Business and Residential Development Support Policy

Keywords: Business, support, assistance, new business, help

Corporate Plan:	*Strategy 1 - Work with State and Local Government and the RDA to foster and encourage all sizes of business and innovation in business*
Classification:	Executive Services - Governance - Business Support Policy
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Responsible Officer(s):	*CEO*
Council File Reference:	*Policies 4.63.1; Delegations 12.9.1*
Applicable Legislation:	*Local Government Act 1999*
Relevant Policies:	*Rate Rebate Policy*
Related Procedures:	*N/A - Public consultation **not** required prior to adoption*
Delegations:	*CEO*

1. Purpose

Council is called upon by businesses and potential businesses for support for their business venture/s.

2. Definitions

N/A

3. Principles

Business Support

The Council has limited resources to support businesses in its area but is actively involved in strategies to expand and diversify the economic base of its area and the region.

Residential Development Support

In addition, there are several vacant allotments in the Berri Barmera Council area of which Council wish to encourage development.

4. Policy Statement

Business Support

1. Council will support potential new business development, which has the following characteristics:
   a. The business development is new to the area or represents significant expansion of an existing business.
   b. The business development will employ greater than 2 people,
   c. It is not a transfer of ownership from an existing business, or a transfer of location within the area, however Council will support existing businesses to relocate premises as much as practicable, except where the new location requires significant capital upgrade investment.

2. Council can support businesses in the following ways:

   a. Short term rate rebates up to 50% over 2 years,
   b. Reduction of planning and/or building fees pursuant to Section 39(4)(c) of the Development Act 1993 whereby:

      (4) A relevant authority may –

      (c) to the extent that the fee is payable to that relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);

   In such instances where part fees are considered appropriate, a 50% reduction of planning and/or building fees will apply. Prior to the authorisation of such reduction of fees the following matters will firstly be applied:
   - all costs to Council relating to the assessment of the development application will be recovered;
   - all other contributions made by Council to the applicant in relation to the development are added back to the proposed waived fee amount ensuring that an equitable application of this policy is applied across all development applications brought before Council under this policy.

   c. Lobbying and making representations to other levels of government with or on behalf of the business owners.
   d. Consideration of support to farming businesses who have suffered from adverse weather events e.g. hailstorm. Such support will be considered on an individual case by case basis and upon written application by the farming business.

Residential Development Support

1. Council will support new residential development when a residential dwelling is proposed to be built on residential land that has been vacant for a period of at least 2 years. The land must be within the Berri Barmera Council area.

2. a. Council may support new residential development in the following way. Place a freeze on Council rates by reducing the annual charge to that of the minimum rate as declared in the Annual Business Plan for that year, for a maximum period of 2 years. (Please note: the CWMS effluent charge and the waste collection charge will still be charged at the going rate as declared in the Annual Business Plan for that year).

b. Offer a reduction of planning and/or building fees to the owner of the land in the form of a refund or partial refund.

Decision Making

Where the total amount applied for is less than $5,000 then the Chief Executive Officer will have delegated authority pursuant to Section 44 of the Local Government Act 1999. All other requests will be considered on a case by case basis through a report to the Ordinary Council meeting.

How to apply

Application is via written letter or email directed to bbc@bbc.sa.gov.au where it will be forwarded to the correct department for processing and approval. The letter/email should address what the ratepayer is applying for and why the rebate/freeze/reduction should be granted.

5. Confidentiality

Any information provided will be treated as strictly confidential. Information provided to the Council's Chief Executive Officer (CEO) will be securely retained within Council's records.

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