

East Lismore build-to-rent Engagement Summary Report

23 August 2024



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Acknowledgement

Landcom respectfully acknowledges the Widjabul people of the Bundjalung Nation as the traditional custodians of the site and recognises that they have lived in the Lismore area for tens of thousands of years caring for country. We recognise and respect their continuing cultural heritage, beliefs and connection to the land, sea and community. We pay our respects to their Elders past and present.

About this document

Landcom invited community feedback on a concept plan for the East Lismore build-to-rent project (the project), to inform preparation of a Development Application. Several meetings were held with local community and stakeholder organisations after the site, located on the south east corner of Military Road and Crawford Road in East Lismore, was secured in March 2024, an in-person community information and feedback session was held at the East Lismore Bowling Club on Thursday 1 August 2024, and an online feedback form was open for three weeks between Wednesday 17 July and Wednesday 7 August 2024.

This document summarises the feedback received, and Landcom's response in consideration of community feedback.

The community response was generally positive, with 61% of respondents agreeing in principle with the concept for build-to-rent housing in East Lismore. Most respondents found the information was easy to understand and relevant, and indicated a desire to stay involved with the project. Overarching feedback themes relate to urgent housing need, sustainability and accessibility design considerations, stormwater and flooding management, minimising impacts to neighbourhood amenity, and traffic and parking.

Introduction

As part of the NSW Government's commitment to boosting housing supply and housing diversity in regional NSW, Landcom has been tasked with delivering two 'build-to-rent' pilot projects on the South Coast and in the Northern Rivers. Communities in both these regions are impacted by rising rents and low housing availability.

A site in the Northern Rivers was secured in March 2024 for Landcom to deliver the project. A concept design and associated consultant studies are being drafted to prepare a Development Application that will be submitted to Lismore City Council. Council will then provide an assessment report to the Northern Regional Planning Panel for final determination. Subject to approvals and weather, construction is anticipated to start in early to mid-2025, with residents moving in during 2026.

Following completion, ownership of the site is anticipated to be transferred to a government organisation, and a suitably qualified government agency or Community Housing Provider will manage the operation and tenure of the building.

The project is located at the corner of 32 Crawford Road and 144-146 Military Road, East Lismore. The site is vacant and zoned mixed-use (MU1) under the Lismore Local Environmental Plan 2012, which permits the proposed development.

The concept design consists of two separate three storey buildings with ground floor car parking, totalling 50 rental apartments. The apartment mix will comprise of studios, 1-, 2-, and 3-bedroom

apartments; 20% of which will be affordable rental housing. Ground floor parking will provide around 51 parking spaces, subject to detailed design.

The project is committing a large proportion of the site to shared communal spaces, both open and private courtyards, to foster community amongst residents. A central laneway and rain garden is proposed to run perpendicular to Military Road, between the two apartment buildings, providing access to apartments and shared spaces. It will feature a mix of subtropical plants and provide through-site views of the hillside to the east, while promoting cross ventilation to keep apartments cool during warmer weather and additionally break up the bulk of the built form. Adjacent to the central laneway will be a communal room, intended for resident activities.

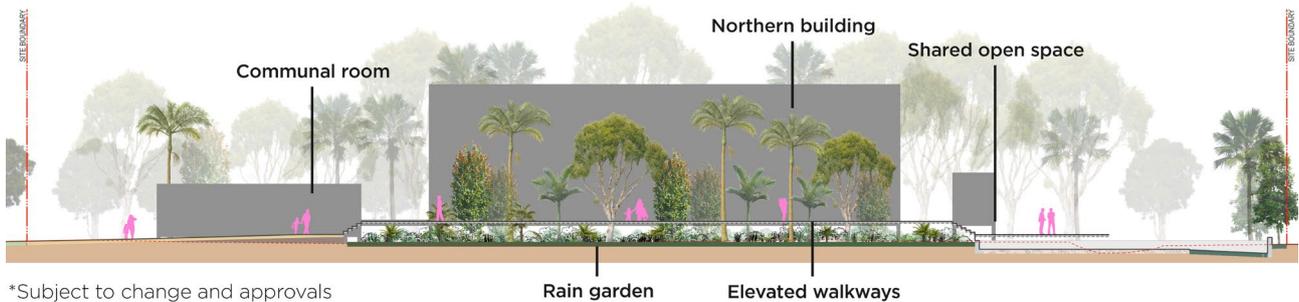
Setbacks from the adjoining street will enable as many mature trees to be retained as possible, helping support habitat for wildlife, cool the streets and screen the new buildings.

Landscape plan section (looking east from Military Road)*



*Subject to change and approvals

Landscape plan section (looking north from laneway rain garden)*



*Subject to change and approvals

Figures 1 and 2 - Landscape plan sections, showing proposed buildings, communal room, and central laneway and rain garden.

Community engagement context

Community and stakeholder meetings

Since securing the site from Southern Cross University in March 2024, Landcom has met with community groups and stakeholders to discuss the project and identify local knowledge and issues of interest for consideration during site planning. Multiple meetings were held with representatives from community and stakeholder organisations as follows:

- Southern Cross University (early engagement prior to site acquisition, with project concept discussion Thursday 1 August 2024)
- NSW Reconstruction Authority (Wednesday 10 April 2024)
- Lismore City Council (Thursday 11 April 2024, Thursday 30 May 2024, Wednesday 26 June 2024, Friday 2 August 2024, Thursday 8 August 2024)
- Ngulingah Local Aboriginal Land Council (Wednesday 26 June 2024) (See Walk on Country below)

The project was discussed with representatives from other stakeholder organisations, including Living Lab Northern Rivers (Thursday 16 May 2024, Wednesday 26 June 2024, Monday 22 July 2024), Lismore A Way Forward (Thursday 1 August 2024) and, at Ngulingah Local Aboriginal Land Council CEO's recommendation, NTSCORP (Friday 26 July 2024).

Neighbour doorknocking

On Wednesday 26 June 2024, Landcom doorknocked and distributed a letter (see Appendix H) to nearby homes to ensure neighbours were aware of the project and to let them know consultation would be happening soon. Approximately 100 homes were doorknocked on Marlyn Avenue, Military Road, Paunelle Avenue, Walker Street and Zambelli Drive.

Walk on Country

A Walk on Country was undertaken to understand Aboriginal connections to the site and identify opportunities for design to be shaped by knowledge of Country and culture. On Wednesday 26 June 2024, Ngulingah Local Aboriginal Land Council CEO Bill Fisher and another representative walked with the project team and the landscape design consultant on site and shared their knowledge of the area. They offered to share ongoing knowledge and assist in facilitating connections with other local Aboriginal stakeholders as project planning continues. During the walk on site, they shared that the grass and marsh areas around the site would have been rich in food sources, talked about the landscape's appearance before European settlement, and reflected on the significance of water and how local waterways have changed over time.

Initial design principles were discussed and generally supported, including:

- limiting site disturbance through building setbacks and minimising built footprint where possible, while working with the site's topography
- retaining natural ground and drainage systems where possible, with new sustainable water management solutions including a landscaped rain garden

- retaining as many mature trees as possible, and planting endemic vegetation
- retaining views through the site of the escarpment to the east
- using passive design and natural materials.

In-person community information and feedback session

Landcom hosted a drop-in session between 5pm and 8pm on Thursday 1 August 2024 at East Lismore Bowling Club to share information on the project and invite feedback from the community.

