that offer an entry into the market for smaller households such as couples without children or single households, that is more affordable than larger homes in the area
- Affordable Rental Housing, managed like private rental properties, by a third party such as a not-for-profit community housing provider. A minimum 10% Affordable Rental Housing will be provided to meet the needs of low to moderate income households, such as key workers, and priced so that these households can meet other basic living costs.

In line with our targets, we will also deliver:

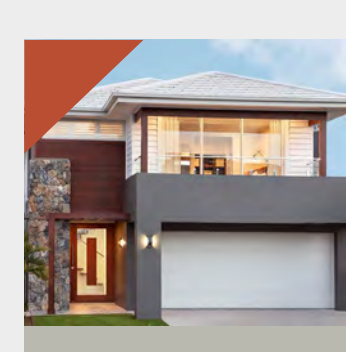
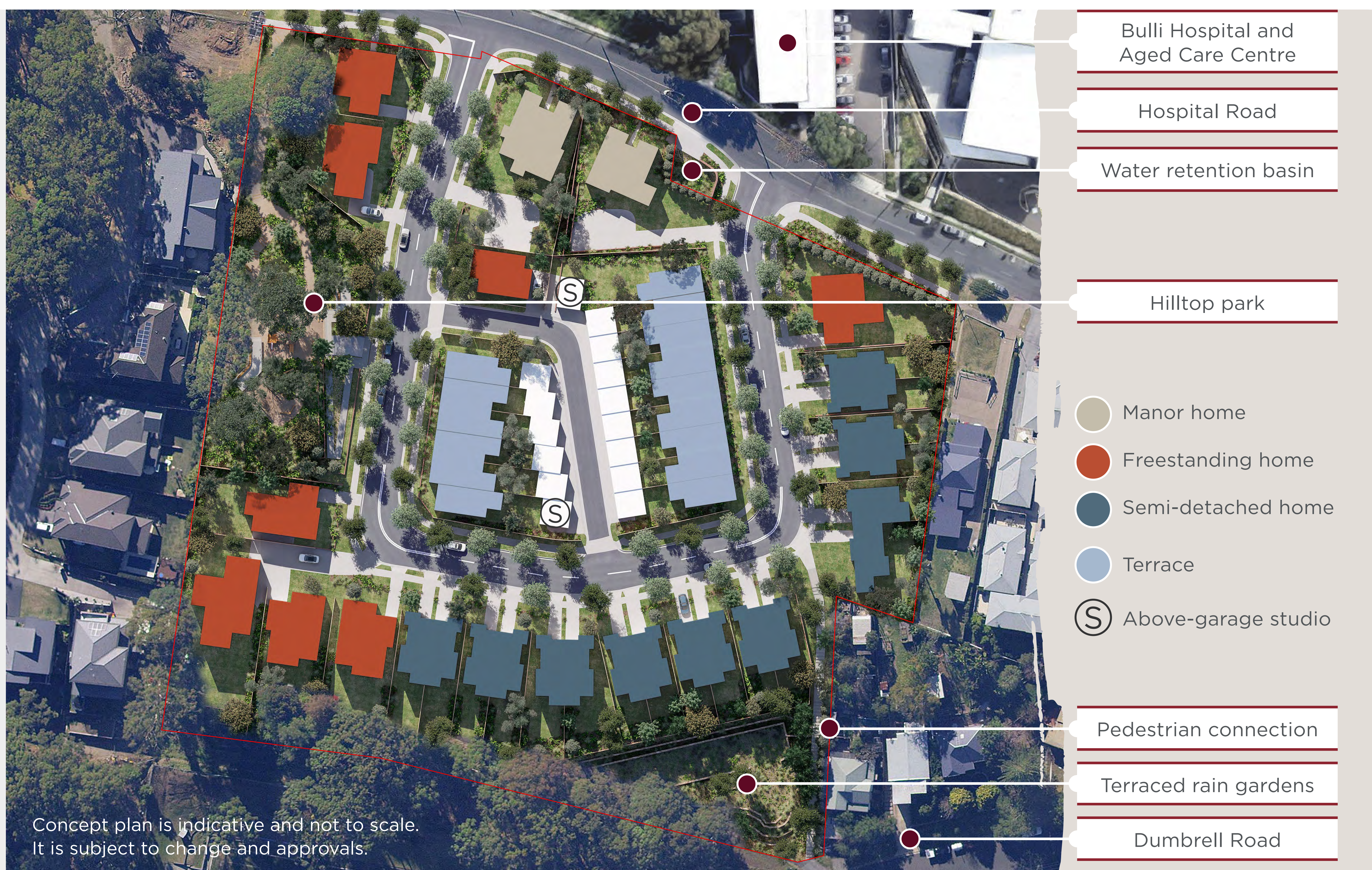
- A minimum of 15% diverse housing in the form of manor homes, semi-detached homes, terraces and above-garage studios. These housing types offer an entry into the market for smaller households such as couples without children or single households
- A minimum of 30% universal housing that can accommodate 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.

