



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

Bulli community newsletter

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

Works update

Demolition works are almost complete, with two remaining buildings facing Hospital Road to be demolished.

We received approval for ground remediation (DA-2022/1364) from Wollongong City Council in February, with works planned to begin on Monday 22 July 2024. Initial works will focus on removing building foundations and ground remediation within this area to provide greater clarity of the extent of buried contaminated material.

Enviropacific Services Limited (EPS) will continue as the lead contractor for demolition and remediation, with works to be overseen by an occupational hygienist and approved by an independent site auditor appointed by the NSW Environment Protection Authority.

Works are anticipated to take about six months to complete. A site manager from EPS will be on duty during work hours, which will be:

- Monday to Friday, 7am – 5pm
- Saturdays, 8am – 4pm.

Neighbours are safe to continue normal routines, including keeping windows open, gardening or walking near the site.

Works will involve:

- removing remaining structures and building foundations, and some trees
- removing and disposing of building materials and soil found to contain asbestos
- filtering soils to remove waste for safe disposal
- disposing waste at approved landfills using secure labelled bins during transport
- temporary stockpiling of materials for re-use.

Some low-level contaminated materials, such as hydrocarbon found in the bitumen and soil will be remediated onsite, with the intention for this to be buried under future roads. This common approach will be undertaken to:

- reduce the amount of waste going to landfill
- reduce the number of vehicles that need to travel to and from site to remove material, or bring in new material.

Measures to minimise the impact of works include:

- restricting site access and establishing a controlled work area for asbestos removal
- washing down equipment on site, with controls to prevent run-off
- air monitoring for asbestos fibres
- spraying water to suppress dust
- noise monitoring to keep levels as close to the site's background noise as possible
- establishing tree protection zones around trees to be preserved
- limiting heavy vehicle access to Hospital Road and distributing truck movements during work hours to avoid peak hour traffic
- ensuring all construction vehicles park on site.

Removal of former hospital substation

During the next stage of works, the existing onsite substation will be disconnected from the local electricity grid and removed, with electrical services re-routed to a new pole substation that will be installed on Hospital Road. Neighbours impacted by the disconnection will be informed prior to these works.



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

Planning and future works

Wollongong City Council is assessing our development application (DA-2023/895) for earthworks, landscaping and subdivision of lots to support future homes. We plan to:

- prepare lots for 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
- deliver a new 2,500sqm park on the western side of the site, with views of the coast, and interpretive landscape and design features to recognise the site's history
- install 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
- create a new access street with landscaped verges and around 58 on-street parking spaces, and a through-site pedestrian link to improve neighbourhood connectivity.

During community consultation we heard a mix of views and ideas that helped to shape our plans, which balance stakeholder needs and aspirations with other planning considerations, including the site's context and constraints, Council planning controls, development feasibility, and Landcom's housing and sustainability targets.

Subject to Council approval, subdivision works will begin as soon as practical after remediation works. We are finalising design guidelines that will support future landowners to build homes in keeping with the neighbourhood's local character.

Project timeline	
Timings subject to change, approvals and weather	
February to November 2023	Design concept refined based on feedback and technical studies
May 2023	Start demolition works
November 2023	Final concept plan and development application for subdivision works (involving earthworks, landscaping and subdivision of lots) to support future homes lodged with Council
22 November to 6 December 2023	Public exhibition of development application for subdivision works
February 2024	Remediation works development application approved by Council
July 2024	Start remediation works
Early 2025	Start subdivision works, subject to approval and completion of remediation works
2025	Anticipated sale of housing lots



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



Landcom is building more affordable and sustainable communities in your area. Call 13 14 50 if you need an interpreter and ask them to call Landcom on 1800 161 388.

Contact us

Web landcom.com.au/bulli

Email bulli@landcom.com.au

Phone 1800 161 388



Scan to sign up for email updates