The format of the event was an open floor with the project team available to explain the project, answer questions and record feedback. Six A0-size information boards (see Appendix A) were displayed with details about the project, local housing need, benefits of build-to-rent housing, draft design concept, planning process, construction and project timing. Attendees were invited to fill out a feedback form prior to leaving, with questions which mirrored those included in the online feedback form. There was a total of 25 attendees, submitting seven feedback forms.



Figures 3 and 4 - Images from the drop-in session

Join In consultation webpage

On Wednesday 17 July 2024, a project webpage was published on Join In, Landcom's consultation platform. The page (see Appendix B) featured the same information presented at the in-person session and was accessible either via URL (joinin.landcom.nsw.gov.au/eastlismorebtr) or QR code included in distributed promotional communications. During the engagement period (Wednesday 17 July 2024 to Wednesday 7 August 2024) the Join In page was viewed 986 times by 595 unique visitors. Visitors were prompted to complete an online version of the feedback form, with a total of 24 forms received.

Engagement promotion

The drop-in information session and online feedback form were promoted through print and online media:

- Emails to community and government stakeholder organisations (between Friday 12 July 2024 and Tuesday 23 July 2024) - Southern Cross University, NSW Reconstruction Authority, Lismore City Council, Living Lab Northern Rivers, Northern Rivers Housing, Ngulingah Local Aboriginal Land Council
- Project webpage (landcom.com.au/eastlismore) updated with call-to-action and a pop up notice (results for Wednesday 17 July 2024 to Wednesday 7 August 2024):
238 page views, 156 unique visitors, average visit time 50 seconds
- Social media posts (see Appendix C) distributed between Wednesday 17 July 2024 and Wednesday 7 July 2024:
Landcom's Facebook page:
Wednesday 17 July 2024:
934 reach, 1,024 impressions, 23 engagements (reactions, comments, shares, clicks)
Wednesday 24 July 2024:
461 reach, 502 impressions, 7 engagements
Wednesday 31 July 2024:
362 reach, 387 impressions, 2 engagements
Friday 2 August 2024 - Wednesday 7 August 2024 (sponsored post):
6,610 reach, 15,762 impressions, 40 engagements, 346 link clicks
Landcom's Instagram:
Wednesday 17 July 2024:
254 reach, 304 impressions, 8 engagements (likes and comments)
Wednesday 24 July 2024:
195 reach, 230 impressions, 9 engagements
Wednesday 31 July 2024:
157 reach, 186 impressions, 8 engagements
- E-newsletter (see Appendix D) distributed Wednesday 17 July 2024 to subscription list - 14 recipients
- Postcard (see Appendix E) letterbox drop on Friday 19 July 2024 to 154 properties
- Advertisement (see Appendix F) in Lismore City News (Saturday 20 July 2024) - print readership of 3,480 people
- Media release (see Appendix G) distributed Monday 22 July 2024

Summary of findings

The table below summarises the key issues identified through feedback forms and discussion with community members.

Theme	Community feedback	
Housing	<p>Summary:</p> <ul style="list-style-type: none"> • Awareness of significant existing housing issues such as low rental availability, impacts of 2022 floods on housing supply, and urgent need for additional housing supply. • Concern for those living in temporary accommodation, and the impact of housing stress on local households. • Support for build-to-rent and affordable housing to help meet local housing need. • Interest in plans for managing maintenance and tenancies of housing. • Some misconception about the intent of the project with the impression it will deliver social housing. 	<p>Response to feedback:</p> <p>The project will deliver 50 secure homes for long-term rental to help address rental housing stress for local households living in the Lismore area.</p> <p>80% of housing will be market rental, with 20% of homes dedicated for Affordable Rental Housing with rents capped at 75% of market rent allocated for low to moderate income households.</p> <p>The project does not include social housing.</p> <p>The building management approach has not yet been determined. The building will be managed by an appropriate NSW Government agency or a registered Community Housing Provider.</p> <p>Once construction has progressed and a building operator is in place, a process for allocating tenancies will be communicated and managed by the operator.</p> <p>Because build-to-rent offers long term tenure, many tenants settle down, make new friends within the building and become active members of the local community.</p>
Housing Need	<ul style="list-style-type: none"> • Support for consideration of the housing needs of the local community, including those living in temporary accommodation following the 2022 floods who may be struggling financially. • Support for mix of density and housing sizes to meet local housing need and provide greater choice. • Concern scale of project will not make a significant impact to relieve local housing stress. • General support for expediting the project to meet acute local housing need. 	
Housing Operation/ Affordable Housing	<ul style="list-style-type: none"> • Support for affordable housing and more affordable housing options, including smaller housing sizes. • Clarity requested on proportion of development allocated as affordable housing. <ul style="list-style-type: none"> ○ Some community perception of site being entirely affordable or social housing. 	

- Some confusion about whether the project will include social housing with perception that the area does not need more very low income households.
- Query about how affordable housing will relieve rental stress for those receiving payments from Services Australia (e.g. Centrelink).
- Requests for proportion of affordable housing to be increased.
- Clarity requested on matters related to housing management:
 - Ongoing building/tenancy management approach and whether it will be transferred to a government agency or a Community Housing Provider.
 - Request for information to be provided to local Community Housing Providers about the opportunity to manage housing once built.
 - Assurances that building maintenance requests will be actioned in a timely way, and that grounds are kept tidy so there are no negative visual impacts on neighbours.
- Clarity requested on tenant selection and management:
 - Query about the selection criteria with suggestion to prioritise at risk individuals, those living in temporary accommodation, pensioners and people with disability.
 - Query about the proportion of homes for families.
 - Support for a mix of tenants, reflecting different ages, households, incomes.
 - Query about who will be eligible for housing that is not set aside as affordable housing.

Design	<p>Summary:</p> <ul style="list-style-type: none"> ● Strong support for build-to-rent housing concept. ● Support for overall concept design. ● Strong support for communal spaces. ● Strong support for design to consider accessibility, liveability, and security. 	<p>Response to feedback:</p> <p>Strong community support for build-to-rent housing concept is acknowledged.</p> <p>The concept plan includes indoor and outdoor communal space to encourage tenants to connect and socialise, with flexible open spaces to allow for future provision of play equipment, barbeque or other amenities as appropriate.</p> <p>A portion of apartments will meet universal housing standards to enhance accessibility. Some design features include step-free entry and wider doorways. Two elevators will provide access to apartments.</p> <p>The concept plan includes provision for well-designed, highly liveable apartments featuring:</p> <ul style="list-style-type: none"> ● Curved roof forms to minimise visual bulk, as well as façade and balcony recesses, to help reduce the visual bulk and scale of the buildings so they blend with surrounding character ● Building orientation to maximise solar access and cross ventilation,
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		<p>reducing reliance on air conditioning</p> <ul style="list-style-type: none"> • Appropriate acoustic treatment • Building and carpark security and access control • Landscaping with a mix of native, subtropical plants, while as many of the mature trees on site will be retained as possible to help support habitat for wildlife, cool the streets and screen the new buildings.
<p>Built Form/ Landscape Design</p>	<ul style="list-style-type: none"> • Support for proposed open and communal spaces where people can socialise. <ul style="list-style-type: none"> ○ Comment that communal areas can help create a sense of community and combat loneliness. ○ Consideration of needs for young families/children to play and relax (e.g. a playground, barbeque). ○ Suggestion for a communal vegetable garden. • Suggestion for a café / commercial space to be included. • Request for detailed architectural plans to be shared with the community. 	
<p>Accessibility/ amenity /security of apartments</p>	<ul style="list-style-type: none"> • Clarity requested on proportion of housing that is accessible. • Accessibility design suggestions for consideration: <ul style="list-style-type: none"> ○ Provide accessible ground floor apartments ○ Shower railings ○ Elevator • Liveability/Comfort design suggestions for consideration: <ul style="list-style-type: none"> ○ Storage lockers in the secure carpark. ○ Acoustic treatment: <ul style="list-style-type: none"> ▪ Minimise noise transmission between apartments and disturbance to neighbours. ▪ Comment that poor soundproofing can have mental health impacts. ○ Concern about housing being located next to electrical substation. • Security measures for consideration: <ul style="list-style-type: none"> ○ Suggestion for secure windows and doors ○ Suggestion for volunteers to patrol and monitor site security. 	
<p>Community Amenity and Impacts</p>	<p>Summary:</p> <ul style="list-style-type: none"> • Support for provision of rental and affordable housing. • Some concern about perceived impacts associated with new housing and tenants. 	<p>Response to feedback:</p> <p>Strong community support for secure rental housing is acknowledged.</p> <p>Affordable housing is rental housing for low to moderate income households, including essential workers like teachers, cleaners, retail assistants and nurses. Providing affordable housing supports</p>

