

JUNEE SHIRE COUNCIL

POLICY REGISTER

SUBJECT: HERITAGE

POLICY TITLE: HERITAGE CONSERVATION AREA - DEVELOPMENT FEES

OBJECTIVE: To establish guidelines for staff in determining applicable fees for applications in the Heritage Conservation Area or involving a listed Heritage Item.

POLICY

The Heritage Conservation Area is a legally defined area within Junee Shire Council's LEPI992. Councils consent is required to alter a building or work within this area.

Council must consider if any work will have a significant impact on the Heritage Conservation Area or on a listed Heritage Item and take into account the architectural elements and construction materials to be used. The Council wants to encourage an appropriate standard for work for buildings in the Heritage Conservation Area or on a listed Heritage Item. Unfortunately, Council's development application and construction certificate fees are seen as an impediment to this process for minor works such as external painting, property boundary fences or other minor work less than \$10 000 in value.

The policy will therefore exempt development application fees and construction certificate fees for certain work while ensuring that the development assessment process is not compromised.

WHAT TYPE OF WORK IS EXEMPT FROM FEES?

1. External painting to buildings.
2. Erection of property boundary fences.
3. Other minor work or non-structural cosmetic changes, less than \$10 000 in value, deemed appropriate by Councils Heritage Advisor.

WHAT FEES ARE EXEMPT?

| Local Government Fees | Yes | No |
|--------------------------|-----|----|
| Development Application | ✓ | |
| Construction Certificate | ✓ | |
| Drainage Application | | ✓ |
| Security Deposit | | ✓ |

| State Government Fees | Yes | No |
|---|------------|-----------|
| Long Service Leave Levy | | ✓ |
| Home Warranty Insurance and Plan First Levy | | ✓ |

CRITERIA FOR COMPLIANCE WITH THIS POLICY

1. Applicants need to arrange for an appointment with Council's Heritage Advisor to discuss the proposed work.
2. Work must be carried out in accordance with Council's Heritage Advisor's report and signed off by the property owner.
3. Work must not commence prior to Council sighting the signed agreement.

JUNEE SHIRE COUNCIL'S HERITAGE ADVISOR

Council's Heritage Advisor visits Junee on an 'as required' basis. Please arrange an appointment in advance by telephoning Council's offices on (02)69 248 100.

This is a free but limited service provided by Junee Shire Council and the NSW Heritage Office to assist both Council and the community in developing high quality heritage programs, buildings and attitudes.

ADOPTED: 20 May 1999
MINUTE NO: 12.0599
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