

Policy title:	Infrastructure Contributions Discount Policy for the Change of Use of Commercial Premises
Policy number:	11.3.3
Objective:	To facilitate new commercial uses of existing buildings as part of Lismore's flood recovery.
Link to community vision/service:	CSP (B1) – 'Our community has diverse business and industry, as well as opportunities for investment and growth'.
Program Area:	Development and Compliance
Application:	This policy will lapse on 30 June 2024 unless it is reviewed prior to this date and Council resolves to modify, vary, revoke or extend the application of this policy at its discretion.
Policy created:	June 2022
Last reviewed by staff:	TRIM Ref: ED22/13968

The catastrophic flood events of 2022 have impacted all sections of our community including the business community. Vacancy rates of commercial buildings are at an all time high. In order to encourage new businesses, or former businesses wanting to relocate to a different premises, this policy sets out the criteria whereby Lismore City Council will provide an exemption to its adopted Infrastructure Contributions Plan and Development Serving Plans.

Operable Clauses

Businesses seeking development consent for a change of use of any existing building within a Business Zone (B1, B2, B3, B4 or B6, or the equivalent Employment Zones once gazetted by the Department of Planning and Environment), will be exempt from payment of Lismore City Council Section 64 water and sewer levies and any development contributions required under the Section 94 Contribution Plan (2014) or any subsequent plan, provided the business:

1. Utilises the fabric of an existing building and does not increase, by more than 10%, the operational and/or public areas of that building, and
2. Does not require additional Council owned and operated infrastructure for either its reticulated water service or its wastewater service.

Transitional Arrangements

This policy 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.

Any consent issued for a change of use in a business zone that has incurred levies since the floods, may apply to the General Manager to have such levies waived under delegated authority.