	<ul style="list-style-type: none"> • Some interest in preserving the character and scale of the area. • Mixed support for the location of the proposed development. • Strong concern about impact of proposed development on capacity of existing infrastructure. 	<p>community cohesion by allowing essential workers to live in their community.</p> <p>Many sites were considered before the site was selected due to existing planning controls that permit the proposed development, the site being flood free, and the site's proximity to shops and services, schools, Southern Cross University, open space and other community infrastructure. Additionally, the location is well suited for new housing to help address urgent housing needs in Lismore.</p> <p>The concept design complies with the site's planning controls and has considered ways to deliver high-quality, sustainable development on a constrained site while minimising impacts on neighbours and local amenity:</p> <ul style="list-style-type: none"> • Curved roof forms, as well as façade and balcony recesses, help reduce the visual bulk and scale of the buildings so they blend with surrounding homes • Façades, roof treatments and materials reflect local architectural character • Privacy screens, fences, raised planter boxes and vegetation provide privacy screening • Views of the hillside to the east are retained through the central laneway between the buildings. <p>Discussions are underway with Council regarding opportunities to upgrade roads and stormwater drainage associated with the development.</p>
<p>Local Character/ Amenity</p>	<ul style="list-style-type: none"> • Concern about impacts to privacy of neighbouring homes. • Some concern from adjoining neighbours about perceived increase of crime associated with new housing and tenants. • Some concern about perceived impact on property values associated with new housing and tenants. • Concern from adjoining neighbours that the scale of the proposed development is too large and that apartments are not in keeping with the area's local character. • Concern the proposed development will impact the character, views and landscape of East Lismore. 	
<p>Community/ Infrastructure Impacts</p>	<ul style="list-style-type: none"> • Given local housing needs, support for secure rental housing, affordable housing and essential worker housing. 	

	<ul style="list-style-type: none"> • Support for location of proposed development, helping to encourage a liveable, walkable community with nearby amenities (e.g. shops, the university, local pool and parks). • Strong concern about capacity of existing infrastructure (including water and sewerage utilities, roads, health services, shops) to support development. • Concern about additional residents impacting existing residents' enjoyment of Wade Park. 		
<p>Traffic, Parking and Transport</p>	<table border="1"> <tr> <td data-bbox="386 510 890 1608"> <p>Summary:</p> <ul style="list-style-type: none"> • Concern about traffic impacts on Military Road, Daley Street, Walker Street and Crawford Road, with various upgrades suggested. • Interest in number of parking spaces and carpark layout, with some concern proposed on-site carparking is insufficient. </td> <td data-bbox="890 510 1442 1608"> <p>Response to feedback:</p> <p>The concept plan provides for a single driveway to access the secure carpark underneath the southern building from Military Road. Adjacent to this driveway is a potential loading zone to facilitate waste collection.</p> <p>The concept plan provides for 51 parking spaces which is in excess of regulatory requirements for this development (42 car parking spaces).</p> <p>Traffic analysis shows the development will not impact the local road network, including Military Road, Daley Street, Walker Street and Crawford Road.</p> <p>Discussions are underway with Council regarding the opportunity to widen Military Road and upgrade Crawford Road along the entire corner site frontage with kerb and gutters, drainage and footpaths, and provide for additional street parking and/or introduction of traffic calming. Parking restrictions on public roads are a matter for Council to consider.</p> <p>During works, measures will be implemented to reduce the impact on local traffic and parking and to minimise impacts on nearby residents. A construction traffic management plan will be lodged as part of the Development Application.</p> <p>The development is serviced by an existing bus route, with a bus stop located on Walker Street opposite the project site.</p> </td> </tr> </table>	<p>Summary:</p> <ul style="list-style-type: none"> • Concern about traffic impacts on Military Road, Daley Street, Walker Street and Crawford Road, with various upgrades suggested. • Interest in number of parking spaces and carpark layout, with some concern proposed on-site carparking is insufficient. 	<p>Response to feedback:</p> <p>The concept plan provides for a single driveway to access the secure carpark underneath the southern building from Military Road. Adjacent to this driveway is a potential loading zone to facilitate waste collection.</p> <p>The concept plan provides for 51 parking spaces which is in excess of regulatory requirements for this development (42 car parking spaces).</p> <p>Traffic analysis shows the development will not impact the local road network, including Military Road, Daley Street, Walker Street and Crawford Road.</p> <p>Discussions are underway with Council regarding the opportunity to widen Military Road and upgrade Crawford Road along the entire corner site frontage with kerb and gutters, drainage and footpaths, and provide for additional street parking and/or introduction of traffic calming. Parking restrictions on public roads are a matter for Council to consider.</p> <p>During works, measures will be implemented to reduce the impact on local traffic and parking and to minimise impacts on nearby residents. A construction traffic management plan will be lodged as part of the Development Application.</p> <p>The development is serviced by an existing bus route, with a bus stop located on Walker Street opposite the project site.</p>
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<p>Traffic</p>	<ul style="list-style-type: none"> • Concern about additional traffic impacting local road network and contributing to congestion, including when driving to nearby destinations (e.g. schools, childcare centres, the university, TAFE, medical precinct, Wade Park and soccer fields): <ul style="list-style-type: none"> ○ Military Road <ul style="list-style-type: none"> ▪ Suggestion to widen adjacent to the build-to-rent project. ○ Military Road / Daley Street intersection <ul style="list-style-type: none"> ▪ Suggestion to upgrade intersection and widen Daley Street. 		

