Lockhart Shire Council

Investment Attraction Incentives Scheme

Guidelines

Supporting Growth & Opportunity

Welcome to Lockhart Shire Council

Lockhart Shire Council's Investment Attraction Incentives are designed to attract investment in key strategic industries and stimulate significant and sustainable economic growth, diversify our industry base and value add to our regional economy.

The Incentives Package is a discretionary scheme which seeks to attract and support projects that will deliver the greatest benefits to the Lockhart Shire region.

The focus of the incentives package is on projects that will:

- Create new jobs and investment;
- Value-add through enhanced supply chains;
- Generate growth within key strategic industries and locations;
- Demonstrate innovation and environmental sustainability; and
- Diversify and make the local economy more sustainable.

KEY SECTORS

The Investment Attraction Incentives Package is specifically targeted to businesses in the following industries:

- Agricultural Production
- Manufacturing and Light Industry
- Transport and Logistics
- Visitor Economy – New Visitor Accommodation and/or Experiences

Land for Sale – $12m² + GST

LOCKHART INDUSTRIAL PARK

Open For Business

Lockhart Shire Council can offer a balance of business and lifestyle. Our regional location, rural lifestyle and progressive approach to attracting and encouraging business can create exciting opportunities for investment, innovation and industry.

DISCOVER OPPORTUNITES IN LOCKHART SHIRE FOR ESTABLISHING OR EXPANDING BUSINESSES:

- Proximity to major markets

  - The Rock is situated on the Olympic Highway only 35km from Wagga and 90 mins from Albury-Wodonga
  - Lockhart is situated on regional crossroads connecting the Newell, Sturt, Olympic and Murray Valley Highways
  - Direct road, rail and air access to major domestic centres including resource sectors

- Skilled, productive workers and a friendly labour environment

  - A growing and diverse population
  - High quality, skilled labour force
  - Long history of agricultural based businesses
  - Access to skilled industrial workforce providing opportunities to train and upskill for transition between industries.

- Competitive operating cost structure

  - Excellent commercial and residential prices
  - Achievable priceless lifestyle
  - Cost of living among lowest in Australia.

- Idyllic rural lifestyle

  Lockhart Shire boasts:
  - Great natural attractions
  - Relaxed lifestyle
  - Excellent education, sporting, cultural and recreational services
  - Easy access to rivers, mountains, vineyards and ski fields
  - Rich sense of community.

The Incentives

The Investment Attraction Incentives Package is aimed at attracting investment in key industries and locations which encourage jobs, growth and investment in Lockhart Shire. The Package is available to businesses wishing to relocate and/or expand operations within Lockhart Shire.

INCENTIVE	DESCRIPTION
Dedicated Business Assistance Officer	A dedicated Business Assistance Officer will act as a single point of contact for prospective investors, providing continuity of advice and assistance in helping to meet individual business requirements.
Fast Tracked Development Application	Guaranteed Development Application assessment timeframes including provision of pre-lodgement meetings, dedicated assistance and guidance. Guaranteed 10 day turn around on low complexity applications, house and shed applications and concurrence agency assessments, not requiring further referral or public notification.
Property Location Assistance	Assistance provided to prospective investors searching for ideal development sites or building premises within the Lockhart Shire region.
Guided Familiarisation Tours	Provision of a guided familiarisation tour to highlight the region's unique characteristics and business potential.
Business Case Assistance	Assistance provided to prospective investors in obtaining the local economic and business data needed in preparation of project analysis and viability studies.
Business Welcome Information Package	Provision of a package of information pertinent to business operations in the Lockhart Shire region to prospective investors or relocating employees.
Industry Networking	Provision of information and contact details for regional Industry Bodies and Business Enterprise groups including an introductory meeting.
Business Support	Access to Murray-Riverina NSW Business Chamber and Riverina Business Enterprise Centre to provide support through disciplines including accounting, legal, marketing, financial planning, banking, business mentoring, real estate, construction and more.
Financial Incentives	Financial incentives may include but not be limited to: • Waiving or discounting of development application fees; • Deferred payment of developer contributions and/or infrastructure charges; • Access to free co-operative regional marketing campaigns; • Free assessment of trade waste discharge requirements; • Attractive vendor terms on purchase of Council owned industrial or residential land; • Discounted sale price on multiple lot purchases of Council owned industrial or residential land; • Other financial incentives considered appropriate in the circumstances and based on the merit of individual applications.
Business Profile, Marketing & Connectivity	Access to business profile and marketing assistance through Council's website, business networks including but not limited to Regional Development Australia, Murray-Riverina NSW Business Chamber, Riverina Business Enterprise Centre and Lockhart Shire Council
Community Engagement	Provision of general public relations/media advice and assistance and/or participation in marketing/awareness campaigns to assist with community engagement for relevant projects.

LEVELS OF INCENTIVES

The level of incentive applicable to a development and/or project will be determined by the eligibility criteria contained within the policy and may be based on but not limited to:

- Specific target industry and identified location.
- Quantum of jobs growth and investment.
- Economic diversity, innovation and special community benefit.

Application and Assessment Process

Applications for Direct Financial Assistance through the Investment Attraction Incentives are to be made formally through an application process.

Projects will undergo a rigorous assessment to ensure only eligible projects that will provide a net economic and community benefit to the Lockhart Shire are assisted.

Criteria considered during the evaluation of applications may include:

- The nature of the proposed business.
- Expected economic impact of the project/business.
- Capital investment.
- Employment generation (including indigenous employment).
- Income generation for residents.
- Level to which the proponent/project contributes to economic diversity.
- Economic sustainability of the project.
- Growth potential of the business.
- Level of innovation or research.
- Development capabilities.
- Ability to leverage additional economic growth in the future.
- Anticipated environmental impacts of the project.
- Timing of the project.
- Evidence of competing locations.

Proponents must provide a fully completed application form together with relevant supporting documentation as outlined in the application form. Council Officers can provide detailed advice on eligibility and guidance with the application process and documentation. Acceptance of a signed application does not guarantee financial incentive approval for either all or part of the incentive being sought.

CONTACT US

For further information about the Lockhart Shire economy and economic development initiatives of the Lockhart Shire Council, visit www.lockhart.nsw.gov.au or contact Matt Holt, Tourism & Economic Development Officer on 02 69205305.