

November 2022

October 2022 Bulli community information and feedback session

Feedback summary

About this document

This document summarises the common feedback themes we heard at the Saturday 22 October community information and feedback session, and received in feedback forms and emails.

Introduction

Landcom acquired the former Bulli Hospital site from NSW Health in May 2022. Landcom was identified as a suitable purchaser as a trusted government partner with demonstrated experience in complex urban development projects and remediation.

Landcom is planning to redevelop the former Bulli Hospital site to provide a range of long-term benefits to the local community. Our aspiration for the redevelopment of the former Bulli Hospital site is to provide a mix of smaller, more affordable and diverse homes to meet the needs of the local community.

We are in the initial stages of preparing a concept design for the site. We have appointed a team of specialists who are completing site investigations and studies to inform the concept plan for redevelopment of the site. 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.

Since acquiring the site, we have been focusing on making the site safe. Planning for demolition and remediation works, which are required to prepare the site for future residential uses, is progressing. We lodged a Development Application with Wollongong City Council to demolish the buildings on site. A Development Application for ground remediation works is being finalised and we anticipate lodging it with Council before the end of the year.

Landcom's commitment to community and stakeholder engagement

Landcom is committed to community and stakeholder engagement, and to continued learning and improvement in our engagement practice, to help achieve our mandate of increasing the affordability, supply and diversity of housing in NSW.

The way we consult with communities is unique for each of our projects, as every community has different needs and aspirations. Our planning must also balance these needs and aspirations with site constraints, planning controls and our own housing affordability, diversity and sustainability targets, and development feasibility considerations.

We will continue to provide the local community and stakeholders with regular updates about this project in a number of ways, including e-newsletters, construction notifications and the project webpage – landcom.com.au/bulli. We will also share and seek feedback on a concept design for the site early in the new year.

Community information and feedback session

On Saturday 22 October, Landcom held a community information and feedback session in Bulli to provide information about site preparation works, the planning process and project timing. The session provided an opportunity for the community to learn more about upcoming site preparation works, including demolition and remediation, and provide feedback to Landcom to inform planning for the site.

Forty-three people attended the session. A feedback form was available for attendees to complete. The feedback form was also available from Landcom’s website which could be returned to Landcom electronically. Landcom staff and technical consultants were available to answer questions and record comments. The community was asked to return completed feedback forms to Landcom by Friday 4 November 2022 although feedback was accepted beyond this date.

In total 20 feedback forms and emails with feedback were received by Landcom, including a consolidated response from the Old Bulli Hospital Community Group.

Feedback summary

| Theme | Feedback received |
|----------------|---|
| Traffic | <ul style="list-style-type: none"> • There are existing traffic issues in the area, in particular on Hospital Road. Requests for a traffic study to consider: <ul style="list-style-type: none"> - existing traffic on Dumbrell Road, Hospital Road and Organs Road, particularly between 9am-10am - truck turning circles, as they currently block the road when trying to turn on Hospital Road and Organs Road - all road users, including cars, construction vehicles, garbage trucks, community transport vehicles, school buses and ambulances - pedestrian and cyclist safety. There are currently no footpaths and pedestrians walk on the road - visibility/sight lines from driveways of existing properties and on Dumbrell Road - hospital access for emergency vehicles - speed limits - traffic lights at Dumbrell Road - traffic management during works - traffic at full hospital capacity (the hospital is currently not operating at full capacity) - lack of train services - emergency ingress and egress to Hospital Road - possibility of two entrances to site (from both Hospital Road and Dumbrell Road) • Hospital Road has been damaged by construction vehicles during works on new hospital. Consideration should be given to upgrading Hospital Road • Suggestions for traffic upgrades including: <ul style="list-style-type: none"> - 40km/hr speed limit on Hospital Road and Dumbrell Road - traffic calming devices, such as speed humps - indented parking bays on the south side of Hospital Road - a single point of entry to the hospital carpark and the ambulance station - increasing parking on the old hospital site - design to provide a single point of entry to old hospital site, with a “cut-out lane” to allow westbound traffic to enter, and a dual merging lane to allow eastbound traffic safe travel |

| Theme | Feedback received |
|---|---|
| | <ul style="list-style-type: none"> - resequencing traffic lights at Hospital Road/Princes Highway intersection to allow more time to turn left out of Hospital Road |
| Parking | <ul style="list-style-type: none"> • Existing issues with parking in the area including: <ul style="list-style-type: none"> - less parking spaces were provided in new hospital than were previously available at old hospital. This means that staff sometimes need to park at Woolworths on Molloy Street and walk to hospital - parking and traffic is backed up along Hospital Road to Alanson Avenue during peak periods - Hospital Road is too narrow for two-way traffic and parking on both sides of the street. Consider the potential to remove parking on one side of the road to widen road - existing street parking blocks sight lines on Hospital and Dumbrell Roads - parking in local streets could get worse if Princes Highway becomes a clearway - people moving garbage bins to park on street, and bins are then not collected and emptied • Suggestion to address parking issues by: <ul style="list-style-type: none"> - providing car park for hospital staff and visitors - including wide internal roads with provision for street parking - providing multiple parking spaces for each dwelling to provide extra spaces for visitors |
| Flooding and stormwater | <ul style="list-style-type: none"> • There are current issues with flooding/overflow during wet weather events. Design should aim to retain water on site to prevent mud and debris running off to the streets and Whartons Creek during flooding • Old water mains are located on western boundary. Old mains in Organs Road and Hospital Road have burst previously. These mains may be susceptible to damage from heavy machinery used during works • Sydney Water use Hospital Road to access existing mains • Old swimming pool previously filled; this area is particularly prone to flooding • Upgrade the Whartons Creek culvert to ensure Hospital Road remains flood free • Consult surrounding properties about stormwater and flood management plans • Consider general geotechnical stability of the site |
| Bushfire risks | <ul style="list-style-type: none"> • Consider bushfire risks and egress during emergency • Re-open old fire-trail on western boundary |
| Urban design, landscaping and open space | <ul style="list-style-type: none"> • Suggestion for no housing to be included in development and the site instead could be used for car parking or a future hospital extension • Limit number of houses provided; suggestion that development should be contained within current building footprint (area) • Include green spaces or a park for the community • Landscaping should include native vegetation • Consider sightlines to existing buildings, for neighbouring properties • Need footpaths to be included in development |