	<ul style="list-style-type: none"> ▪ Comment that Daley Street is a busy main road, however it was last upgraded in late 1970s. ▪ Comment about multiple car accidents on Daley Street. ○ Military Road / Walker Street / Crawford Road intersection <ul style="list-style-type: none"> ▪ Request for traffic management plans for this intersection. ○ Crawford Road <ul style="list-style-type: none"> ▪ Comment that this road is used as a “racetrack” by speeding drivers. <ul style="list-style-type: none"> • Request for additional information about how local roads will be maintained. 		
<p>Parking</p>	<ul style="list-style-type: none"> • Suggestion for additional onsite parking for future residents and visitors to limit on-street parking. • Request for additional information about the private carpark design and location. • Concern adjacent streets are too narrow to support bi-directional traffic and on-street parking. 		
<p>Public Transport</p>	<ul style="list-style-type: none"> • Request for information about additional public transport services and bus stop locations. 		
<p>Environment, Sustainability and Flood Management</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Summary:</p> <ul style="list-style-type: none"> • Strong support for sustainable design and materials. • Support for retaining mature trees and healthy vegetation where possible, however some concerns about tree removal and impact on koala habitat. • Some concern about proximity to flood zone and ensuring sufficient drainage is in place. </td> <td style="width: 50%; vertical-align: top;"> <p>Response to feedback:</p> <p>Community support for sustainable and climate resilient development is acknowledged.</p> <p>Civil engineering and environmental assessments have been completed to understand and manage potential impacts relating to ground conditions, stormwater and biodiversity. These assessments, which include a Stormwater Management Plan, Arborist Report, and Flora and Fauna Impact Study, have been included in the Development Application and have informed the design.</p> <p>Proposed development will be setback 6m from Crawford Road to keep as many mature trees as possible, helping support habitat for wildlife, cool the streets and screen the new buildings. Landscaping will include planting a mix of native, subtropical species, many of which are endemic to the area.</p> <p>While a small portion of the project site is mapped by Council as ‘Secondary A’ preferred koala habitat, the site does not conform to this definition, as verified by our ecological consultant. The traffic impact assessment report for the project includes a recommendation for Council to deliver traffic calming measures on Crawford Road and Military Road as appropriate to support safe passage for any koalas in the area.</p> </td> </tr> </table>	<p>Summary:</p> <ul style="list-style-type: none"> • Strong support for sustainable design and materials. • Support for retaining mature trees and healthy vegetation where possible, however some concerns about tree removal and impact on koala habitat. • Some concern about proximity to flood zone and ensuring sufficient drainage is in place. 	<p>Response to feedback:</p> <p>Community support for sustainable and climate resilient development is acknowledged.</p> <p>Civil engineering and environmental assessments have been completed to understand and manage potential impacts relating to ground conditions, stormwater and biodiversity. These assessments, which include a Stormwater Management Plan, Arborist Report, and Flora and Fauna Impact Study, have been included in the Development Application and have informed the design.</p> <p>Proposed development will be setback 6m from Crawford Road to keep as many mature trees as possible, helping support habitat for wildlife, cool the streets and screen the new buildings. Landscaping will include planting a mix of native, subtropical species, many of which are endemic to the area.</p> <p>While a small portion of the project site is mapped by Council as ‘Secondary A’ preferred koala habitat, the site does not conform to this definition, as verified by our ecological consultant. The traffic impact assessment report for the project includes a recommendation for Council to deliver traffic calming measures on Crawford Road and Military Road as appropriate to support safe passage for any koalas in the area.</p>
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		<p>The site is not flood prone, however community concerns about flood and stormwater management are acknowledged. Proposed buildings follow the site's slope to the south and will be connected by permeable, raised walkways to limit site disturbance and support water management. Site rainwater will be collected in a central rain garden and used in gardens. Appropriate stormwater infrastructure will be installed and/or upgraded to manage stormwater.</p>
<p>Flora/Fauna</p>	<ul style="list-style-type: none"> • Support for retaining mature trees and healthy vegetation where possible. • Clarity requested on what environmental assessments have been completed. • Some concern about tree removal. • Some concern about potential impact on koalas should surrounding development proceed. • Query about impact on “Marron”, a freshwater crayfish species claimed to live in the drains and waterways along Military Road. 	
<p>Sustainability</p>	<ul style="list-style-type: none"> • Strong support for sustainability and climate resilience. • Strong support for sustainable design and materials, with suggestions for: <ul style="list-style-type: none"> ○ Rainwater harvesting and rainwater tanks ○ Water recycling (grey water) in gardens and landscaped areas ○ Renewable energy sources ○ Solar panels ○ Double-glazed windows ○ Light-coloured roof materials ○ Rain garden plants to maintain sunlight access for apartments in the southern building. 	
<p>Flood and Stormwater Management</p>	<ul style="list-style-type: none"> • Support for proposed development on land that is not flood prone. • Concern about proximity of proposed development to flood zone. • Suggestion for sufficient drainage to manage stormwater runoff from higher areas, such as from East Lismore Cemetery. • Concern about existing stormwater issues (including homes on the north side of Walker Street, and drainage on Military Road and at Wade Park). 	
<p>Project Planning and Delivery</p>	<p>Summary:</p> <ul style="list-style-type: none"> • Support for expedited commencement of works. • Support for further community engagement, interest in detailed plans. • In-principle support for the build-to-rent housing in East Lismore (61% of respondents). 	<p>Response to feedback:</p> <p>Community support to progress planning and construction without delay is acknowledged.</p> <p>When the Development Application is publicly exhibited more detailed plans will be available.</p> <p>Subject to approval, construction is anticipated to take 18 months.</p>

		<p>Construction notifications will be issued to keep adjoining neighbours informed.</p> <p>A site manager will be on duty during construction hours and their contact details will be publicised so neighbours can make enquiries if needed.</p> <p>A construction management plan will be submitted before works begin to detail how works will be managed to minimise impact on neighbourhood amenity.</p> <p>Landcom will seek interest from local suppliers and contractors to deliver the project.</p> <p>While the proposed development of adjacent land (Crawford Lands site) announced by the NSW Government earlier in 2024 is a separate project, planning for the build-to-rent project has considered the larger site where appropriate.</p>
Project Timeline	<ul style="list-style-type: none"> • Support for the expedited commencement of works to deliver housing as soon as possible. 	
Project Consultation	<ul style="list-style-type: none"> • Positive reception to drop-in engagement event. • Request for detailed plans and renders to support future community engagement. • Query if neighbours have been interviewed about project impacts. 	
Other	<ul style="list-style-type: none"> • Support for build-to-rent and additional residential projects to be delivered by Landcom to meet local housing need. • Support for adjacent proposed development (Crawford Land site), with design suggestions for consideration: <ul style="list-style-type: none"> ○ Design the project as an urban village, with green spaces, cycling paths and public transport links to major facilities (e.g. schools and hospitals). ○ A mix of housing types and sizes to support mix of people. ○ Include recreation spaces and a communal hub (e.g. The Quad) for people to meet and foster community connections. • Concern about cumulative impacts from adjacent proposed development (Crawford Lands site), particularly with regard to: <ul style="list-style-type: none"> ○ Capacity of existing infrastructure ○ Additional traffic congestion ○ Locals being able to enjoy Wade Park ○ Visual changes to neighbourhood, including neighbours' views. • Frustration about lack of say in nearby housing projects delivered in the past. • Belief that the project area would become parkland. 	

Next steps

Landcom acknowledges community views of the build-to-rent concept are generally positive.

The recognised need for more housing, including affordable, diverse and more rental housing, aligns with community consultation led by Lismore City Council¹ and Living Lab Northern Rivers², which identified a desire for greater housing diversity, increased density and more affordable housing options.

There is community interest in well-designed and sustainable development to support climate resilience and positively contribute to the amenity of the area. Despite the site's appropriate planning controls, there are some concerns from adjoining neighbours about the proposed development's scale and impact on local character, views and privacy. There are community preferences to upgrade local roads to minimise the impact of additional traffic from the development and provide additional street parking.

