

Pinjarra and Dwellingup Town Centres

Façade Refurbishment Subsidy Program

1. Introduction

Main Streets or 'High Streets' are the heart of town centres and contribute to the character and life of a place with building facades being important contributors to the quality of a town centre. The Shire of Murray recognises that a number of building facades in the Pinjarra and Dwellingup town centres are currently in a run-down state or poorly designed and potentially detract from the character and amenity of the place or undermine the value of the streetscape and associated public spaces.

The Façade Refurbishment Subsidy Program is an initiative aimed to support and assist landowners and local business owners with revitalisation and activation of the Pinjarra and Dwellingup town centres to create active, vibrant, attractive and safe places for our community and visitors to enjoy.

As an incentive to encourage landowners and local business owners to upgrade their building facades, the program will offer successful applicants the opportunity to receive a matched financial contribution to put towards works that will improve the visual appearance and assist with activation of the two town centres.

2. Program Objectives

The objectives of the program are to:

- Assist in beautifying and activating town centres by improving the streetscapes;
- Encourage the activation and orientation of development facing public places;
- Enhance the physical quality and established character of the towns' built environment through sensitive and innovative design of buildings and spaces;
- Improve the experience of pedestrians to encourage more people to live, work, play and do business in the respective places;
- Reinforce and build upon the town centres as the major retail, social and cultural hubs of the respective places; and
- Support landowners and local business owners to improve the visual presentation and public impressions of their buildings and businesses.

3. Town Centres

3.1 Pinjarra – includes:

- (a) Street façade of buildings fronting George Street, between Henry Street and Camp Road, plus the South End Shopping Centre;
- (b) Street façade of buildings fronting Pinjarra Road between George Street and Murray Street; and
- (c) Portion of buildings and associated spaces fronting the Murray River Square and the Murray River foreshore between Cantwell Park and the Murray Leisure Centre.

These areas are highlighted in red on the following plan:



3.2 Dwellingup – includes:

- (a) Street façade of buildings fronting McLarty Street, between Forrest Street and Moore Street; and
- (b) Street façade of the buildings fronting Newton Street, between McLarty Street and Marinup Street.

These areas are highlighted in red on the following plan:



4. Available Funding

This financial year, the Shire has allocated a total of \$20,000 (ex GST) for contribution towards one or more projects. Up to 50% of the cost of eligible works (ex GST) may be considered. To ensure funding is allocated to reasonably substantial works, the subsidy is only available to projects with a minimum total value of \$4,000 of eligible works. The minimum contribution available is therefore \$2,000 with a maximum contribution of up to \$20,000.

5. How to Apply

The program is available throughout the financial year until funds are exhausted. Applicants are encouraged to contact the Shire, prior to submitting an application to discuss their proposal.

Applicants will need to submit the following details to the Shire, in order, to have their application considered:

- (a) A completed application form;

- (b) Plans at a minimum scale of 1:100 which clearly sets out the proposed refurbishment works, including a schedule of materials and colours; and
- (c) Cost estimate for the proposed refurbishment works from a registered builder which includes an itemised cost breakdown of both eligible and non-eligible components of the works. The cost breakdown is to separately itemise GST.

Applications are assessed against the program's criteria and presented to Council for funding approval. All eligible applications will not necessarily be funded. Successful funding will depend on the quality and nature of the applications and the extent of funding still available for the year.

6. Program Details

6.1 Assessment Criteria:

- Compliance with the Shire's planning framework and the Building Code of Australia
- Consistency with the objectives and provisions of the Shire's Pinjarra Revitalisation Strategy and Activity Centre Plan
- Degree to which the applicant is financially contributing to the project
- Degree to which the proposed works will be visible from the adjoining street or public space
- Quality of the design and extent to which the proposed works contribute to the visual improvement of the façade or space viewed from the street or public space
- Degree to which the proposed works contribute toward the established character of the street or public space
- Degree to which the proposed works promote either active or passive interaction or activity between the building and the street or public space

6.2 Eligible Works:

- Modification or construction of awnings or verandahs
- Restoration of facades facing a street or public space
- Improved lighting

- Modification or creation of new windows to promote interaction and interest within the adjoining street or public space
- Design works to the façade facing the street or public space which will improve the architectural standard of the façade, improve the level of surveillance between the public realm or will improve the interaction between the internal area of the building and the adjoining public space
- Replacement of solid fencing with a visually permeable style of fencing
- Landscape improvements that will encourage activation of the space between the building and the adjacent public space
- Provision of disabled access

6.3 Ineligible Works:

- Removal of non-compliant signage or new signage
- Internal alterations to a building
- General maintenance
- Any works required to satisfy conditions of statutory approvals which are not related to this program
- Works that have commenced or have already been completed
- Works only necessary to accommodate the relocation of a business and/or replace signage/paint
- Design work to complete the program application
- Works not visible from the street or public space
- Infrastructure associated with alfresco dining areas (noting that such areas are generally encouraged)

6.4 Implementation of successful application/s

After confirmation of funding for a project has been made by the Shire, the following process will be applicable to successful applicants:

- (a) Applicant is required to source a minimum of two quotations from appropriate registered builders for the endorsed works to confirm costs;
- (b) Applicant is to enter into an agreement with the Shire, setting the conditions and maximum contribution to be paid by the Shire on completion of the agreed works;
- (c) Applicant is to undertake the agreed works in accordance with the signed agreement within 12 months unless otherwise agreed in writing by the Shire;
- (d) Applicant is to provide written notification to the Shire once the works have been completed, including receipts for payment of works with payment only being authorised to persons in the signed agreement;
- (e) Shire will inspect the works to confirm that they have been completed in accordance with approvals and the signed agreement; and
- (f) Applicant is to submit a tax invoice to the Shire for payment of the agreed funds.

6.5 General Conditions

Successful applicants will be required to sign an agreement with the Shire acknowledging that the subsidy will only be available subject to the applicant meeting the general conditions to the satisfaction of the Shire. The following outlines the key conditions:

- (a) Applicant will be required to remove any unauthorised signage or window shutters as part of façade improvements;
- (b) Applicant is responsible for obtaining all necessary planning and building approvals prior to commence of works;
- (c) The Shire will waive any planning and building application fees required in relation to eligible works; although State Government statutory building fees are to be paid by the applicant;
- (d) Works are to be undertaken by registered builders;

- (e) Cost estimates and quotations are to be sourced from suitably qualified local (Peel Region) businesses wherever possible. Cost estimates and quotations are to provide costs for each component of works being applied for;
- (f) Successful applicants are to enter into an agreement and the Shire setting out the agreed schedule of works, timeline, grant sum (exclusive of GST) and payment arrangements and conditions;
- (g) Funds will not be reimbursed until after the completion of the project and once the Shire has confirmed that all work has been carried out satisfactorily and within the specified timeframe; and
- (h) Any overrun in costs is not the responsibility of the Shire and the Shire will only be liable to reimburse agreed funding.

7. Program Contact

Please make any enquiries regarding the program to the Shire's Director, Community and Economic Development, Krystal Dawe on 9531 7777 or mailbag@murray.wa.gov.au.

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
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