¹ Forecast.id.com.au

² Forecast.id.com.au

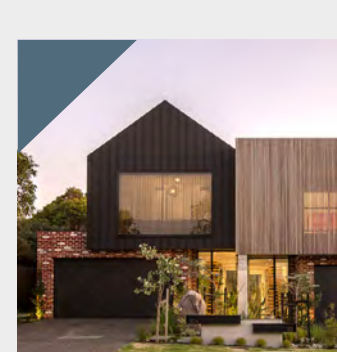
³ Draft Housing and Affordable Housing Options Paper, March 2020

4. Concept plan



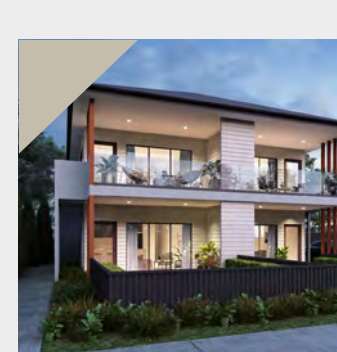
Freestanding homes

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



Semi-detached homes

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



Manor homes

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



Rear-loaded terraces

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.



Above-garage studios

This type of compact housing, featuring a combined living space, bedroom and kitchen with separate bathroom, will be located above two of the terrace garages.

Design features

Housing mix and character:

- a **mix of housing** to provide choice and help meet local need
- **10% Affordable Rental Housing** for very low to moderate income households, such as key workers
- future homes will need to follow design guidelines to ensure they feature building materials, colours, fencing styles and landscaping that are attractive, appropriate for the coastal location, and **blend with the existing character and scale of surrounding development**
- future homes will be part of an **all-electric development**, with no gas connections, which will reduce carbon emissions.

Open space and landscaping:

- a **2,500sqm hilltop neighbourhood park**, accessible to everyone. The park will be nestled among the grove of existing mature turpentine trees on the western edge of the site, with fantastic views towards the coast
- **new native trees, shrubs and grasses** within the new park, internal street verges and along a portion of Hospital Road
- **terraced rain gardens and stormwater retention basins**, landscaped with attractive, low-maintenance native plants that complement nearby bushland.

Access and parking:

- **access to new homes limited to Hospital Road**, minimising impacts to traffic flow on this road
- a widened internal street to provide **around 58 on-street parking spaces**
- **off-street private parking spaces** will be provided, aligned to Council requirements for new housing
- **through-site pedestrian links** to improve neighbourhood connectivity.

Acknowledging the site's history:

- **information displays and interpretive signage** to communicate the site's history
- **reuse of materials from the former hospital buildings**, such as the integration of old bricks into the boundary and retaining walls, and the integration of old signage and architectural features of the former buildings into the landscaping at the new neighbourhood park
- **reinterpretation of the historic entrance gates** to form a new entry feature wall.

5. Open space and landscaping

The new park will sit within the mature turpentine trees.

The concept plan provides a new hilltop park nestled among the grove of mature turpentine trees on the western edge of the site. The park will be around 2,500sqm and will celebrate and respond to the natural landscape of the site.

The park may include play equipment, picnic facilities and an area for visitors to enjoy coastal views as they relax or play. Landscaping will include native trees, shrubs and grasses within the new park, verges of the new internal street, and along part of Hospital Road. The open space design is subject to Wollongong City Council approval, with the open space to be dedicated to Council once complete.

The site's history will also be interpreted through landscape and design features within the new park, which could include information displays and

interpretive signage, and reusing materials from the former hospital buildings such as bricks in retaining walls or integrating old signage and architectural features of the former buildings into the park's gardens. Some materials may be reused in the construction of the internal street, reducing the amount of material going to landfill.