The community feedback detailed in this report has been shared with Landcom's technical consultant team. Feedback from the community will be considered through the concept design refinement process to finalise the Development Application. Community feedback will be considered alongside other planning considerations including:

- the site's context, landscape and surrounding neighbourhood character;
- constraints such as topography and ground conditions;
- planning controls, including height limits, setbacks and off-street parking requirements for new houses;
- Landcom's housing affordability, diversity and sustainability targets; and
- NSW Government requirements for the build-to-rent pilot projects.

Landcom will continue to engage with neighbours and the local community about planning and construction. This will include updates to the project webpage (landcom.com.au/eastlismore), e-newsletters and, subject to approval, construction notifications.

Your feedback on this document

This report summarises feedback received about the draft concept plan for build-to-rent housing at East Lismore. In keeping with Landcom's commitment to accurately document consultation outcomes, please email engagement@landcom.nsw.gov.au if there are issues that you feel have not been captured or if you have other feedback about this report.

Thank you to everyone who has participated. Landcom welcomes your continued input in the planning process for the build-to-rent project in East Lismore.

¹ Sources: *Lismore Affordable and Diverse Housing Strategy*, Lismore City Council, 2023; *Lismore Growth & Realignment Strategy 2022*, Lismore City Council, 2022

² Source: *Look Ahead: Community Design for Lismore – Community Meetings Summary*, Living Lab Northern Rivers, 2023

Appendix A - Information boards

1 East Lismore build-to-rent

Community information and feedback session



Welcome. The purpose of today is to:

- provide information and answer your questions about the NSW Government's build-to-rent project in East Lismore
- present a draft design concept for 50 new homes on the corner of Crawford Road and Military Road, East Lismore
- hear your feedback on the draft design concept before we finalise a development application.

About the project

In the midst of the current housing crisis, the NSW Government has tasked Landcom to deliver build-to-rent projects in regional NSW where communities are impacted by rising rents and low housing availability.

We propose to build 50 build-to-rent apartments in mid-rise buildings at East Lismore, continuing the Government's ongoing efforts to support flood recovery.

The project includes a mix of apartment sizes to suit different household needs, lifestyles and budgets. Twenty percent of the apartments will be affordable housing for those on low and moderate household incomes, such as essential workers.

Future residents will be close to shops and services, schools, Southern Cross University, open space and community infrastructure. The project site is adjacent to land owned by Southern Cross University that is planned to contribute more than 400 new homes in East Lismore.

About Landcom

Landcom is a NSW Government owned development organisation. We operate as a commercial business, aiming to achieve public outcomes and financial benefits for the people of NSW.

We recognise that safe, secure and affordable housing is essential to the wellbeing of individuals, the vibrancy of communities and the productivity of the NSW economy.

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.



Ancient lands of the Widjabal people

We acknowledge the Widjabal people of the Bundjalung Nation as the traditional custodians of the site and recognise that they have lived in the area for tens of thousands of years caring for country. We recognise and respect their continuing cultural heritage, beliefs and connection to land, sea and community. We pay our respects to their Elders past and present.

This land always was and always will be traditional Aboriginal land.

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2 Supporting local housing need

Investing in homes for long-term rent



Housing affordability and availability is one of the biggest pressures facing NSW residents, with regional communities like Lismore doing it particularly tough.

Under the NSW Government's build-to-rent program, Landcom is delivering small-scale apartment projects in the Northern Rivers and on the South Coast. The projects will support construction jobs and help regional economies by providing homes for people who need housing security and stability.

Twenty percent of homes will be affordable housing to help people on low to moderate incomes, such as essential workers, manage other living costs.

Affordable housing is different to social housing, which is available to people on very low to low household incomes, including those struggling to afford rent or at risk of homelessness. Landcom does not provide social housing.

As a NSW Government owned development organisation, Landcom is well suited to coordinate planning, approvals and construction. The NSW Government will retain ownership of the properties, which will be managed by a suitable government agency or a community housing provider.

Benefits of build-to-rent

Build-to-rent housing is designed and built to provide long-term rental homes, rather than sold to homebuyers, providing an alternative to home ownership.

Build-to-rent offers longer leases, often up to five years, which give tenants security of tenure. This helps renters avoid the 12-month "leasing cycle", which can leave them looking for a new home every year. Annual rent increases are often locked in upfront, so tenants have financial security and know their rents will not escalate rapidly or unexpectedly.

Because of the longer-term tenancies, often many build-to-rent tenants are allowed to paint walls, hang pictures, keep pets and really set up home. They settle down, make new friends and build a sense of community.

The impact of major floods in February and March 2022 on the housing market in Lismore has added further pressure for hard-working people struggling to make ends meet because of rising rents, squeezed incomes and limited availability of homes. This data provides a snapshot of pre-flood Lismore.



Around 40% of local rental households are experiencing rental stress, paying more than 30% of household income on rent – this is much higher than the rest of NSW (10.8%).



Sole person and couple households comprise about 50% of all households in Lismore, but studio and one bedroom homes only account for a small proportion of homes.



There is a mismatch between household type and dwelling size, and a significant lack of housing choice for smaller households.



To fill gaps in the housing market there is a need for a better mix of housing with more smaller homes and housing suited to smaller households and mature aged people, given the population is also ageing.

Community consultation by Lismore City Council and Living Lab Northern Rivers identified a desire for greater housing diversity and increased density.

Apartments, like those proposed at our East Lismore project, will help to fill the gap in the housing market and provide people with alternatives to larger, detached houses. Our project will also provide secure and affordable rental options to help meet local need.

Sources: Australian Bureau of Statistics, Census Data, 2021 / Lismore Affordable and Diverse Housing Strategy, Lismore City Council, 2023 / Lismore Strategic Realignment Strategy 2022, Lismore City Council, 2022 / Look Ahead! Community Design for Lismore - Community Meetings Summary, Living Lab Northern Rivers, 2023.

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3 Key design features



Our vision is to deliver a well-designed residential development that is sustainable and climate-resilient, and celebrates the region's architecture and lifestyle. We want future residents to be proud to call the development home, benefiting from easy access to open space, shops, services, schools and jobs.



Building design

- + Two apartment buildings follow the site's slope to the south and provide appropriate scale with surrounding homes
- + Three-storey northern building screens the lower-level southern building, which is three storeys above a ground floor carpark
- + 50 apartments, with a mix of:
 - studios
 - one-bedroom apartments
 - two-bedroom apartments
 - three-bedroom apartments
- + 20% affordable rental housing for people on low to moderate incomes
- + 58 secure ground floor parking spaces, which is above minimum parking requirements, with vehicle access from Military Road
- + Pitched roofs, façade and balcony recesses help reduce the visual bulk and scale of the buildings so they blend with surrounding character
- + Facades, roof treatments and materials reflect local architectural character



Nearby homes on Walker Street



Landscaping and amenity

- + Central laneway and rain garden features a mix of subtropical plants and provides through-site views of the hillside to the east
- + Ground floor shared space for communal use
- + Shared communal open spaces provide opportunity for social connection, relaxation and play
- + Apartments have access to screened private gardens or recessed balconies
- + Design celebrates Country through minimal site impacts, landscaping, sustainable water management, passive design and natural materials



Vehicle access via Military Road



Climate resilience

- + The site is not flood prone
- + Central laneway and rain garden promotes through-site ventilation and helps to cool apartments during warmer weather
- + Water collected in the rain garden and in rainwater tanks for use in gardens
- + Permeable, raised walkways connect the buildings and respond to the topography.
- + Buildings oriented to maximise solar access and cross ventilation, reducing reliance on air conditioning
- + 6m setback from Crawford Road to keep as many mature, native trees as possible, helping support habitat for wildlife, cool the streets and screen the new buildings



Vegetation along Crawford Road frontage

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4 Draft plans



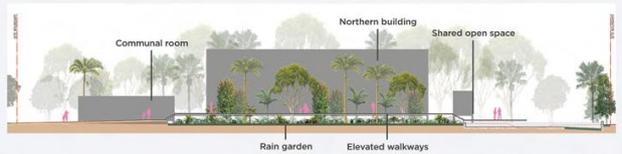
Massing models focus on the massing of buildings to show the general shape, form, orientation and size of the buildings. They do not show structural details, building materials, windows, colours or façade details.



