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July 2026

East Lismore Newsletter

Read about how Landcom and the NSW Reconstruction Authority are planning a sustainable and resilient community at Crawford Road, East Lismore.

Have your say to shape masterplan

Following community consultation earlier this year to inform our Stage 1 plans, we're now seeking community ideas and feedback to inform the masterplan for the broader 72-hectare site, guiding how we could deliver a mix of much-needed homes and new green spaces while protecting habitat for local wildlife.

Online

Complete our online survey by Sunday 16 August and go into the draw to win 1 of 5 \$100 VISA gift cards.

Scan the QR code or visit joinin.landcom.nsw.gov.au/eastlismore to learn more, sign up for email updates and share feedback.

Design workshop (ages 16-24)

Join a workshop on Saturday 15 August, where we'll explore young peoples' aspirations for the new neighbourhood and how to create a place that's fit for the future. Participants will receive a \$300 VISA gift card. Spaces are limited, so register your interest via the QR code.

Pop-up events

Join us at a pop-up to ask questions and share feedback:

Friday 7 August, 1:00 pm – 4:00 pm
Lismore Library (ground-floor Function Room),
110 Magellan Street, Lismore

Saturday 8 August, 7:30 am – 11:00 am
Lismore Farmers Market, Lismore Showground

Saturday 8 August, 12:00 pm – 3:00 pm
Lismore Regional Gallery, 11 Rural Street, Lismore

Thursday 13 August, 3:00 pm – 6:00 pm
Lismore Produce Market, 152 Keen Street, Lismore

Friday 14 August, 1:00 pm – 4:00 pm
Lismore Library (ground-floor Function Room),
110 Magellan Street, Lismore



About the project



Potential for 500-700 homes, set back from flood prone and vegetated areas to reduce risks from natural hazards and support local habitat.



Greater housing choice for locals through a mix of housing types, 20% affordable housing and land to relocate suitable buyback homes from flood-affected areas.



Buildings positioned to maximise solar access and cross ventilation, reducing reliance on air conditioning.



Façades, roof treatments, materials and colours encouraged to reflect local character and reduce heat absorption.



Water sensitive urban design principles, including rainwater collection for use in landscaping.



Parks and landscaping that celebrate the site's picturesque setting and provide easy access to nature.



Plants native to the area to support biodiversity and increase tree canopy cover, providing shade and cooling the air.



Leafy, well-lit slow-traffic streets that make it safe for walking and cycling around the neighbourhood.



Exploring opportunities for public art and other community facilities.



Funds set aside for potential future infrastructure upgrades, including local roads and utilities.

Steps to keys in doors

To get people into homes as soon as possible, we're delivering the project in stages.

Stage 1 is a 5-hectare area at the northern end of the site that can support around 100 homes. We submitted Stage 1 plans to Lismore City Council in May 2026, seeking approval for the layout and location of lots, new streets and footpaths, landscaping and water, sewer and electricity connections.

Subject to approvals, in the coming months we hope to start Stage 1 early works and sales. Sales information, including pricing, home/lot sizes and the sales process will be available closer to this time.

Resilient Homes Program participants who've accepted a buyback offer and registered for the Resilient Lands Program will have priority access to purchase new land and homes before anything unsold is offered to the open market. The NSW Reconstruction Authority will support participants to determine what is right for them.

By the end of the year we aim to complete the site masterplan, guiding how the site could be developed in future stages.



Artist impressions of proposed development, subject to change and approvals

Build-to-rent update

As part of the East Lismore project, we're building 50 apartments on the corner of Crawford and Military roads to provide secure homes for long-term renters under the NSW Government's build-to-rent program. There'll be a mix of apartment sizes and 20% will have reduced rents for local households on very low to moderate incomes. Once we appoint a suitable building operator later this year, they'll share information about how to register interest and apply for a rental property.

Construction is progressing well, with works underway next to the site to improve the stormwater system, widen road sections and install new kerbs, gutters and footpaths. In the coming weeks we expect to complete the building structures, followed closely by roofing, façade and cladding works. We're aiming to finish construction in late 2026, weather permitting.



The build-to-rent apartments are taking shape

Project timeline

- **12 January to 16 February 2026**
Consultation on Stage 1 plans
- **May 2026**
Stage 1 development application submitted to Council
- **11 May to 8 June 2026**
Stage 1 development application on exhibition
- **20 July to 16 August 2026**
Consultation on site masterplan
- **We are here**
- **Mid-late 2026**
Start Stage 1 early works and first sales release of 19 vacant lots for freestanding homes, duplexes or to relocate suitable buyback homes (subject to approvals) – buyback participants prioritised
- **Late 2026**
Final site masterplan and development application submitted to Council
- **Late 2026**
End of build-to-rent construction, pending weather conditions
- **Early-mid 2027**
Terrace sales and start Stage 1 home construction and relocation (subject to approvals)
- **Mid-late 2027**
First residents to move in (subject to settlement timing and completion of homes)
- **2027 to 2030**
Future stages construction and sales (subject to approvals)

Contact us



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Interpreter help

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