

DISTRICT COUNCIL OF KAROONDA EAST MURRAY
Economic Development Policy

Policy No	06
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Council acknowledges that this policy cannot be all encompassing. This policy is to be used as a guideline rather than being taken as a precedent. Each incentive will be considered on individual merit with the recognition that each business is unique.

The following key points will be taken into consideration when determining the extent of economic incentive Council shall offer to both attract and maintain business within the Council area.

1. Level of employment – Consideration will be given to the number of employees both present and future that will be employed by the business. Where the business is of the opinion that it is reasonably predicted that in the future increased employment may occur then a written statement to that effect is to be given to Council. Details of increased numbers and when they are likely to be employed is to be given. Account will also be taken of employees who may work part time, casual or seasonal.
2. Capital value of development – Where a new development occurs the value of those improvements will also be used as part of the basis for Council determining any rate rebates in accordance with Council's Rate Rebate Policy.
3. Determination of incentives offered by Council – The extent of incentives offered will be determined by the value of the business or industry operating within the area and both the impact of offering those incentives and the resources available to Council at the time.
4. Incentives offered – The following are a guide of the incentives that Council may offer but does not preclude further incentives being offered -:
 - Waiving of building and planning fees and charges
 - Provision of site works – either at no cost or reduced cost. Such site works do not include works which are to be to engineer's specifications
 - Provision or upgrading of roads to the development
 - Rate rebate based on number of employees and value of development
5. Withdrawal or reduction of incentive offered – Council reserves the right to either withdraw or reduce an incentive if it is of the opinion that the development has not taken place in the manner in which it was originally proposed. The developer has the right to appeal against such a decision but in so doing must provide Council with full details as to why the development is not at variance with the original proposal.
6. Council Infrastructure – In determining incentives to be offered Council shall also give consideration to the infrastructure requirements and whether such requirements are to be met by the developer, Council or a combination of both.