Landscape plan section (looking east from Military Road)*



Landscape plan section (looking north from laneway rain garden)*



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*Subject to change and approvals

6 Planning pathway

Steps to keys in doors



Technical investigations

We are working with a range of technical specialists to understand the site. Studies cover:

- + site access, traffic and parking management
- + housing needs analysis
- + social infrastructure and community needs analysis
- + Aboriginal cultural heritage and European heritage
- + neighbourhood character
- + urban design
- + landscape design
- + civil engineering
- + environmental assessments to help manage potential impacts relating to ground conditions, stormwater, views and biodiversity.

Share your feedback

Community engagement is an important part of our planning process.

We are keen to understand community interests and local knowledge, and hear your feedback about the draft concept design, to refine our plans.

Have your say by 7 August 2024:

- 1 **Fill out a feedback form** today or send us your feedback:
 - + via email to engagement@landcom.nsw.gov.au
 - + using a reply paid envelope available at the registration desk.
- 2 **Complete our online survey:**
 - + visit our consultation page joinin.landcom.nsw.gov.au/eastlismorebr
 - + scan the QR code.



Next steps

We will refine the concept design by considering:

- 1 community feedback
 - 2 feedback from Lismore City Council, government agencies and other stakeholders
 - 3 the opportunities and constraints of the site including planning controls, land use zoning, feasibility considerations and housing targets.
- We aim to submit the development application, including the final concept design, with Council in the coming months.
- The community can provide feedback about the development application when it is publicly exhibited by Council as part of their assessment process.

Council will provide their assessment report to the Northern Regional Planning Panel for determination.

Subject to approvals, we hope to begin construction in 2025, with keys in doors for tenants in 2026.

Stay informed

We will keep the community and stakeholders informed throughout the planning process, with regular updates on our project webpage and construction notifications to immediate neighbours once works get underway.

To sign up for project e-newsletters, scan the QR code or visit: landcom.com.au/eastlismore

Planning and construction program



CONSTRUCTION MAY TAKE AROUND 18 MONTHS

Appendix B – Join In consultation webpage

Project information



Draft design concept

View the draft design concept before you have your say.



Planning pathway

Read more about our planning and the steps to keys in doors.



Construction

Find out about construction and how we will manage impacts.

? Has planning considered the surrounding neighbourhood?

? How will the new development impact local traffic and parking?

? Will the trees on site be protected?

? What technical studies are being completed to inform Landcom's plans?

? What opportunities are there to get involved in planning?

? When will construction begin and what is involved?

? Who is Landcom?

Community consultation

We want to understand community interests and hear your feedback about the **draft design concept** we have prepared for build-to-rent housing in East Lismore.

Community feedback will be reviewed alongside stakeholder feedback, findings of technical studies, regulatory requirements and feasibility considerations to help finalise the design concept and development application for the site, which we plan to submit to Lismore City Council in the coming months.

How to have your say

- Complete the survey below by Wednesday 7 August 2024.
- Join us at our community information session to meet the team, learn more and have your say. Light refreshments will be provided. Event details:

When: Thursday 1 August 2024 - drop-in any time between 5pm and 8pm

Where: East Lismore Bowling Club, 76 Nielson Street, Lismore NSW 2480

Next steps

We aim to submit the development application, including the final concept design, with Council in the coming months.

The community can provide feedback about the development application when it is publicly exhibited by Council as part of their assessment process.

We will keep neighbours and the community informed about the planning and construction process.

Open

Survey

Have your say about the **draft design concept** we have prepared for build-to-rent housing in East Lismore by Wednesday 7 August 2024.

Our project plans

Is there anything that we need to consider further before we finalise the design concept?

Is there anything you would like more information about?

Do you have any other comments for the project team?

To what extent do you agree with this statement? "In principle, I support the vision for build-to-rent housing in East Lismore."

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

Next

Contact us

If you have a question about this project, please contact:



Ryan Auberson-Walsh

Communications & Engagement Manager, Landcom

Email: rwalsh@landcom.nsw.gov.au

Phone: (02) 9841 8657

Interpreter services

If you require the services of an interpreter, please contact the **Translating and Interpreting Service** on 131 450 and ask them to call Landcom on (02) 9841 8600.

Appendix C – Social media posts

Landcom Places
17 July at 17:20 · 🌐

📍 #HaveYourSay about our proposed build-to-rent project at East Lismore in NSW's Northern Rivers region.

With 50 new apartments in a mix of sizes to suit different needs, lifestyles and budgets, this project will provide secure, long-term rental housing for locals.

Take the survey 🗳️ <https://www.joinin.landcom.nsw.gov.au/eastlismorebtr>

We welcome your feedback, survey closing Wednesday 7 August.

#LandcomPlaces #CommunityConsultation #CreatingCommunities #AffordableHousing #BuildToRent



You and 2 others · 1 comment · 1 share

Like · Comment · Share

Author
Landcom Places
Indicative artist impression, subject to change and subject to approvals. ...

3 w Like Reply



landcomplaces · ...

landcomplaces 📍 #HaveYourSay about our proposed build-to-rent project at East Lismore in NSW's Northern Rivers region.

With 50 new apartments in a mix of sizes to suit different needs, lifestyles and budgets, this project will provide secure, long-term rental housing for locals.

We welcome your feedback via link in bio.
3 w

landcomplaces Indicative artist impression, subject to change and subject to approvals. ❤️

#LandcomPlaces #CommunityConsultation #CreatingCommunities #AffordableHousing #BuildToRent

3 w Reply

❤️ 💬 📌

Liked by **alhsydney_ and others**
17 July

Landcom Places
24 July at 17:30 · 🌐

🗣️ #HaveYourSay on plans to deliver 50 build-to-rent apartments in East Lismore that demonstrate best practice design and sustainability.

Delivered as part of the NSW Government's build-to-rent program, the project continues the Government's ongoing efforts to support flood recovery. To learn more about plans and provide feedback to help inform our development application, join us at a community information session.

📅 When: Thursday 1 August – Drop in anytime between 5pm and 8pm
📍 Where: East Lismore Bowling Club – 76 Nielson Street, Lismore

Alternatively, take our survey 🗳️ www.joinin.landcom.nsw.gov.au/eastlismorebtr



👍 1 1 comment

👍 Like 💬 Comment ➦ Share

Author
Landcom Places
#LandcomPlaces #CommunityConsultation #CreatingCommunities
#AffordableHousing #BuildToRent

2 w Like Reply



landcomplaces
East Lismore Bowling Club

landcomplaces 🗣️ #HaveYourSay on plans to deliver 50 build-to-rent apartments in East Lismore that demonstrate best practice design and sustainability.

Delivered as part of the NSW Government's build-to-rent program, the project continues the Government's ongoing efforts to support flood recovery. To learn more about plans and provide feedback to help inform our development application, join us at a community information session.

