

Policy No. 86: Industrial Development Incentive

POLICY MANUAL

Policy No. 86	Industrial Development Incentive
Purpose	The purpose of this Policy is to establish guidelines for the provision of an incentive to support industrial development in key strategic locations.
Department	Governance
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POLICY

1. Definitions

<i>Industrial Precincts</i>	The industrial precincts at Valley Central Birralea Road, Westbury and East Goderich Street, Deloraine.
<i>Eligible Development</i>	Means: <ul style="list-style-type: none">• new business development that establishes in the industrial precincts;or• the relocation of an existing Meander Valley business to the industrial precincts; and• employs three or more full time equivalent employees for the entire term of the industrial development incentive period.
<i>Eligible Recipient</i>	Means the owner of the property title.

2. Objective

The objective of this Policy is to provide the parameters for the Council to apply a financial incentive for the establishment of eligible development in the industrial precincts.

3. Scope

This Policy applies specifically to the establishment of new eligible development in the industrial precincts.

4. Policy

a. Background

The industrial precincts have been deemed as strategically important in accommodating industrial development as new development at these sites will avoid conflict with other uses and relocation of industry will assist in reducing conflict where there have been historical land use incompatibilities.

Whilst the industrial development incentive (IDI) will be unlikely to be the deciding factor for the location or relocation of an enterprise, it does, however, send a clear message to industry that the Meander Valley Council is open for business and is serious about supporting business growth and the creation of local employment opportunities.

b. IDI Period

The IDI period applies for three years from the date of the commencement of operation of the eligible development.

c. IDI Calculation

The IDI will be based on the general rate component of the annual rates and charges levied on an eligible development and will be applied in the following manner:

- an eligible recipient must apply annually and in writing to the Council.
- an eligible recipient will receive a grant equivalent to 100% the general rate for the first financial year of operation.
- an eligible recipient will receive a grant equivalent to 50% of the general rate for the second financial year of operation.
- an eligible recipient will receive a grant equivalent to 25% of the general rate for the third financial year of operation.
- grants may be calculated on a proportional basis where an operational year crosses over from one financial year to the next financial year.

5. Legislation and Related Standards

Local Government Act 1993

6. Responsibility

Responsibility for the operation of this Policy rests with the General Manager or their delegate.