

# East Lismore Newsletter

January 2026

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

## In this update

### Planning for new homes

New homes for East Lismore in the pipeline

### Have your say on initial plans

Share feedback to help refine Stage 1 plans

### Build-to-rent apartments

Works underway to deliver secure rental homes

### Project timeline

View our delivery timeline

## Planning for new homes

Landcom, together with the NSW Reconstruction Authority, is planning a sustainable, well-designed neighbourhood at Crawford Road, East Lismore, that will provide at least 400 homes.

There will be a mix of land sizes and housing types, as well as land for relocating suitable buyback homes from flood-affected areas. At least 20% of homes will be set aside as affordable housing for very low to moderate-income households.

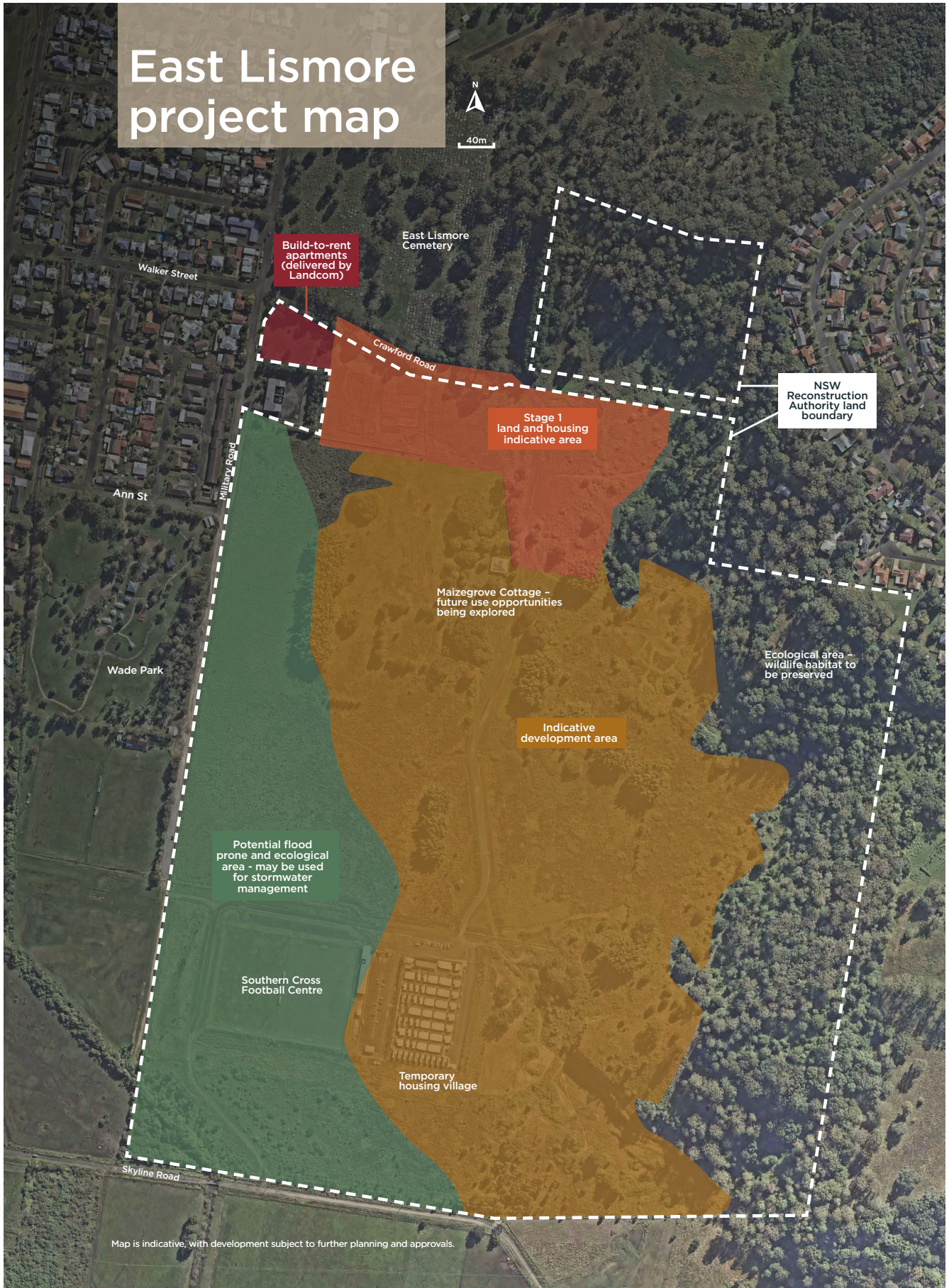
Homes will be built in the central part of the 72-hectare site (see map overleaf), away from potential flood prone and vegetated areas to support local habitat. Future residents will be close to nature, open spaces, community facilities, schools, shops and the university.

To accelerate development, the project will be delivered in stages.

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. Home prices will reflect the local market.

Landcom is working with the NSW Reconstruction Authority to confirm lots for participants.







### Have your say on initial plans

The first stage of development covers a 5-hectare area at the northern end of the site. Stage 1 could support around 100 homes by prioritising smaller, more affordable housing types to better meet the needs of the local community and provide greater housing choice.

The draft concept for Stage 1 features a mix of two, three and four-bedroom terraces, two and three-bedroom apartments in low-rise buildings, and around 10 lots to relocate suitable buyback homes.

To help finalise our Stage 1 plans and inform the site masterplan, we are seeking feedback on our initial plans until 9am, Monday 16 February 2026.



**To learn more, register for email updates and have your say, scan the QR code or visit [www.joinin.landcom.nsw.gov.au/eastlismore](http://www.joinin.landcom.nsw.gov.au/eastlismore)**

Given pressing local housing needs we are moving ahead with Stage 1 to get keys in doors as quickly as possible, while we prepare a masterplan for the broader site in consultation with neighbours, Lismore City Council and the wider community. We will invite feedback on the masterplan before mid-2026.



Artist's impressions of proposed development, subject to change and approvals.

### Build-to-rent apartments

As part of the East Lismore project, Landcom is building 50 apartments in the northwest corner of the site for long-term renters under the NSW Government’s build-to-rent program.

In November our builder FKG Group started major works, which are expected to finish by late 2026.

# Project timeline

(estimate timings)

Until 16 February 2026	Consultation on Stage 1 plans
Early 2026	Stage 1 development application submitted to Council
Early-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)



Artist's impression of future build-to-rent homes.

### 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.

### Who is the NSW Reconstruction Authority?

The NSW Reconstruction Authority drives and supports community-centred recovery, and leads the change required to reduce the impact of disasters. It is leading the recovery work in the Northern Rivers, working with councils and communities.

### 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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