

Bulli Newsletter

December 2025

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Register your interest now

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Read about Landcom's work to transform the former Bulli Hospital site with a mix of homes to increase local housing options.

Construction update

Our contractor TRN is set to finish demolition and remediation works in January, paving the way for subdivision works to deliver new roads, services and open space. Subject to weather conditions, these works are scheduled for completion by mid-2026.

TRN will take a short break during the Christmas-New Year period, wrapping up on 23 December and returning on 12 January. They will secure equipment and leave the site in a safe condition with controls to limit erosion and sediment runoff. Security cameras will continue to monitor the site. If there are any concerns about the site during the break, call us on 1800 811 360.

Future development

Future homes will be designed to blend with the neighbourhood and include freestanding homes, duplexes and terraces. The mix of homes will provide greater

housing choice, affordability and security for new residents.

The development will also include green spaces, a new access street with around 58 on-street parking spaces and a pedestrian path through the site.

We recently submitted an application to Wollongong City Council to modify the existing development approval conditions so that we can stage the registration of the future subdivision. No additional works are proposed as part of this modification.

Affordable homes

We are exploring different design options for around 13 affordable rental homes that will face Hospital Road, including a low-rise apartment building that would comply with Council's planning controls to suit the neighbourhood. Once a concept plan is ready, we will notify neighbouring residents and invite feedback, in line with the State Environmental Planning Policy (Housing). Affordable housing delivery is subject to funding and finding a suitable community housing provider.

Looking to buy land in Bulli?

We will be releasing land lots for sale in early-mid 2026. The eight lots range in size from 279m² to 958m².

To confirm your interest in receiving sales information, please scan the QR code to sign-up for sales updates.

BULLI UPDATES



Register your interest now



Artist's impressions of future freestanding homes (above) and terraces (right), subject to change and approvals.



Site plan

- Freestanding home
- Affordable rental homes
- Duplex
- Terrace
- S Above-garage studio
- 🌳 Hilltop green space among retained trees
- P 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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