	<p style="text-align: center;"><b>GOVERNANCE POLICY</b></p> <p style="text-align: center;"><b>Investment Support &amp; Incentives Policy</b></p>	Policy Number Version Number Issued Last Review Next Review GDS	G1.43 2 June 2017 March 2023 March 2028 9.63.1.1
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## **INVESTMENT SUPPORT AND INCENTIVES POLICY**

### **1. POLICY OBJECTIVE**

To establish a framework that guides The Flinders Ranges Council (the “Council”) when approached by businesses, new residents or other organisations that are seeking assistance to establish, extend, invest and/or operate in The Flinders Ranges Council region.

### **2. SCOPE**

This policy applies to guide the determination of all applications by businesses, new residents and other organisations seeking assistance to establish, extend or operate in the Council area.

This policy provides a framework that guides the Council when approached to provide assistance through a range of investment support and/or incentives.

### **3. RISK MANAGEMENT**

Risk Management is an important obligation The Flinders Ranges Council takes very seriously and pro-actively manages.

In the receipt and determination of investment support and incentives, the Council is very aware that there may be risks that the organisation may be exposed to.

The Council has a Risk Management Policy and several current procedures as well as a Risk Management Framework all of which are available for viewing.

In the determination of investment support and incentives, all employees and councillors are encouraged to consider applicable real and perceived risks (including any real or perceived conflict of interest) and, if necessary, communicate these through the appropriate avenues within Council.

### **4. DEFINITIONS**

Interpretation of terms used shall be as defined in the *Local Government Act 1999* or the *Development Act 1993* as relevant.

RDAFN – Regional Development Australia Far North


Business – means a business operating out of a new or existing premises that required/requires a Development Application for business purposes.

New Resident – means a resident that has moved to the Council region within the last two (2) year period before lodging the application (not an existing resident relocating within the region).

### **5. POLICY STATEMENT**

#### **5.1 NEW BUSINESSES/INDUSTRIES**

The diversification of the Council region’s economy is a key objective of Council for economic growth and job creation. From time to time, the Council is approached by businesses seeking assistance to enable them to establish, extend or operate in the Council region.

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Several specific areas have been identified where the Council has the potential and ability to support the establishment of new businesses or new residents investing in the Council region. The role of these incentives is to act as the catalyst and not the driver of the business investment decision.

As a catalyst, the provision of incentives must be deemed to be able to influence an investment decision in favour of the Council region, with commensurate favourable economic outcomes for the Council region.

### **Criteria when considering provision of support and incentives**

For businesses seeking support the Council will consider and generally apply, but not be limited to, the following criteria:

- The extent to which the business is flexible as to location.
- Number of sustainable long-term jobs created or retained.
- Level of long term, viable business investment.
- Increase in exports from the region.
- Replacement of imports into the region.
- The % or \$ value of local suppliers and contractors to be used in the project.
- Potential to lead to further business activity or investment.
- The degree to which the proposal fits and will assist in the implementation of Council's strategic objectives and economic strategies.
- The proposed footprint of the business in the region
- Previous support and incentives accessed by the business

Support by Council is discretionary. It is considered that once a business or project is identified as being worthy of support, an appropriate mix of the following be tailored to best suit the proposal.

All applications for commercial businesses and investment will be considered by Council as to eligibility and level of support offered taking into account all criteria as outlined in this policy. For pastoral / non-town business e.g., a farm or similar) assessment of eligibility for any rebate on rates will apply only to the portion of property that is being used for business purposes and will be assessed taking into account the above outlined criteria. The support offered by Council may include, and may not be limited to:


- itinerary development
- site selection
- establishment costs
- leasing of Council premises or land
- nomination/assignment of a specific "case manager", or
- referral to other organisations and bodies e.g., RDAFN, State and/or Federal Government.

## **5.2 NEW RESIDENTS**

Council infrastructure is capable of supporting a higher population base and Council is therefore supportive of new residents relocating to the Council area.

### ***Itinerary Development & Site Selection***

Council can offer itinerary development to developers visiting the Council region seeking to investigate residential opportunities within the council region, provide comparative information and facilitate site visits to explore the residential opportunities.

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### ***Development Approval Fees & Conditions***

Council will consider capping building and planning fees associated with the building of new residential housing including, if appropriate, waiving fees for new builds and assisting with approval timelines where appropriate. This would only be considered for larger scale developments i.e. multiple residences.

### ***Rate rebate for newly built residential houses, unit etc***

Council will assess each application individually based on eligibility and will provide up to a flat 50% rebate for a period of up to two (2) years commencing in the first full rating year after the completion of a new residential property build.

For residents to be eligible they must apply within three (3) months of completion of the new build.

## **6. DOCUMENTATION**

All applications for business support should be made on the *Business Support and Incentive application form* and be accompanied by supporting documentation.

## **7. RESPONSIBLE PERSON**

Chief Executive Officer (CEO)

## **8. ASSESSMENT AND REPORTING**

The Chief Executive Officer will assess and apply this policy and will prepare necessary reports for Council consideration.

## **9. FORMS AND ATTACHMENTS**

Business Support and Incentive application form  
Residential Support and Incentive application form

## **10. LEGISLATION**

*Local Government Act 1999*  
*Development Act 1993 and Development Regulations 2008*  
*Planning, Development and Infrastructure Act 2016*

## **11. REFERENCES**

Nil

## **12. REVIEW**

To be reviewed within 12 months after a General Election, in line with any legislation changes or by resolution of Council.

Adopted by Council                      15 August 2017  
Resolution                                  147/2017



## GOVERNANCE POLICY

### Investment Support & Incentives Policy

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Version Number  
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2  
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Review Date	Version Number	Change	Resolution
15 August 2017	1	New Policy	147/2017
20 June 2023	2	Changes to rebates for businesses and residents and general grammar and formatting	149/2023