

CITY OF SUBIACO

PLANNING POLICY 7.4

Heritage Incentives Policy

ADOPTION DATE: 27 AUGUST 2013
AUTHORITY: TOWN PLANNING SCHEME NO. 4

STATUTORY BACKGROUND

This policy is made pursuant to Clause 78 of *City of Subiaco Town Planning Scheme No. 4* (Scheme).

Division 7 of the *City of Subiaco's Town Planning Scheme No 4* (TPS4) provides Council with the ability to declare places as having heritage significance and worthy of conservation by addition to the Register of Places of Cultural Heritage Significance (Scheme Register) and through the declaration of conservation areas.

Strategic Context

The City of Subiaco Strategic Community Plan identifies the importance of the city's heritage to the local community. 'A built form with heritage value that is recognised and protected' is a key strategic objective in the plan.

The City of Subiaco Corporate Business Plan 2012 – 2016 sets out the actions considered necessary to achieve this strategic objective. These include:

- Formulate programs to raise awareness of built heritage in the city;
- Develop Policies to assist landowners in the restoration and preservation of buildings and places; and
- Consider incentives for owners to preserve and restore heritage buildings.

PURPOSE

To support the reinvigoration of the city's unique built heritage and historic character through the conservation of the city's heritage buildings and heritage conservation areas in accordance with the Burra Charter for the benefit of present and future generations.

To encourage investment in the conservation of heritage buildings for the purpose of contributing to the city's character and appeal as a desirable place to live, work and visit.

To provide financial assistance to owners in the conservation and restoration of places identified as having cultural heritage significance within the City of Subiaco.

To promote the city's unique built heritage and recognise the commitment of property owners as custodians of this heritage for the benefit of the entire community.

Definitions

For the purposes of this policy the following definitions apply:

Places of recognised heritage significance

Includes those places:

- Listed on the State Register of Heritage Places;
- Listed on the City of Subiaco Town Planning Scheme Register of Places of Cultural Heritage Significance (Scheme Register); and
- Contributory places located within a Conservation Area designated under Clause 59 of the Town Planning Scheme.

Places of identified heritage significance

Includes those places:

- Listed on the State Register of Heritage Places;
- Listed on the City of Subiaco Town Planning Scheme Register of Places of Cultural Heritage Significance (Scheme Register);
- Contributory places located within a Conservation Area designated under Clause 59 of the Town Planning Scheme;
- Adopted on the city's Local Government Inventory; and
- Identified as having cultural heritage significance on the city's draft 2002 Local Government Inventory.

POLICY

1. Financial Assistance

Owners of properties of recognised heritage significance are eligible for financial assistance from the City of Subiaco and/or various state agencies.

These grants and loans are subject to annual budget changes.

1.1 City of Subiaco Incentives

1.1.1 Heritage Grants Fund

All places of *recognised heritage significance* are eligible for financial assistance for urgent conservation works in order to stabilise a building, and/or conservation works that are visible from the public realm and enhance and reveal the heritage significance of a place. Works already completed or commenced prior to application will not be eligible for the Heritage Grants Fund.

The Heritage Grants Fund Information Sheet contains information on the heritage grants criteria, eligibility and funding allocations for that financial year.

1.1.2 Heritage Advisory Service

Owners of places of *recognised heritage significance*, who are thinking of making additions or alterations, or undertaking conservation works, can receive preliminary complimentary advice from one of the city's Heritage Architectural Consultants. This

will help ensure that the proposal meets all relevant heritage conservation requirements.

The Heritage Advisory Service Information Sheet contains information regarding the service and how to it can be accessed.

1.2 State Agency Incentives

These incentives are provided by state government and other agencies and are subject to changes in state government policy and funding allocations.

1.2.1 Heritage Loan Subsidy Scheme

All places of *recognised heritage significance* are eligible for the Heritage Loan Subsidy Scheme, which provides loans at low interest rates for heritage conservation works.

1.2.2 Heritage Grants Scheme

The State Heritage Office administers the state government Heritage Grants Program. This program is designed to provide funds for conservation works to places identified as having a high level of heritage value and are listed on the State Register or considered likely to be listed in the near future. The funding source is available for privately owned places.

1.2.3 Other

Places of *recognised heritage significance* that are owned by not-for-profit community organisations and local governments are eligible for funding through the Lotterywest Cultural Heritage Grants program. These provide funding for conservation or interpretation of heritage listed places.

2. Non – Financial Assistance

Owners of places of *identified heritage significance* within the City of Subiaco can seek professional advice and guidance involving proposed development and conservation from the city's Heritage Officer.

3. Promotional Incentives

3.1 City of Subiaco Heritage Conservation and Urban Design Awards

The City of Subiaco holds biennial heritage awards with a cash prize, in recognition of owners who undertake building works that assist in the conservation and enhancement of a heritage place or streetscape.

4. Planning Incentives

4.1 Clause 57 of City of Subiaco Town Planning Scheme No.4

Clause 57 of the City of Subiaco Town Planning Scheme No. 4 provides a mechanism for Council to grant variations to any requirement of the Scheme or the Codes where the proposed development facilitates the conservation of a place of *recognised heritage significance*.

The following core principles will apply to the assessment of applications seeking a variation to any development standard on the grounds of conservation of a place of cultural heritage significance:

- a) Variations are granted subject to Council discretion and are not "as of right";
- b) The magnitude of the variation is to be commensurate with the heritage significance of the place and the extent of conservation and restoration proposed;
- c) A variation would not adversely impact on the amenity of adjoining properties and the locality generally;
- d) In order to warrant dispensation any proposed new work should be compatible with the heritage place and should not detract from its significance.
Compatibility requires new work to sit well with the original fabric rather than simply copying or mimicking it.
- e) The applicant is required to demonstrate a sufficient standard of conservation including renovation of the subject place to warrant dispensation being granted.

4.2 Clause 14 of City of Subiaco Town Planning Scheme No.4

Clause 14 of the City of Subiaco Town Planning Scheme No. 4 allows Council, in certain circumstances, to consider a change of use in order to facilitate the retention of a place of *recognised heritage significance*.

Council may approve a new use where it is satisfied that the proposed use would facilitate the conservation of a place of *recognised heritage significance* and is consistent with the core principals outlined in Clause 4.1 above.

IMPLEMENTATION AND MONITORING

Performance of heritage incentives will be monitored and an annual report on their performance and any recommendations regarding further assistance measures will be provided to Council at the end of each financial year for consideration.