Water management will be integrated in the landscape, with terraced rain gardens and stormwater retention basins at the lower parts of the site, landscaped with low-maintenance native plants. A pit and pipe network and overland flow paths will guide stormwater to the retention basins and away from neighbouring properties. The basin designs are subject to Wollongong City Council approval and are proposed to be dedicated to Council.



6. Acknowledging the site's history



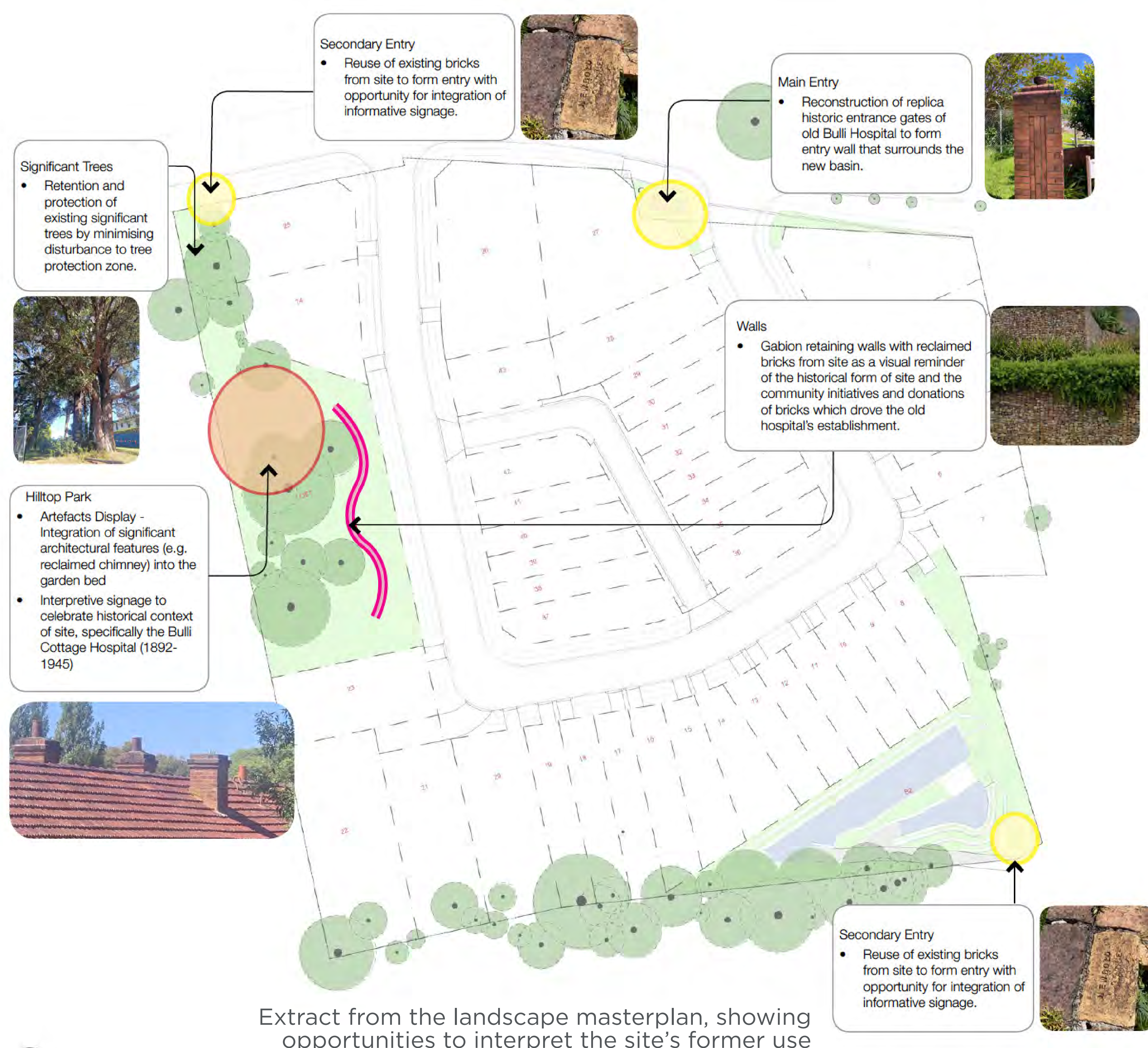
Former Bulli Hospital site

The former Bulli Hospital was opened in 1893 and served the community for close to 130 years. We want future development to respect the site's landscape, history and neighbourhood character, and are committed to celebrating and interpreting the site's history through landscape and urban design.