📅 When: Thursday 1 August – Drop in anytime between 5pm and 8pm
📍 Where: East Lismore Bowling Club – 76 Nielson Street, Lismore
Alternatively, take our survey via link in bio.

2 w

landcomplaces #LandcomPlaces
#CommunityConsultation
#CreatingCommunities #AffordableHousing

👍 🗣️ ➦

Liked by **ryanawalsh_ and others**
24 July

Landcom Places
31 July at 17:15 · 🌐

As part of the NSW Government's build-to-rent program, Landcom is proposing to build 50 new apartments in East Lismore to provide secure, long-term homes for locals.
20% of these homes will be dedicated as affordable housing for low-and moderate-income households.

Come along and meet the team, learn more and #HaveYourSay to help shape our plans at a community information session:

When: Thursday 1 August – drop in anytime between 5pm and 8pm
Where: East Lismore Bowling Club - 76 Nielson Street, Lismore

If you can't make it, head to our website to share your feedback by Wednesday 7 August:
www.joinin.landcom.nsw.gov.au/eastlismorebr

#LandcomPlaces #CommunityConsultation #CreatingCommunities #AffordableHousing #BuildToRent

landcomplaces
East Lismore Bowling Club

landcomplaces As part of the NSW Government's build-to-rent program, Landcom is proposing to build 50 new apartments in East Lismore to provide secure, long-term homes for locals.

20% of these homes will be dedicated as affordable housing for low- and moderate-income households.

Come along and meet the team, learn more and #HaveYourSay to help shape our plans at a community information session:

When: Thursday 1 August – drop in anytime between 5pm and 8pm
Where: East Lismore Bowling Club - 76 Nielson Street, Lismore

If you can't make it, head to our website to share your feedback by Wednesday 7 August via the link in bio.

Edited · 1 w

👍 🗨️ 📌

👤 Liked by lifeofamber_ and others
31 July



Landcom Places

August 2 at 1:01 AM · 🌐



Have your say on plans for new rental housing in East Lismore, delivered under the NSW Government's build-to-rent program. 50 homes will be delivered, boosting the area's supply of much-needed rental options.

Survey closes 7 August.



[JOININ.LANDCOM.NSW.GOV.AU](https://joinin.landcom.nsw.gov.au)

East Lismore build-to-rent

Learn more about Landcom's plans to deliver long-term housing security ...

[Learn more](#)

Appendix D – E-newsletter



July 2024

This update provides details about planning for our East Lismore build-to-rent project

New rental options for local households

As part of the NSW Government's [build-to-rent program](#), we are proposing to deliver 50 build-to-rent apartments in mid-rise buildings at the corner of Crawford Road and Military Road, East Lismore. Build-to-rent is purpose-built housing designed to be rented out to provide long-term housing security for renters.

The project responds to existing planning controls and will demonstrate best practice design and sustainability.

Subject to approvals, we are hoping to begin construction in 2025, with keys in doors for tenants in 2026.



Preliminary massing model showing view to the southeast.

Have your say on our draft design concept

We invite you to share feedback on our draft design concept to help us finalise the development application for the project.

Complete [our online survey](#) by Wednesday 7 August 2024 or join us at our upcoming community information session to meet the team, ask questions and have your say. Light refreshments will be provided.

When: Thursday 1 August 2024 - drop in anytime between 5pm and 8pm

Where: East Lismore Bowling Club - 76 Nielson Street, Lismore NSW

[LEARN MORE AND HAVE YOUR SAY](#)

About Landcom

Landcom is a NSW Government owned land and property development organisation. We are a commercial business that develops land to achieve both public outcomes and financial benefits for the people of NSW. Our ambition is 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



Phone



Email



Web

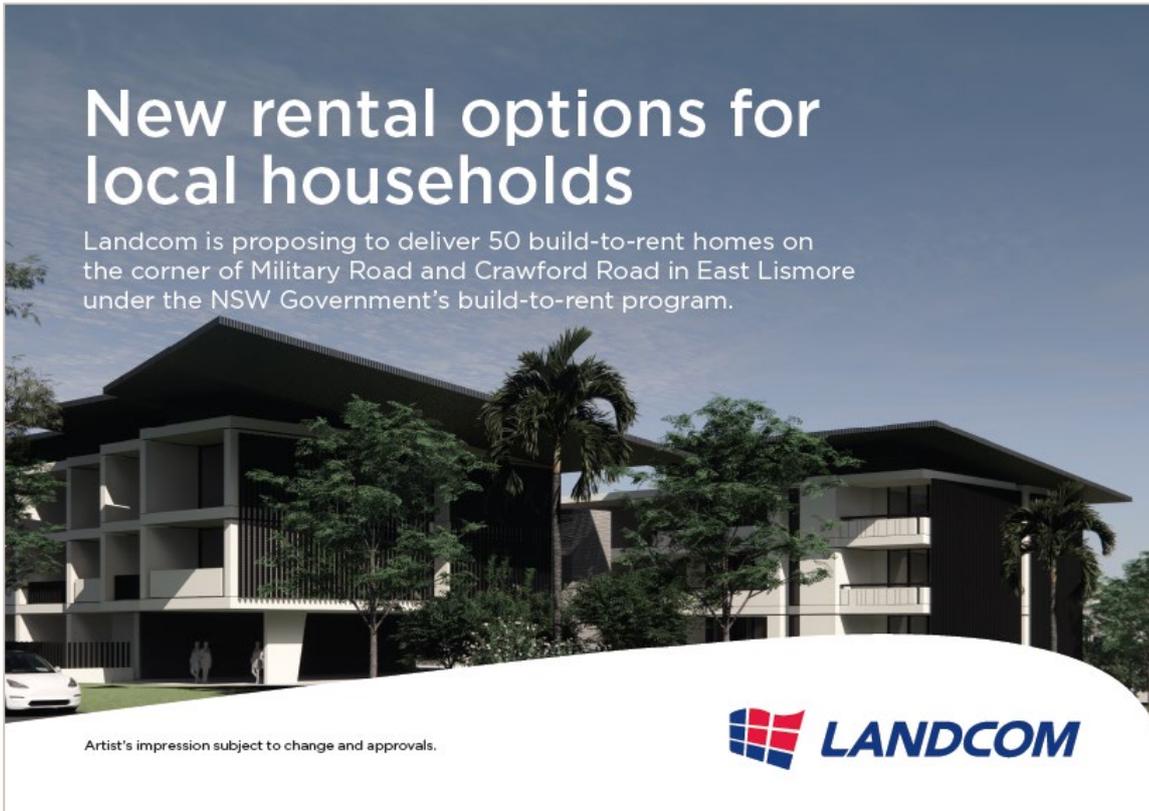


Landcom is building more affordable and sustainable communities in your area. Call 13 14 50 if you need an interpreter and ask them to call Landcom on 1800 161 388.



© 2022 Microsoft Dynamics. All rights reserved.
Level 14,60 Station Street,Parramatta,NSW 2150
[Unsubscribe](#)

Appendix E – Postcard and letterbox drop catchment



New rental options for local households

Landcom is proposing to deliver 50 build-to-rent homes on the corner of Military Road and Crawford Road in East Lismore under the NSW Government's build-to-rent program.

Artist's impression subject to change and approvals.



Have your say on our draft design concept for new housing

In the midst of the current housing crisis, the NSW Government has tasked Landcom to deliver a build-to-rent project in the Northern Rivers where the community is impacted by increasing rents and low housing availability.

