



# NORTHERN MIDLANDS COUNCIL

## POLICY MANUAL

### HERITAGE INCENTIVE SCHEME

<b>Originated Date:</b>	Adopted 26 September 2001 – Min No. 368/01 (as Policy 29)
<b>Amended Date/s:</b>	Amended 27 June 2005 – Min No. 198/05 Amended 20 September 2010 – Min No. 264/10 Amended 15 September 2014 – Min No. 238/14 Reviewed 14 December 2020 – Min. No. 423/20 Amended 17 February 2025 – Min No. 24/0054
<b>Applicable Legislation:</b>	Section 77(1) of the <i>Local Government Act 1993</i> <i>A council may make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose it considers appropriate.</i>
<b>Objective</b>	To provide an incentive to improve the streetscape views of properties that are in heritage precincts, or heritage listed.
<b>Administration:</b>	Development Services
<b>Review Cycle/Date:</b>	Next review 2029.

#### 1. APPLICATION

This policy applies to:

- Those parts of heritage listed properties clearly visible from a public street; or
- Those parts of properties in a heritage precinct, clearly visible from a public street.

#### 2. DEFINITIONS

*Heritage Listed Properties:* are those listed in the planning scheme.

*Heritage Precincts:* are those shown in the planning scheme maps.

#### 3. ELIGIBILITY

##### 3.1 ELIGIBLE PROJECTS

Examples of eligible projects are:

- Replacing an inappropriate fence with an appropriate fence;
- Repainting an inappropriate colour scheme with an appropriate colour scheme;
- Reinstatement of lost features important to the character of the place (verandahs, window treatments, etc);
- Removing unsympathetic additions or alterations;
- Other works to the exterior of the place that contributes positively to the streetscape.

##### 3.2 INELIGIBLE PROJECTS

Examples of ineligible projects are:

- Internal works;
- General operational and routine repairs and maintenance, including re-cladding and re-roofing in similar materials;
- Repainting, unless replacing an inappropriate colour scheme with an appropriate colour scheme.
- New additions or extensions, unless it involves the reconstruction of an original element;
- Properties in arrears for their rates;
- Works commenced before written notification of a successful heritage incentive scheme grant;



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- A property that received a heritage incentive scheme grant less than 5 years ago, unless the property is World Heritage listed.

#### **4. INCENTIVE**

- 4.1 The value of the incentive shall be in the form of a grant of 50%, to a maximum of \$1,000, of the cost of the work, credited against the property's rates.
- 4.2 The Council shall allocate a total of \$5,000 each financial year.

#### **5. APPLICATION PROCESS**

##### 5.1 HERITAGE ADVICE

- 5.1.1 Property owners may seek the advice of Council's Heritage Adviser regarding recommended works, fence styles, or colour schemes considered necessary to ensure the proposal is consistent with the heritage character of the property and/or streetscape.
- 5.1.2 There is no cost to the property owner for the consultation and advice.

##### 5.2 HERITAGE INCENTIVE GRANT APPLICATION

- 5.2.1 The application shall be made on the Heritage Incentive Application Form.
- 5.2.2 The application shall include all the required information.
- 5.2.3 The application shall include copies of any required Planning or Tasmanian Heritage Council approvals.
- 5.2.4 Where completed in accordance with the approval, the grant will be credited against the following financial year's rates.

##### 5.3 ASSESSMENT

- 5.3.1 Applications are assessed in order of receipt.
- 5.3.2 The Heritage Advisor will assess each application against the policy and accordingly approve or refuse the application.
- 5.3.3 The grant will be paid on successful applications in the order of their receipt, until the allocation is spent for that financial year.
- 5.3.4 Applications which may qualify for an incentive grant, and where the allocation has been spent, may re-apply in the following year.

##### 5.4 COMPLETION

- 5.4.1 The works are to be completed in accordance with the approved application.
- 5.4.2 The works are to be completed within 12 months of Heritage Incentive Scheme approval.
- 5.4.3 The property owner shall advise Council in writing when the works are completed.
- 5.4.4 The property owner shall provide Council with copies of receipts relevant to the project.

#### **6. OTHER PERMITS REQUIRED**

The property owner shall gain any necessary Planning, Tasmanian Heritage Council, and Building permits.