



Bulli Newsletter

June 2025



In this update

Development approved
Application to create lots for 50 homes approved

Construction
Works expected to resume in mid-2025

Sales
Sales expected in 2025 and 2026

Have your say
Help to name the new street and laneway

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

Future development

Our development application to create lots for 50 future homes was approved this month by the Southern Regional Planning Panel.

We worked to meet Wollongong City Council requirements and deliver best practice energy, water, waste and environmental management.

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.

We will also deliver two new green spaces and landscaping, a new access street with around 58 street parking spaces and through-site pedestrian connections.

Construction

Pending construction approvals and weather, works to redevelop the site are expected to start in July and finish next year.

Works involve delivery of the new access street, green spaces and landscaping, and water, sewer and electricity connections for new homes. Demolition and ground remediation will be completed as part of this next stage of works. Homes will be delivered by future landowners and are subject to further approvals.

We expect to appoint the lead contractor for our works in the coming weeks and will notify neighbours before we start works.

Sales

Sales are expected between 2025 and 2026, with details shared in future updates.





Have your say!

We have shortlisted names for the future access street and laneway that recognise the site's history. Scan the QR code below to **vote for your favourite name by 5pm, Friday 4 July 2025**. The top two names will be included in our naming application to Council.



Artist's impressions of future development looking south (above) and from Hospital Road (right), subject to change and approvals



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

Contact us

- 1800 161 388
- bulli@landcom.nsw.gov.au
- landcom.com.au/bulli



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