We invite you to meet the team, learn more and share feedback on our draft design concept:

When: Thursday 1 August - drop in anytime between 5pm and 8pm
Where: East Lismore Bowling Club, 76 Nielson Street, Lismore

Light refreshments will be available.

Scan the QR code to learn more or complete an online survey by Wednesday 7 August 2024.



Questions?
☎ 02 9841 8600
✉ engagement@landcom.nsw.gov.au
🌐 joinin.landcom.nsw.gov.au/eastlismorebtr

Need an Interpreter?
🌐 Phone TIS on 131 450

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Appendix F – Advertisement (Lismore City News)



The advertisement features a background image of a modern, multi-story apartment building with a dark facade and white balconies, surrounded by trees and a clear sky. The Landcom logo is in the top left corner. The main headline is 'New rental options for local households'. Below this, a text box provides details about the proposed 50 build-to-rent homes, a community information session on August 1st, and a QR code for more information. A small disclaimer at the bottom right reads 'Artist's impression subject to change and approvals.'

LANDCOM

New rental options for local households

Landcom is proposing to deliver 50 build-to-rent homes in East Lismore under the NSW Government's build-to-rent program. Learn more and have your say before plans are finalised.

Community information session:
When: Thursday 1 August - drop in between 5pm and 8pm
Where: East Lismore Bowling Club, 76 Nielson Street, Lismore



Scan the QR code to learn more or complete an online survey by Wednesday 7 August 2024.

Artist's impression subject to change and approvals.

Appendix G – Media release

OFFICIAL

Paul Scully
Minister for Planning and Public Spaces



Media Release

Design concept released for build-to-rent development in East Lismore

Monday, 22 July 2024

Editor's note: Indicative renders of the site are available [here](#)

As the Minns Government's focus on boosting housing supply continues, Landcom is implementing a \$30 million election commitment to develop a build-to-rent pilot in the Northern Rivers.

Plans for 50 apartments in East Lismore that are well-designed, climate-resilient and sustainable have been released for community and stakeholder feedback.

Led by Landcom, the development at the corner of Crawford Road at 138-146 Military Road will deliver secure rental housing in a region impacted by rising rents and low housing availability.

Twenty percent of the apartments will be affordable rental housing for those on low and moderate household incomes, such as the essential workers who keep our cities and towns moving.

Set to include a mix of apartment sizes to suit the needs, lifestyles and budgets of different households, future residents will be close to shops, schools, Southern Cross University, open space and other community infrastructure.

Work is underway to finalise the design and planning in preparation for the lodgement of the development application with Lismore City Council in the coming months. Subject to approvals, construction is projected to begin in 2025 with residents expected to move in 2026.

The site for the homes is not flood prone and the design aims to maximise solar access and cross ventilation for the wellbeing of future tenants. The development will also include private off-street parking, as well as outdoor communal spaces, a mix of subtropical plants and views to bushland in the east.

Locals can have their say about the draft design concept by completing Landcom's online survey by Wednesday 7 August 2024.

Landcom will also hold a community information and feedback session on Thursday 1 August 2024 at East Lismore Bowling Club. Locals can drop-in any time between 5pm and 8pm to learn more, ask the project team questions and share their thoughts. Light refreshments will be provided.

For more information about the project and to complete the online survey, visit Join In, Landcom's community engagement portal: <https://www.joinin.landcom.nsw.gov.au/eastlismorebtr>

Quotes attributable to Minister for Planning and Public Spaces Paul Scully:

"Regional NSW has not been immune from housing pressures. Through this build-to-rent pilot project residents will have access to well-located, well-designed and well-built homes.

"The Government committed to a build-to-rent pilot at the election and this project in East Lismore will help to boost the supply of much-needed rental stock while providing greater housing security and stable rents.

02 7225 6080

52 Martin Place Sydney NSW 2000

GPO Box 5341 Sydney NSW 2001

1

OFFICIAL

OFFICIAL

“The build-to-rent project continues the NSW Government’s ongoing efforts to support flood recovery in the Northern Rivers.”

Quotes attributable to Member for Lismore Janelle Saffin:

“There is an essential need for more homes across regional NSW and locals in Lismore were already doing it tough before the floods in 2022, when around 40% of local rental households were experiencing rental stress.

“I advocated strongly for this build-to-rent project, a welcome investment by the NSW Government to provide secure and affordable rental options for the Lismore community.

“It’s good to see Landcom seeking to help local renters to put a roof over their head as soon as practical, while also planning to deliver housing that is in tune with the local environment.”

Quotes attributable to Landcom CEO Alex Wendler:

“Beyond helping to boost housing supply and tackle the housing crisis head on, we are aiming for a high-quality and attractive development that is climate-resilient and sustainable so that future residents are proud to call it home.

“Community feedback is a key component of our planning process and I encourage locals to have their say about our plans.”

MEDIA:

Kate Bryant | Minister Scully | 0455 609 661

Peter Ellem | Janelle Saffin MP | 0437 303 875

Appendix H - Notification letter



Creating more affordable
and sustainable communities

landcom.com.au

If you need help reading this letter, call the
Translating and Interpreting Service on 13 14 50.

26 June 2024

Subject: Proposed development at 32 Crawford Road / 144-146 Military Road in East Lismore

Dear resident,

I am writing about our proposal to develop the land at the corner of 32 Crawford Road / 144-146 Military Road in East Lismore, to help deliver secure rental housing in the area.

What we are proposing

We are proposing to deliver around 50 build-to-rent apartments in low-rise buildings, in line with existing planning controls, that will demonstrate best practice design and sustainability.

Set to include a mix of apartment sizes to suit the needs, lifestyles and budgets of different households, the project will provide greater housing security and choice to renters. We are planning for at least 20% affordable rental housing for those on low and moderate household incomes, such as the essential workers who keep our cities and towns moving.

Project location (shown in orange)



Level 14, 60 Station Street
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What is build-to-rent housing?

Build-to-rent is purpose-built housing designed for rent, rather than sale. It is designed and built specifically for long-term renters to provide secure housing.

At our East Lismore project, the units will be retained in government ownership and the details of how the housing will be managed will be made available closer to project completion.

Why is build-to-rent housing being delivered at this site?

According to the 2021 Census, around 40% of local households that are renting are experiencing rental stress, with many hard-working people struggling to make ends meet because of rising rents, squeezed incomes and limited availability of homes. Our build-to-rent project will boost the supply of local rental housing and help to provide greater housing choice, affordability, and security to address local need.

Next steps and future opportunities to provide feedback

We are in the early planning stages, working with a range of technical specialists to prepare development plans for the build-to-rent site. Technical studies cover areas including traffic, parking and transport; engineering; heritage; environment; urban design and neighbourhood character.

We will consult with Lismore City Council and other government agencies to minimise impacts upon existing local roads, other infrastructure, services and the surrounding neighbourhood. We will keep neighbours, the wider community and stakeholders informed throughout the planning process for the East Lismore projects.

In the coming months we will invite you to share feedback on the design proposal for the build-to-rent site before finalising development plans. Subject to approvals, we are hoping to begin construction in 2025, with keys in doors for tenants in 2026.

More information

 landcom.com.au/eastlismore

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Yours sincerely,



Ray Fard
Development Director
Landcom

Scan the QR code for details and to subscribe for email updates.



About Landcom

At Landcom, we recognise that safe, secure and affordable housing is essential to the wellbeing of individuals, the vibrancy of communities and the productivity of the NSW economy.

We are a NSW Government owned land and property development organisation, and 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.