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May 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 on plans for Stage 1

This month we lodged the development application for Stage 1, which covers a 5-hectare area at the northern end of the Crawford Road site. Stage 1 provides for about 100 homes and prioritises smaller more affordable housing types to better meet local needs and offer greater housing choice. Stage 1 includes:

- larger lots for further subdivision that can accommodate 70 to 80 terraces, with a mix of 1, 2, 3 and 4 bedrooms
- 19 standard lots for relocating suitable buyback homes or for new freestanding or semi-detached homes (duplexes).

Lismore City Council is coordinating the public exhibition and inviting community feedback until 8 June 2026 to inform their assessment. To learn more about our plans and how to make a submission visit www.joinin.landcom.nsw.gov.au/eastlismore or scan the QR code above.

What we heard

Through early consultation, more than 60 people met with us, attended a drop in session or returned a survey. Feedback showed strong support for the project overall; particularly for smaller, more affordable homes, with many people preferring terraces and land for relocating suitable buyback homes over apartments, as well as leafy streets, native landscaping and protections for bushland and wildlife, including koalas.

We also heard clear concerns about whether local roads, services and infrastructure can support planned growth. In response, we're working closely with Council and service authorities to ensure planning for all stages appropriately considers capacity needs and supports a well serviced, resilient neighbourhood.

In the coming months we'll invite the community and stakeholders to help shape the draft masterplan for the broader site.

East Lismore project map



Map is indicative, with development subject to further planning and approvals.



Stage 1 concept masterplan

Plan is indicative, subject to change and approvals



Artist impression of proposed development, subject to change and approvals

About the project

The new neighbourhood at Crawford Road, East Lismore, will provide at least 400 homes in the central part of the 72-hectare site, away from potential flood prone and bushland areas to support local habitat. Future residents will be near nature, open spaces, community facilities, schools, shops and the university.

We're planning for a mix of lot sizes and housing types, land to relocate suitable buyback homes from flood-affected areas, and 20% affordable housing for very low to moderate-income households. Resilient Homes Program participants who have 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.



Artist impression of proposed development, subject to change and approvals

To get keys in doors as soon as possible, we're delivering the project in stages. Subject to approvals we're hoping to start works in Stage 1 later this year, while we continue masterplanning for the broader site.

Weed removal

Last month we started removing invasive vegetation like camphor laurel, privets and bamboo from the site. This will help to protect areas of sensitive bushland along the site's northern, eastern and western boundaries and improve site access to support our ongoing planning.

Construction on track for new rental homes

As part of the East Lismore project, we're building 50 apartments on the corner of Crawford and Military roads that will provide secure homes for long-term renters under the NSW Government's build-to-rent program. There will be a mix of apartment sizes and 20% will have reduced rents for local households on very low to moderate incomes.

We've built the ground levels, and the footings and retaining walls for the main building. A crane was installed in late March, with construction underway for the structural columns and floor levels. Upgrades to the stormwater system along Crawford and Military Road are also almost finished. We're aiming to complete construction in late 2026, weather permitting.



Aerial view of build-to-rent construction in March 2026

Project timeline

- 12 January - 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 **We are here**
- Mid-2026
Consultation on site masterplan
- Mid-late 2026
Start Stage 1 sales and construction to support new homes (subject to approvals)
- 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
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 - 2030
Future stages construction and sales (subject to approvals)

Contact us



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