Ideas shared during community consultation helped to inform plans prepared by our local heritage consultant and landscape architect. The landscape masterplan identifies several opportunities to repurpose and reuse materials from the former hospital buildings in the new park and landscaping throughout the development. Identified interpretation opportunities are subject to Wollongong City Council approval.



Example of interpretive signage



Extract from the landscape masterplan, showing opportunities to interpret the site's former use

7. Traffic and parking



Artist's impression showing mix of housing types, subject to change and approvals

We understand the community is concerned about traffic and parking, both during construction and once the site's redevelopment is complete.

Construction considerations

During demolition and remediation works, all construction vehicles, including all contractors and subcontractors, will park on site and not park on the street.

During all stages of works, we will:

- install signage and establish traffic control near the site entry on Hospital Road to manage vehicle movements and safely guide road users, pedestrians and cyclists
- distribute truck movements during work hours to avoid peak hour traffic and, where possible, coordinate major truck movements with Illawarra Shoalhaven Local Health District to minimise impacts.

A Construction Traffic Management Plan will be prepared to show how traffic will be managed during future works to support the delivery of homes. This will be lodged with Wollongong City Council for approval prior to the start of works.

Future development

A Traffic Impact Assessment is included in the development application. This shows that new homes would only lead to a minor increase in traffic, with an increase of 1.4% in the morning and 1.2% in the evening peaks at the primary intersection of Princes Highway / Memorial Drive / Hospital Road.

In response to community feedback, the concept plan includes:

- access to new homes limited to the two existing site entrances on Hospital Road, minimising impacts to traffic flow on this road
- a widened internal street to provide around 58 on-street parking spaces.

There will be off-street private parking spaces, aligned to Wollongong City Council requirements for new housing.

Due to the size and steep slope of the site, we cannot incorporate additional public parking without decreasing the number of homes. Given the site's residential zoning, the significant need for more housing in the Illawarra and across NSW, and our mandate to deliver housing, we will not reduce the number of homes on site to increase public parking.

8. Development application process



In November 2023 we lodged a development application with Wollongong City Council for earthworks, landscaping and subdivision of lots to support future homes.

The development application, including our concept plan and supporting documents that informed our application, was placed on public exhibition by Council from 22 November to 6 December 2023.

During the public exhibition period, the community was able to view the application and make a submission to Council.

Following the public exhibition period, Council will review any submissions received along with the development application and supporting documents to inform their assessment.

Pending approval, we anticipate earthworks, landscaping and subdivision of lots for future homes to commence in 2024.

How to view our development application

1. Scan the QR code or visit Council's website: wollongong.nsw.gov.au/development/view-an-application
2. Follow the link to the Online Services Portal and select the 'Application Tracking' tab.
3. Search for development application 'DA-2023/895'.

If you have any issues accessing the development application, contact Council:

 **02 4227 7111**  council@wollongong.nsw.gov.au



9. Timeline



Artist's impression of future open space, subject to change and approvals

Anticipated timing*

✓	May 2022	Site acquired from NSW Health, start of early planning
✓	Oct 2022	Community consultation about site opportunities and constraints
✓	Late 2022 to Early 2023	Development applications for demolition and remediation works lodged with Wollongong City Council and placed on exhibition
✓	Feb 2023	Community consultation about draft design concepts and opportunities to interpret the site's history
✓	April 2023	Site preparation works, followed by start of demolition works
✓	Nov 2023	Final concept plan and development application to support housing delivery lodged with Wollongong City Council
✓	22 Nov to 6 Dec 2023	Public exhibition of development application to support housing delivery, followed by Council assessment
○	Early 2024	Start remediation works, subject to approval
○	2024	Start earthworks, landscaping and subdivision of lots for future homes, subject to approval
○	2025	Anticipated sale of first housing lots

*Timings subject to change, approvals and weather.



Visit landcom.com.au/bulli to learn more about the project and sign up for email updates about planning progress, construction and sales.