| Theme | Feedback received |
|-----------------------------------|---|
| | <ul style="list-style-type: none"> • Buildings should be set back from property boundaries • Provide walking tracks through site from Hospital Road to neighbouring bushland, Balls Paddock and Gordon Hutton Reserve • Create a green corridor from Dumbrell Road to Hospital Road • Keep roadway through site to provide alternative driving and cycling route between Woonona and Bulli • Restore previous access to site from three neighbouring properties that back on to the site |
| Housing - design | <ul style="list-style-type: none"> • Housing should be no greater than one storey • Housing to match scale of neighbouring properties. Most should be free-standing homes, with fewer terraces and semi-detached homes • Homes should not have a repetitive design, and include room for individual gardens • Smaller housing types could be suitable for couples • Families will purchase smaller housing and use garages as a room, due to unaffordability of housing in the area • Consider alternative housing types, like 'co-housing' or a 'village-style' development that fosters community and addresses affordability through shared facilities as well as private residences • Design to match look and feel/style/character of hospital cottages |
| Housing-Affordable Housing | <ul style="list-style-type: none"> • Mixed support for affordable housing • Some want no affordable housing, and are worried it could attract crime in the area or impact property values • Others want more than 10% of homes to be for affordable housing • Affordable housing could be suitable for people on lower incomes |
| Flora and Fauna | <ul style="list-style-type: none"> • Different wildlife is found on site including: <ul style="list-style-type: none"> - echidnas - water dragons - possums - birds, such as King Parrots, Kookaburras, Owls and Tawny Frogmouths - frogs • Retain Turpentine trees and mature trees on western site boundary • Retain as many trees as possible and identify animals and plants that need to be protected • A flora and fauna study is needed, before starting demolition. This plan should outline how flora and fauna will be protected during works. |
| Heritage and site history | <ul style="list-style-type: none"> • Document former use of existing buildings before starting demolition works • Retain any significant buildings in the development and repurpose for new uses such as for health-related businesses • Restore rose garden to remember previous hospital uses • Protect/keep all existing buildings • Retain a few significant historic structures |

| Theme | Feedback received |
|--|---|
| | <ul style="list-style-type: none"> • Use names of people with long connection to site for roads and green spaces • There may be a time capsule buried on site, but others noted that the capsule has already been retrieved • Development should acknowledge the significance of Bulli's mining history, as well as community and monetary contributions to former hospital • Support for social significance of the site to be celebrated through: <ul style="list-style-type: none"> - interpretive signage - public art - naming - landscaping • Social significance of the site should have a meaningful connection to the community ownership and history • Shared space/park for residents |
| Construction impacts and management | <ul style="list-style-type: none"> • Concerns about noise, dust and construction traffic • Address community concerns about traffic before starting any work • Suggestion to install a public noticeboard with details about parking arrangements, and noise and dust management to ensure that contractors and the community are informed about mitigation measures • Requests for ongoing updates about progress of remediation works, including when/where contaminated materials are being handled. There was also a request for clarity about how the community will be notified if air and soil monitoring results exceed approved levels • All construction workers should park on site • Ask Bulli Workers Club if their car park, which often has capacity, can be used as an overflow for construction vehicles |
| Consultation and communication | <ul style="list-style-type: none"> • Request for Q&A/town hall style meeting about the development and demolition process • Request for constant communication updates about contamination, any access issues due to construction traffic • Erect a sign on site which communicates instructions given to contractors about working hours, site access and car parking |
| Community use and access | <ul style="list-style-type: none"> • A social impact assessment should be completed to consider the existing neighbourhood character and the impacts of development • Use some of the land for community benefit, such as a park or a community building for health-related activities • Restore old swimming pool for natural habitat/frog pond |
| Sustainability | <ul style="list-style-type: none"> • Black roof tiles to be avoided to prevent heat island effect |
| Planning | <ul style="list-style-type: none"> • Development should comply with controls in Wollongong City Council Local Environmental Plan (e.g. floor space ratio, building heights) |

Next steps

Landcom has appointed a team of technical consultants who are undertaking site investigations prior to any works commencing on site and to inform the concept plan for redevelopment of the site.

The feedback from the October 2022 session summarised above will be used to inform technical consultants and planning for the site, including early concept planning and technical studies for areas such as traffic and planning, urban design, heritage and stormwater. 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.

It is anticipated that we will have early concept designs for the site to present to the community in early 2023. We will invite the community to attend a design session to gather detailed feedback to inform the draft concept plan prior to finalising the concept and lodging a Development Application for redevelopment of the site.

Your feedback on this document

This feedback summary provides an outline of feedback received in response to our early engagement about our proposed redevelopment of the former Bulli Hospital. In keeping with our commitment to accurately document consultation outcomes, please email us at: bulli@landcom.nsw.gov.au if there are issues that you feel we have not captured or if you have other feedback about this report.

Thank you to everyone who has participated to date.