



## DS 4.4 – Town Centre & Mixed Use Frontage Upgrade Incentives

### 1.0 Introduction

The Town Centre and Mixed Use zones in and around the Collie Central Business District make a significant contribution to the social and economic welfare of the town and in parts is characterised by properties with significant heritage value<sup>1</sup>.

Council considers it important that the Town Centre and Mixed Use zones in central Collie are not blighted by run-down frontages. Run-down frontages portray economic decay and adversely affect investment decisions by business and by existing and potential residents. Without intervention, a run-down building can adversely affect investment in nearby buildings, potentially spreading blight.

Whilst a coat of paint and a window display may be all that is needed to prevent a run-down appearance, this policy focuses on upgrading buildings to enhance their social and economic return.

By definition, a building that has heritage value has aesthetic, historic, scientific, or social significance for the present community and future generations<sup>2</sup>, so Council is keen to enter into partnerships that facilitate use of heritage buildings so they generate social and economic returns and retain our heritage.

A package of incentives is being made available to assist in the reconstruction or restoration of premises in the policy area

#### 1.1 Purpose

A primary objective of the policy is to encourage upgrades of the facades of properties with heritage value in a manner consistent with the principles of the Australia ICOMOS Burra Charter, thus retaining heritage values whilst providing for uses consistent with Local Planning Scheme No. 5.

The policy also seeks to increase the viability and attraction of locating enterprises in buildings of heritage value, thus increasing the attraction of the policy area for new businesses and helping to retain existing businesses.

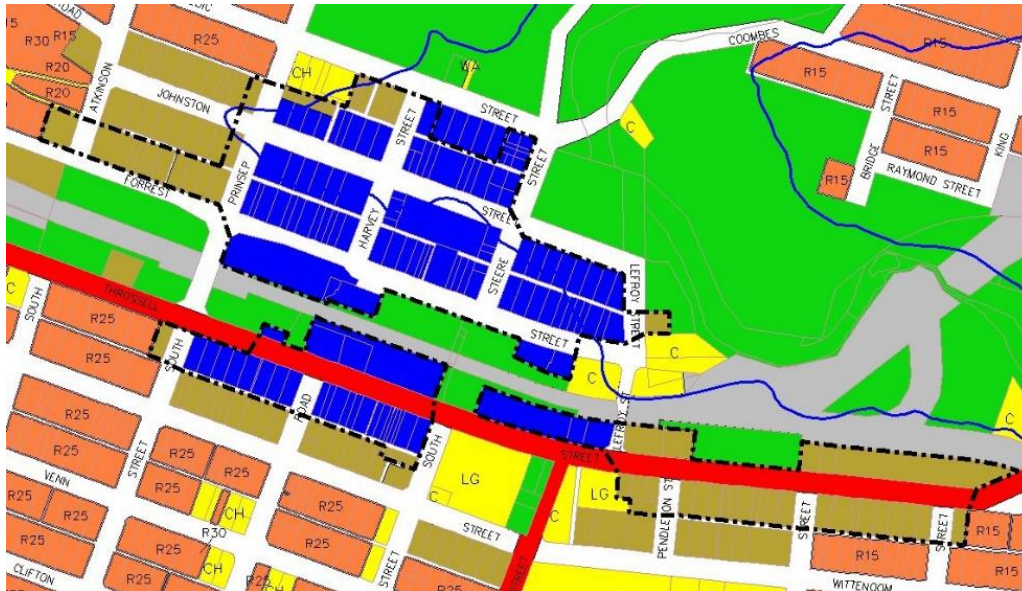
A secondary objective of the policy is to encourage upgrades and prevent the occurrence of run-down frontages of commercial property in the policy area (regardless of heritage status).

<sup>1</sup> Heritage values expressed at a local level through the Local Government Heritage Inventory and Heritage List, which utilise definitions in Commonwealth and Western Australian Acts of Parliament of what constitutes heritage.

<sup>2</sup> Section 3 Heritage of Western Australia Act 1990.

## 2.0 Application of Policy

The policy applies to most land zoned Town Centre or Mixed Use under Local Planning Scheme No. 5 in or near the Central Business District. Land within the dash-dot line shown on the map below falls within the policy area.



## 3.0 Policy Provisions

### 3.1 Call for Applications and Council Budget.

- 3.1.1 Applications which meet the primary objective of the policy may be lodged at any time.
- 3.1.2 This policy will be advertised each April and October inviting applications that meet the policy objectives. Applications received in response to advertising will be considered in the context of Clause 4.3 of this policy.
- 3.1.3 Subject to annual budget deliberations, the Shire intends to budget \$25,000 per annum for this policy, with funds remaining at the end of each financial year put into a Reserve Fund which is to be utilised for implementation of this Policy. The Reserve Fund will be capped at \$50,000.
- 3.1.4 Funds from the Building Maintenance Reserve up to an overall figure of \$200,000 can be used for Interest Free Loans, and repayments shall return funds to the Building Maintenance Reserve, so long as this does not result in a shortfall of funds required for Building Maintenance at any time.

### 3.2 Financial Incentives - Upgrades that Include Facade Refurbishments and Verandah Reinstatements.

- 3.2.2 Where proposed developments include façade refurbishments or verandah reinstatements the following financial incentives will be offered<sup>3</sup>:
  - a) Fees - Planning and/or building application fees (including State government charges) will be paid for by the Shire.

<sup>3</sup> A standard legal agreement has been developed by the Shire for use in implementation of this policy.

- b) Design - Shire funds will be made available on a dollar for dollar basis up to a maximum of \$2,000 to reimburse costs for design work.

Where a building has heritage values the design work must be done by a suitably qualified architect/draft person/engineer.

Funds will be paid on receipt of copies of invoices for work completed in accordance with the design. The design fee invoices will also need to be provided.

- c) Implementation of approved works - Shire funds will be made available on a dollar for dollar basis up to a maximum of \$12,500 for implementation of approved works.
- d) Sponsorship - For buildings on the Heritage List (under Local Planning Scheme No. 5) Council may endeavour to attract sponsorship from suppliers of materials.

### 3.3 Prioritisation of Funding for Applications

3.3.1 Where, following a call for applications, more funds are sought than are available from the annual budget and Reserve fund, then the following shall apply:

- a) First priority will be given to buildings on the Heritage List prepared under Local Planning Scheme No. 5. Premises with the greatest heritage value will be given priority; and
- b) The second priority for funding is for buildings in the Central Business District, fronting Throssell and Forrest Streets.

### 3.4 Flexible application of Local Planning Scheme No. 5 and Building Code of Australia provisions

Council will consider exercising its discretion in the application of Local Planning Scheme No. 5 and any discretionary provisions of the Building Code of Australia where its application will adversely impact on the heritage value of the building.

If an application is determined by another body (e.g. the Western Australian Planning Commission or a Joint Development Assessment Panel) and its determination includes conditions that are considered by Council to adversely affect the heritage values of the place, then Council will assist the applicant in lodging a request for a review of the application with the State Administrative Tribunal in relation to those conditions.

## Policy Adoption and Review

Council meeting held:	16 April 2019
Adopted by Minute No:	8112
Date to be reviewed:	April 2022
Previous revision	14 December 2010