

Bulli community newsletter

This update provides details about planning for the former Bulli Hospital site.

Redevelopment plans on public exhibition

We are transforming the former Bulli Hospital site with new open space and a mix of housing that will blend with the existing neighbourhood and help meet local housing need. New homes will be within walking distance of Bulli railway station, local schools, shops and community facilities.

Working with our specialist consultants, we have finalised the concept plan (see overleaf) showing how we intend to redevelop the site. In November 2023, we lodged a development application with Wollongong City Council for earthworks, landscaping and subdivision of lots for future homes. The development application, including the concept plan, is on public exhibition until 6 December 2023.

We plan to deliver:

- 50 new homes, with a mix of housing types to suit different households' needs, lifestyles and budgets. These include freestanding homes, manor homes, semi-detached homes, terraces and above-garage studios
- A new 2,500sqm park nestled among the grove of mature turpentine trees on the western side of the site, with fantastic views of the coast, and interpretive landscape and design features to recognise the site's history
- Terraced rain gardens and stormwater retention basins at the lower parts of the site, landscaped with native plants, to guide stormwater away from neighbouring properties
- A new access street with landscaped verges and on-street parking, and a through site-pedestrian link to improve neighbourhood connectivity.

Learn more about our plans to redevelop the site and how to lodge a submission to Council through our virtual engagement room. Scan the QR code or visit caportal.com.au/landcom/bulli

To lodge a submission, visit Council's website and search for DA-2023/895: wollongong.nsw.gov.au/development/view-an-application



Shaped with community feedback

Thank you to those who participated in our previous rounds of consultation, late last year and earlier this year. We heard a mix of views and ideas, helping to inform our concept plan which balances 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 each housing type
- Landcom's housing affordability, diversity and sustainability targets.

In response to feedback the concept plan includes:

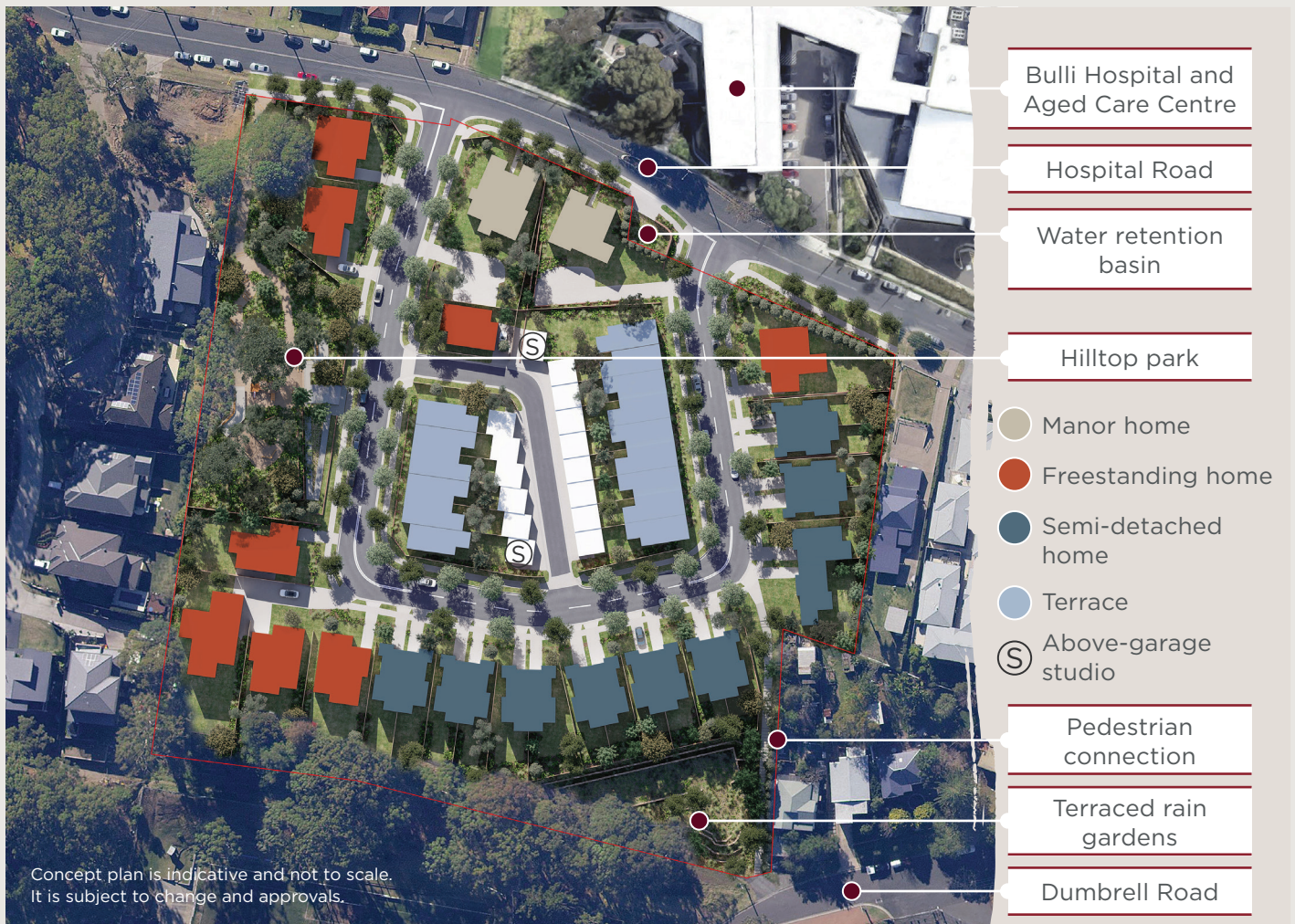
- a number and mix of homes most aligned to community feedback
- housing types which align to existing planning controls, with consideration of overshadowing, privacy and views to deliver positive design outcomes on site and for neighbours
- public open space for everyone to enjoy, with fantastic views of the ocean
- 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 Hospital Road, minimising impacts to traffic flow on this road
- a widened internal street to provide around 58 on-street parking spaces.

We acknowledge that parking is a major concern within the community. 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.

Visit landcom.com.au/bulli for details of previous consultation and to sign up for email updates.



Artist's impression of future development, viewed from Hospital Road, subject to change and approvals



Works update

Demolition of the former hospital buildings began in May 2023 and works are now 80% complete.

During demolition works a greater amount of contaminated building material has been identified than anticipated. This means there are periods where demolition works are being slowed down to allow additional testing before the independent Occupational Hygienist provides clearance for the works to resume. We acknowledge this has meant works have been slower than anticipated, however we must ensure works are completed safely to minimise risk to workers and neighbours. Thank you for your patience during these works.

The next stage of works to remediate the site will start as soon as practical once approved by Wollongong City Council.

Project timeline

Timings subject to change, approvals and weather

February to November 2023	Design concept refined based on feedback and technical studies
November 2023	Final concept plan and development application to support housing delivery lodged with Council
► We are here 22 November to 6 December 2023	Public exhibition of development application to support housing delivery, followed by Council assessment
Late 2023 to early 2024	Start remediation works, subject to approval
2024	Start earthworks, landscaping and subdivision works, subject to approval
2025	Anticipated sale of housing lots



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Contact us

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