

31 January 2017

Re: 22 Hospital Road Bulli NSW
SSD 16_7751,
DE-2016/90

To whom it may concern,

I wish to submit my objection to the above proposed development.

I am a resident of Bulli. I am seeking a revised plan for this development, one that is more imaginative and considers the visual impact of the natural surrounds, in particular the escarpment. This proposed development is unlike any other developments in the area and surrounds.

A hospital building in such an historic area, with such majestic surrounds, could be designed in a way that is visually appealing and not a huge blot on the side of the escarpment.

The reasons for my objections are outlined below:

1. The height of the proposed development is 16.2 metres, which is 5.2 metres over Wollongong Council regulations for areas zoned R2 and 3.2 metres over regulations for areas zoned R3 (refer to clause 4.1 in Wollongong Land Use Based Controls)
2. The proposed development doesn't integrate within the streetscape and the natural setting.
3. The proposed development is visually unappealing and dominant. It impacts on the view of the escarpment from many different vantage points in Bulli which detracts from the natural beauty of the area.
4. The design of the proposed building is unimaginative and does not comply with Wollongong Council residential controls to ensure that the development is "sympathetic to and addresses site constraints and split level stepped building on sloping blocks" refer to clause 4.1.1 in Wollongong Land Use Based Controls)
5. There are no other developments in Bulli that exceed Council height regulations. This sets a precedent for future development and the potential to change the character of the district.
6. Other similar developments in the area (such as Coledale Community Hospital) have been more considerate to the surrounding environment, the street scape and the visual impact on the escarpment – see attached photo of Coledale Hospital.

If you wish to discuss this further, please don't hesitate to contact me.

Thank you for considering my submission.

Yours sincerely,





Coledale Hospital, which sits unobtrusively against the escarpment and the surrounds.

https://www.google.com.au/search?q=coledale+hospital&safe=active&biw=1114&bih=581&source=lnms&tbm=isch&sa=X&sqi=2&ved=0ahUKEwiknv2k2OnRAhVGmpQKHfFSDIAQ_AUIBygC&dpr=1#safe=active&tbm=isch&q=coledale+hospital+street+view&imgsrc=SziMzvVFV0lk-M%3A