

POLICY NO: 3.6.7

HERITAGE MANAGEMENT - MUNICIPAL HERITAGE INVENTORY (MHI) INCENTIVES AND DEVELOPMENT BONUSES

INTRODUCTION

The Municipal Heritage Inventory comprises a list of places within the Town of Vincent that have been recognised as having cultural heritage significance and worthy of conservation for present and future generations. The Town of Vincent considers that the conservation and maintenance of these places to be a priority and as such various incentives and development bonuses are made available to owners of heritage-listed places to assist in achieving good conservation outcomes. This Policy provides an overview of the incentives and development bonuses available for places listed on the Town of Vincent Municipal Heritage Inventory.

OBJECTIVES

To:

- 1) outline incentives and development bonuses for owners of heritage-listed places within the Town of Vincent;
- 2) encourage the conservation and enhancement of the Town of Vincent's built environment, including individual buildings and streetscapes generally; and
- 3) outline incentives for development applications that deliver sound conservation outcomes.

POLICY STATEMENT

- 1) Consideration of Clause 20 and Clause 27 of the Town of Vincent Town Planning Scheme No. 1

Application of Clause 20 - Special Application of the Residential Design Codes of Western Australia (R-Codes):

- If the proposed development conserves or enhances a heritage-listed place the development is eligible for an increase in the dwelling density of up to 50 percent.

- The percentage allocated will be dependent on the nature of the proposed development and the impact the development will have on the heritage listed place to be retained.
- The impact of the proposed development will be determined by conducting a heritage impact statement on the heritage-listed place outlined in the Policy relating to Heritage Management - Development Guidelines.

Application of Clause 27 - Variations to Scheme Provisions:

- If the proposed development facilitates the conservation of a heritage listed place, the Town of Vincent may consider varying any site or development requirement of the Town Planning Scheme.
- Determination of the variation will depend on the impact of the proposed development on the heritage significance associated with the place, which will be assessed by conducting a heritage impact statement on the heritage listed place outlined in the Policy relating to Heritage Management - Development Guidelines.
- Prior to confirming the variation to the Town Planning Scheme provision the Town of Vincent will consult with affected parties by following one or more of the provisions dealing with advertising uses pursuant to Clause 37 of the Town Planning Scheme and to have regard to any expressed views prior to making its decision to grant the variation.

2) Reduction of Fees and Charges for Development Applications

Owners of heritage-listed places may have fees waived in part or in full in the following instances:

- Development application involving a change of use of a heritage-listed place that does not involve any significant physical construction.
- Development application involving alterations and additions which has no adverse affect on the heritage significance associated with the heritage listed place.
- Development application involving partial demolition which has no adverse affect on the heritage significance associated with the heritage listed place.

3) Financial and Non-Financial Assistance for Heritage Listed Properties

Financial Assistance

Owners of heritage listed places within the Town of Vincent are eligible to apply for various grants and low interest loans from the Town of Vincent and/or various State agencies. These funds and loans are subject to annual budget changes. Further details on the loans and grants are available on the Town's dedicated heritage website: www.vincentheritage.com.au.

Town of Vincent Incentives

- Heritage Assistance Fund

All places listed on the Town's Municipal Heritage Inventory are eligible for monetary assistance for conservation works or conservation documentation.

- Town of Vincent Building Design and Conservation Awards

Owners of places listed on the Municipal Heritage Inventory who conduct building works that assist in the conservation of the place are eligible to enter the Municipal Heritage Inventory category for the opportunity to receive a cash prize.

State Agency Incentives

- Heritage Loan Scheme

All places listed on the Municipal Heritage Inventory are eligible for the Heritage Loan Scheme, which provides loans at reduced interest rates for conservation heritage works.

- Heritage Grants Scheme

The Heritage Council of Western Australia administers the State Government Heritage Grants Program. This program is designed to provide funds for conservation 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.

Non - Financial Assistance

Owners of heritage-listed places within the Town of Vincent can seek professional advice and guidance involving proposed development and conservation of heritage-listed places from the Town of Vincent Heritage Officers. Research assistance is also available from the Local Studies Library Officers.