

1 ECONOMIC IMPACT ASSESSMENT GUIDELINE

This guideline provides additional information on economic impact assessments which may be required to support a development application in accordance with Council's current Development Control Plan (DCP). Economic Impact Statements are typically required for industrial or commercial developments that have the capacity to generate significant employment opportunities and/or require significant infrastructure, support services and facilities.

Checklist: Economic Impact Assessment

An Economic Impact Assessment should:

- Provide detailed information on and examine:
 - The proposed development,
 - The potential economic benefits and impacts of the proposal,
 - Community needs including incorporating community consultation,
 - The measures proposed to maximise benefits and avoid or minimise adverse impacts,
 - Employment opportunities,
 - Floorspace, industrial/retail/commercial mix and turnover data for the proposed development including statistically accurate market surveys undertaken by the applicant,
 - Sample analysis of developments within the catchment of the proposal and of similar proposals in other comparable locations,
 - The ability of the development to generate economic benefits for the City,
 - The impact of the proposal in terms of access for employees and users of the development,
 - The proposal's potential to trigger additional development and/or relocation of commercial activities from their current location,
 - Impacts on similar developments in the catchment (local, citywide or regional), and
 - Feasible Alternatives.
- Consider the full extent of the costs and benefits to the local and broader Community and the City as a whole, including but not limited to:
 - Increased or reduced access,
 - Being a catalyst for infrastructure provision, such as water and sewer,
 - Maximising or reducing service provision locations,
 - Ability of the proposal to be a catalyst for other economic activities being established or expanded,
- Where investigations identify a cost or benefit for the community or City, the impact should be clarified and incorporated into the Economic Impact Assessment. Some issues which may need to be considered are to:
 - Examine public transport impact and adequacy including:
 - Survey and analyse the impact of the proposed development on the public transport system, including adequacy of existing infrastructure provision, and capital and recurrent cost to public transport providers to meet the demand and provide real modal choice to users of the proposed development,
 - Examine traffic impacts including:
 - Survey and analyse the impact of the development on the road, pedestrian and bikeway network required to service the development, including the costs of providing or upgrading the existing movement systems, internal car parking and servicing requirements, access to the site and development, and
 - Consider and evaluate the social impacts. Refer to the Social Impact Assessment Guideline for further information.

Checklist: Economic Impact Assessment

- The Economic Impact Assessment report should be written so that any conclusions reached can be independently assessed and should focus on the salient features of the proposal and the economic issues associated with it.
- The Economic Impact Assessment should include references and list individuals and organisations consulted.
- Relevant maps, diagrams and figures should also be included where necessary and detailed technical information contained in the report should be clearly cross-referenced.