



Image: Old Bulli Hospital aerial

Bulli community newsletter

This update provides details about planning for the former Bulli Hospital site, site preparation and planned demolition and remediation works.

Moving forward, we will share project updates as digital e-newsletters. If you'd like to stay informed, please visit landcom.com.au/bulli to register for e-newsletters. We will continue to provide construction notifications to adjacent residents.

Planning for redevelopment

Community information and feedback session

On Saturday 22 October we held a community session about site preparation works and our aspirations for the site. We invited people to meet with our project team and provide feedback to inform our plans.

We heard feedback about a range of matters, including traffic and parking, flooding, stormwater and bushfire, flora and fauna, urban design and open space, the site's history, remediation and housing design. A summary of this feedback is now available on our project webpage: landcom.com.au/bulli

We have shared this feedback with our specialist consultants to inform their studies.

What happens next?

We are progressing technical studies to understand the site's constraints and opportunities, which will help inform draft concept designs that we plan on sharing with the community in early 2023.

Sharing the concept designs early next year will allow us time to progress technical studies and think about how the designs can best reflect and respond to the community's feedback.

We cannot progress all of the suggestions we heard. For example, we need to demolish the buildings onsite as they contain various hazardous materials and are not suitable to reuse. Removing the buildings will allow us to properly remediate the site and build new homes to support the growing requirement for different forms of housing to meet local community needs. We are exploring suggestions to retain significant trees and provide open space through the concept design process.

Stay tuned for further details about how to review and share your thoughts on draft concept designs in early 2023.

Between now and early next year we will:

- work with technical consultants to further investigate site constraints and opportunities, including issues identified by the community
- work with a historical consultant to document the former uses of the buildings
- consult with Wollongong City Council
- liaise with our internal Design Review Panel – a group of industry experts in architecture, landscape architecture, urban design and planning, who provide expert design review to Landcom to achieve great urban design outcomes
- prepare draft design concepts to share with the community
- progress demolition and site preparation works (subject to Council approval).

Planned demolition and site preparation works

Demolition

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

Council is currently assessing our development application to demolish the buildings. We plan to start demolition works early in the new year, pending Council approval.

We will ensure all construction vehicles, including all contractors and subcontractors, park on site and do not occupy street parking.

We will send an e-newsletter to our project mailing list before onsite works start with information about how we will minimise the impact of works.

Early site preparation works

Our contractor will take control of the site in the coming weeks.

Once onsite, they will start 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.

Remediation

We are currently finalising a development application for ground remediation and will lodge this with Council shortly. Council will place this application on 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.



Feedback shared at the October community session will inform plans

If you have any questions please contact us

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Web: landcom.com.au/bulli



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