



# POLICY MANUAL

<b>Policy title:</b>	<b>Affordable and Diverse Housing Incentives Policy</b>
<b>Policy number:</b>	<b>5.2.33</b>
<b>Objective:</b>	<b>To incentivise new affordable and diverse housing types</b>
<b>Link to community vision/service:</b>	<b>Lismore Affordable and Diverse Housing Strategy</b>
<b>Program Area:</b>	<b>Strategic Planning</b>
<b>Policy created:</b>	<b>9 May 2023</b>
<b>Last reviewed by staff:</b>	<b>April 2023</b>
<b>TRIM Ref:</b>	<b>ED23/26444</b>

## Introduction

The Lismore Affordable and Diverse Housing Strategy ('the Strategy') was adopted by Council on 14 March 2023. It identifies ways in which Council can try to stimulate additional affordable and medium density housing typologies, primarily in the urban area as the location of new housing should be aligned with the location of jobs, infrastructure and services.

The Strategy sets a policy goal that by 2033, 40% of all new housing will be 'diverse' or 'medium density' (as defined in the Strategy) and that 15% of all new housing will be affordable to households in the 'very low' to 'moderate' income categories (as defined in the Housing SEPP).

One of the actions identified within the Strategy is to provide financial incentives through the waiving, discount or deferral of infrastructure Developer Contributions that are ordinarily required to be paid by developers for new residential developments that increase the density above that of one ET (Equivalent Tenement), or a standard 3-4 bedroom dwelling.

## Types of Developer Contributions

Developer Contributions for water and sewer infrastructure are collected under Section 64 of the *Local Government Act, 1993*, and are known as Section 64 Contributions. A Development Servicing Plan (DSP) details the water and sewer developer charges to be levied on a particular development

Developer Contributions for the provision of other types of public facilities are collected under Section 7.11 or 7.12 (previously Section 94) of the *Environmental Planning and Assessment Act, 1979*. These are known as Section 7.11 / 7.12 Contributions (formerly Section 94 Contributions) and are outlined in Lismore City Council's adopted Section 94 Contributions Plan, or any subsequent plan once adopted by Council.

## Policy Objectives

This policy aims to incentivise certain types of residential development that have been identified within the Affordable and Diverse Housing Strategy as being desirable to meet the changing housing needs of Lismore's population and that are not being delivered by the market.

## Operable Clauses

1. The development incentives listed in this section will only be applied where the development is located in an area with reticulated sewerage.
2. Any housing that is to be provided by and managed by a registered Community Housing Provider (CHP) or an Indigenous Community Housing Organisation (ICHO) will have a discount of 50% applied to Lismore City Council's Section 64 and Section 7.11 / 7.12 Contributions that would have been levied had the discount policy not applied. The discount does not apply to any Section 64 Contributions collected on behalf of Rous County Council. If a development application includes a mix of affordable housing to be managed by the CHP / ICHO and housing that is to be sold at market value, the discount will only be applied to the affordable housing component of the development.
3. Any housing where a developer agrees to enter into a Voluntary Planning Agreement (VPA) with Council to provide affordable rental housing will have a discount of 30% applied to Lismore City Council's Section 64 and Section 7.11 / 7.12 Contributions that would have been levied had the discount policy not applied. The discount does not apply to any Section 64 Contributions collected on behalf of Rous County Council. To qualify for the discount, the person benefitting from the development consent agrees, through a VPA, that the housing benefitting from the discount will be utilised for a minimum of 15 years as affordable rental housing to be managed by a registered Community Housing Provider.
4. Any change of use of an existing building to create Shop Top Housing located within the Lismore CBD (as defined by the areas Zoned E2 Commercial Core, excluding areas east of Brewster Street) will have a discount of 100% applied to Lismore City Council's Section 64 and Section 7.11 / 7.12 Contributions that would have been levied had the discount policy not applied. The discount does not apply to any Section 64 Contributions collected on behalf of Rous County Council.
5. The following development types will have a condition of consent applied, deferring the payment of all Development Contributions until such time as any Occupation Certificate is required:
  - a) New Shop Top Housing (other than development covered by the change of use provision above).
  - b) Secondary Dwellings
  - c) New 1-2 bedroom dual occupancies with a floor area <115m<sup>2</sup>
  - d) Multi-Dwelling Housing
  - e) Residential Flat Buildings
  - f) Co-living housing
  - g) Seniors Housing
  - h) Build-to-rent housing

## Implementation

This policy applies to new development applications and comes into effect on the date it is adopted by Council. It will also be applied to any development application that has been lodged and accepted by Lismore City Council on that date but is yet to be determined.

## Other Matters

Nothing in this policy impacts upon the applicant's responsibility to comply with all relevant NSW legislation and applicable Lismore City Council planning controls.

The policy is not applicable to applicants seeking consent for existing or unauthorised works.

## Definitions

A **registered Community Housing Provider (CHP)** is a Community Housing Provider that is appropriately registered with the Registrar of Community Housing (NSW) or the National Regulatory System for Community Housing.

An **Indigenous Community Housing Organisation (ICHO)** is any Aboriginal or Torres Strait Islander organisation that owns or is responsible for managing community housing.