



Landcom

October 2026

Bulli Newsletter

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Residential lots coming soon

We have appointed Martin Morris & Jones Pty Ltd (MMJ) as the real estate agent to manage the sale of the 8 housing lots at Bulli.

The lots range in size from 279sqm to 958sqm, providing opportunities for a variety of housing preferences and budgets.

We're planning a preview day for the 8 lots on 31 October 2026. Anyone wishing to attend will need to register their interest, with MMJ managing registrations and coordinating inspection bookings. The lots are numbered 1–7 and 10, as shown in the plan.

If you're interested in buying a lot, please register via the Bulli project website. Registering allows us to share your details with MMJ, who will get in touch with you directly with details of the preview day and the lots for sale.

Looking to buy land in Bulli?

Register your interest now
landcom.com.au/bulli



Image above: Indicative aerial lot layout



Hilltop Reserve looking out to the east of the site over Nurses Lane

Construction update

We've nearly finished internal works on site. We've completed and connected the underground stormwater tank which captures runoff from the new roads.

The internal roads, drinking water, electricity and sewer services are complete.

Street trees have been planted and the retaining walls are nearing completion. We're now building the stairs and garden beds in the open space. We expect to finish internal works by the end of 2026.

Hospital Road water main works

We have started work on Hospital Road to install 2 new Sydney Water water mains within the southern section of Hospital Road. Subject to final approvals, weather and site conditions, these works are anticipated to take approximately **six to eight months**.

We know on-street parking in Hospital Road is already limited. Temporary parking restrictions will be required while the water mains are installed. To minimise impacts, the works will be staged, with around 15 on-street parking spaces expected to be unavailable at any one time, although this may vary as the works progress along Hospital Road.

Temporary footpath and partial road closures will also be required as work moves along Hospital Road. There will be more construction vehicles and trucks in the area during this time. We will coordinate vehicle movements and use traffic controls to help keep residents, pedestrians, road users and workers safe.

Maintaining access to homes and businesses is a priority throughout the works. If temporary driveway restrictions are required, affected residents will be contacted in advance to discuss arrangements and minimise disruption wherever possible.

Some activities will need to occur outside standard construction hours during periods identified by Sydney Water when water demand is lower. These works will require temporary water supply interruptions for some nearby homes and businesses. We appreciate that this can be inconvenient. Sydney Water will directly notify residents and businesses impacted by any planned shutdowns.

We will provide advance notice of any night works and keep residents informed about what to expect, so people can plan ahead and minimise disruption to their daily routines.

Thank you for your patience and understanding while this important infrastructure work is carried out. The upgrades will help support the growing community.

Contact us

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- work location on Hospital Road
- site boundary

Heritage interpretation and road naming

We're committed to honouring the site's former use as a hospital, recognising its important place in Bulli's history. New plaques and signage will be installed alongside landscaping elements that celebrate and reflect the site's past.

Street naming has also been finalised, with Turpentine Street and Nurses Lane formally adopted following a community poll in 2025. The names reflect both the site's local character and its historical connection to the former hospital.



Plan is indicative and not to scale. It is subject to change and approvals.

Site plan



- Freestanding home
- Affordable rental homes
- Duplex
- Terrace
- S Above-garage studio

- Hilltop green space among retained trees
- Pocket park, pedestrian link and underground water management
- + Bulli Hospital and Aged Care Centre

- Site boundary
- Lot boundaries

Interpreter help



If you need help reading this newsletter, call the Translating and Interpreting Service on 13 14 50 and ask them to call Landcom on 02 9841 8600.

Contact us

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