

Bulli Newsletter

October 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.

Future development

Works to create lots for future homes are progressing.

Future homes will be designed to blend with the neighbourhood and include freestanding homes, duplexes, terraces or low-rise apartments. The mix of homes will provide choice, affordability and security for new residents. The development will include green spaces and a new access street with around 58 on-street parking spaces and a pedestrian path through the site.

Construction is tracking well

TRN is managing construction, with demolition and remediation

works expected to finish by the end of the year. Once complete, subdivision works will begin to deliver new roads, green spaces, and essential services including power and water.

Over the next few months, there will be more truck movements along Hospital Road to bring materials on and off site. Traffic control will be in place to support the safety of road users and minimise community disruption.

To help manage dust during construction, water carts are spraying across the site. Additional measures such as haybales, sandbags and a temporary sediment basin are in place to trap stormwater and reduce runoff.

Subject to weather conditions, subdivision works are scheduled for completion by mid-2026.

Looking to buy land in Bulli?

We will be releasing land lots for sale in early 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



Bird's-eye view of progress

Plans for affordable housing

We are preparing a concept plan for around 13 new affordable rental homes. Council approved development plans show future affordable housing on two lots fronting Hospital Road. To make the most of the space and deliver more homes, we're exploring different design options - including a low-rise apartment building that would be designed in line with Council's development controls to suit the neighbourhood, and improve housing outcomes for the local community.

When the design is ready, we'll notify neighbouring residents, in line with the State Environmental Planning Policy (Housing).

Delivery of affordable housing is subject to funding, as it is subsidised to support those in need.

We are seeking to find a community housing provider to own and manage the affordable housing. Community housing providers are not-for-profit organisations that help people on low incomes find safe, secure and fairly priced housing.



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

- Freestanding home
- Affordable rental homes
- Duplex
- Terrace
- Ⓢ 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

NURSES LANE

TURPENTINE CR



New street names

Thank you to everyone who shared feedback on the names for the new roads being built as part of the development. We had 37 participants in total, and the preferred names were:

- Turpentine Crescent for the new road
- Nurses Lane for the access lane.

The laneway name honours the former hospital that once stood on the site and to a strong sense of place for the community.

We've now submitted a naming application to Council to approve the road names.



Weed clearing to support tree protection and site access

Weed removal has commenced on the southern part of the site targeting noxious weeds and invasive plants, including lantana, asparagus fern, blackberry and privet. This focussed weed management will make it easier for us to finalise remediation works and protect the large trees.



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.

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