



Bulli project newsletter

November 2024



In this update

Construction update

Demolition and remediation works are winding down

Future development

Redevelopment works are expected to begin next year

Project timeline and map

View our timeline and see where the project is located

Read about Landcom's work to transform the former Bulli Hospital site with new open space and a mix of housing that diversifies and increases local housing options.

Construction update

To prepare the site for future homes, we have demolished 11 of the former hospital buildings and progressed ground remediation.

As we approach the end of the year, works are winding down. Subject to approvals, the two smaller buildings near Hospital Road will be demolished and ground remediation completed as part of the next stage of works.

Our contractor is removing equipment and leaving the site in a safe condition by installing controls to limit dust, erosion and sediment run-off. We will continue to monitor the air, spray water to control dust when needed, maintain the Hospital Road verge and site vegetation, and use security cameras to monitor the site. Neighbours are safe to continue normal routines like keeping windows open, gardening or walking by the site.

Future development

Wollongong City Council is assessing our development application to create lots for 50 future homes that we submitted last year. Pending approvals, works to redevelop the site are expected to start in 2025, with lot sales starting in 2026.

Featuring homes designed to blend with the neighbourhood, including terraces, duplexes, manor homes and freestanding houses, the project will help to provide greater choice, affordability and housing security for a range of new residents. Ten percent of homes will be affordable rental housing for people on lower to moderate incomes, like key workers.

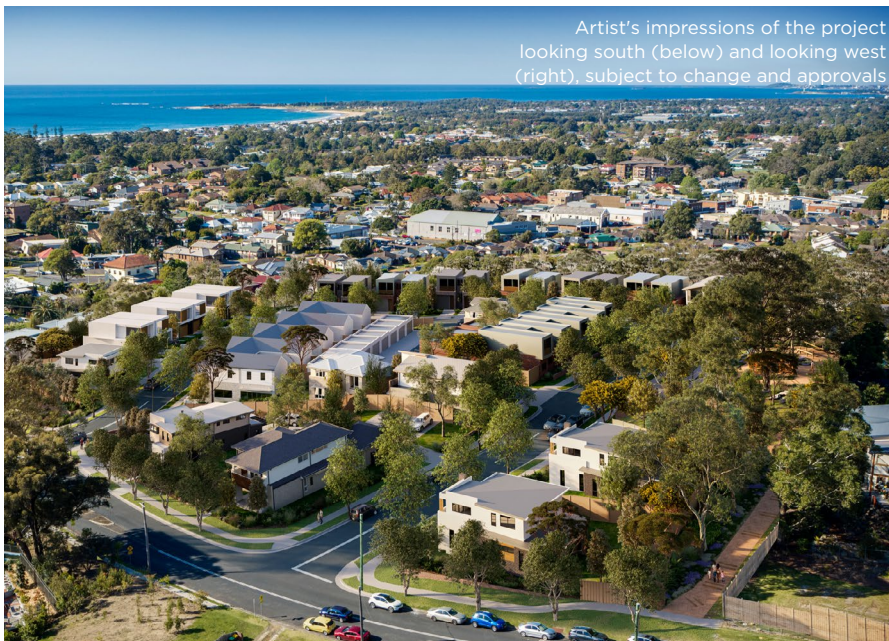
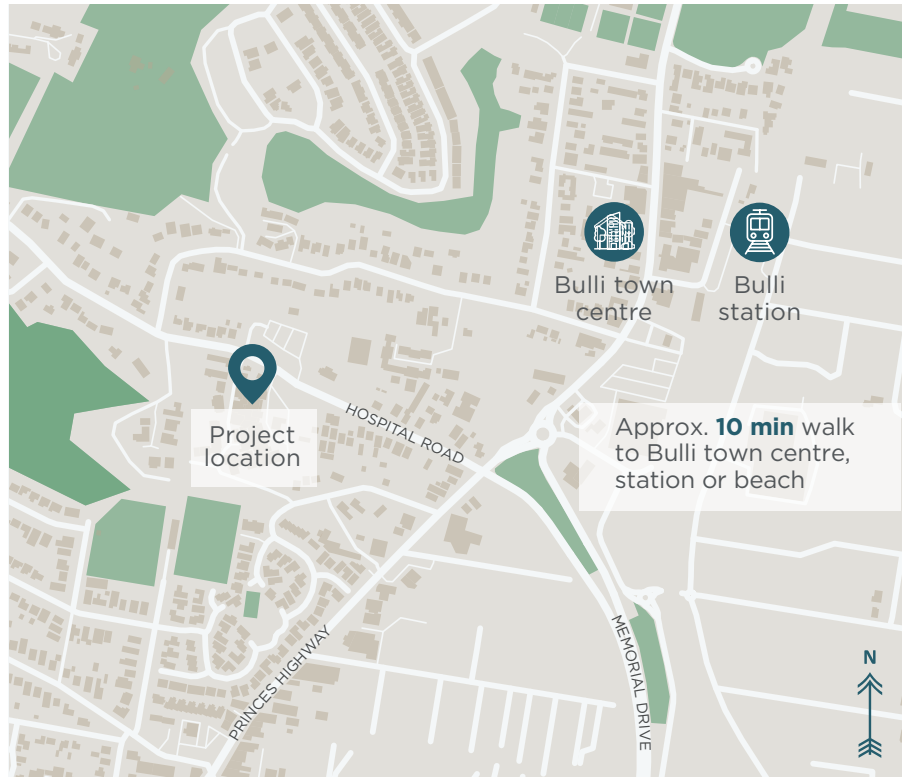
We will also deliver two parks with views of the coast, a new access street with around 58 street parking spaces in addition to private parking, and through-site pedestrian connections.



Timeline

February to November 2023	Community consultation and technical studies to refine plans
April 2023	Demolition works began
November 2023	Development application to create lots for future homes submitted to Council
July 2024	Remediation works began
Early-mid 2025	Demolition and remediation works to resume, followed by subdivision works, subject to approvals
Early 2026	Sales expected to begin
2026	Works expected to finish, subject to weather and approvals

Project location



Artist's impressions of the project looking south (below) and looking west (right), subject to change and approvals



Who is Landcom?

We are a NSW Government owned land and property development organisation. We aim to make a positive difference in people's lives across NSW by increasing the supply, affordability and diversity of housing and creating sustainable communities.

Contact us

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



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 1800 161 388.

Landcom reasonably believes this document, including the map, is correct at the date of publication, but gives no warranty or representation as to its accuracy or completeness. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon, or use of this document by any person.