

Mackay Pride Facade Improvement Scheme Expressions of Interest Guidelines

Introduction:

Mackay Regional Council has developed the Mackay Pride Facade Improvement Scheme (the scheme) to work in partnership with property owners to revitalise their building facades across the Mackay region. The appearance of your building, your business and the surrounding streets create a powerful first impression of our region. Mackay Regional Council is willing to collaborate with property owners to facilitate upgrades to building facades that will help to revitalise your local streetscape.

The Scheme will accept applications from property owners of commercial premises with active street frontages located within designated township and commercial centre. Approved applications must complete all proposed scope of works within four months of signing the letter of agreement.

Deadline for round four funding applications

Expressions of Interests are currently being accepted. There is no deadline for the lodgement of an Expression of Interest.

Any applications received prior to the closing date will be assessed and the applicant will be notified of the outcome within two weeks.

Social/Cultural impacts

Facade improvement has the capacity to enable rapid change for a regions perception as it creates a more social environment and is a highly visible element of a region to passers-by. Building facades and shopfronts immediately affect the perceptions one has of a region. Improvements to facades and streetscape have the capacity to enable rapid change to the liveability factor and how inviting a region feels. Spaces that appear liveable and inviting are proven to stimulate perceptions of safety. As more people feel comfortable entering the area, passive surveillance will increase and further improve safety. The Mackay Pride Façade Improvement Scheme seeks to revitalise and activate buildings within its centres network.

Research suggests that high quality facades and shop fronts encourage people to spend more time in attractive surroundings, and directly and indirectly improve perceptions of safety. Studies from around the world have demonstrated that improved streetscapes have a strong correlation with low vacancy rates.

Principles

Council commits itself to the following principles:

Pride: Creation of positive stakeholder and community pride as well as a sense of broad ownership of the centres network.

Beautification: Enable and encourage implementation of beautified building facades and other facade improvements that are visible from the public realm.



Participation: Enable property owners and stakeholders the opportunity to contribute actively in the beautification of our centres network and encouraging others in the vicinity to ensure continuity in improvements.

Activation: Promote and encourage activation of the facades to create a more engaging public realm.

Heritage: Celebrates and recognises the heritage building facades.

Relationships: Encouraging positive relationships with stakeholders to deliver improvement to our Centres Network.

Accounting and transparency: A framework for transparency and a system of accountability.

Requirements of the scheme

To be eligible for the scheme the following requirements must be achieved.

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To be eligible for the scheme the following requirements must be achieved.

Improvements proposed must be to the facade of the building that are visible from the street;

- Applicants must be the building owner or have proof of the building owner's consent to conduct work to the building's facade;
- The applicant must provide their matched contribution in cash and not in-kind;
- The applicant must show how the project will benefit the building's presentation;
- Applicants must file an improvement plan detailing the planned improvements;
- Applicants must submit before photos of the proposed building with completed application;
- Applicants must submit two formal quotes from Heritage listed buildings will require planning approval
- Licensed through contractors; Council; and All work being carried out must have the required permits and approvals through Council.
- Key active frontages mean that the premises has street orientated development, meaning buildings are built up to the front property boundary to form a traditional 'main street' character.

Detail the Project

You will need the following supporting information/documentation for your proposal:

Description: A clear description stating what proposed works will be undertaken.

Quotes: Obtain a minimum of two quotes for works (quotes from a licensed contractor).

Colour Scheme: Where the application is proposing painting of the building, a colour scheme is required to be submitted. If the original colour scheme has not been retained the proposal needs to be complimentary to the colour palette and the buildings surroundings.

Photographs: Photographs of the building's current facade, each elevation and close ups of the area affected by the project is required. Successful applicants will be required to take progression photos and final completed works in the same locations.

Heritage: If your building is heritage listed, you may be required to undertake a heritage or cultural study of your building. Applicants will need to provide evidence of the buildings heritage status. You will be required to submit historical photographs of the building facade. Some Information may be found in Council's 'Conserving heritage houses in the Mackay region' and 'Art Deco in Mackay' documents as well as the Mackay City Library.

Assessments of the Applications

Applications under the Scheme will be assessed by Council against the Assessment Guidelines of the scheme. Applications will be ranked based on assessment criteria and the level of financial support will be provided to the highest ranking applicants Council reserves the right to seek further information or clarification of a proposal to facilitate an improved outcome. Council may only authorise the approval of the grant funds if the funds are available and within the budget approved by Council. Grants are awarded based on merit and not all applications that meet with assessment guidelines will be funded.

Terms and Conditions



Applications for, and approval of funds under the Scheme, must be made prior to the project commencing. Applications will be assessed against the Scheme Guidelines, at Councils absolute discretion and all applications may not be successful. Council will not grant funds retrospectively to works completed prior to the approval of an application. Council will not provide funds for operational or administrative costs related to the project. Grants will not pay for business marketing or promotion. Council will not provide grant funds for capital expenses (for example ladders, gurneys, scaffolding and safety barriers). Hiring of equipment is permitted when directly related to the project. Applicants must be able to fund the costs of the works up front as Council will provide its share of the funding at the completion of works. Applications will not be accepted for projects that already have received previous Facade Improvement Scheme grant funding from Council.

Council Planning and Permit Requirements

It is the applicant's responsibility to obtain any necessary building or planning permit and to ensure that chosen contractors are aware that they need to meet all areas of council compliance and Worksafe Queensland regulations relating to the identification, handling and removal of asbestos products.

Replacement or enhancement works of existing structures will not generally require a planning approval, unless the building is heritage listed. However, any new structures such as adding an awning to your building will require planning approval. For further information please visit: www.mackay.qld.gov.au/business/planning_and_development/new_planning_schemes

Level of Funding Available

Council's contribution may be to a maximum amount as determined below:

- Works under \$1,999.99 (excluding GST) - maximum rebate of 50% of the project spend (excluding GST) per applicant.
- Works Up to \$10,000 - maximum rebate of \$2,000 (excluding GST) per applicant.
- Works \$10,001 and over - maximum rebate of \$3,000 (excluding GST) per applicant.

The applicant may wish to, of their own accord, contribute additional funds beyond the matched contribution.

Once approved applicants will be required to enter into a funding agreement with Council this agreement will outline the level of funding approved and timeframes for work to be undertaken and completed, you will also be required to submit an outcome report within three months of your projects completion.

Funding will be released to the successful applicant once the improvement works have been completed, a tax invoice from the applicant is provided with the licensed contractors' invoice attached showing the payment for the works and photographs showing the before and after facade improvement.

Timing of the Projects

The applicant's proposed works are to be carried out as detailed in the approved proposal within four months of signing the letter of agreement.

Notification of successful applicants

Council will notify both successful and unsuccessful applicants the outcome of their application in writing within two weeks of receiving the application.

How do I apply?

Property owners considering making an application under the Scheme are encouraged to discuss their potential project with the Economic Development Officer prior to submitting an application. Property owners are also encouraged to seek professional advice from suitably qualified architects or designers to assist with the development of the proposed improvements.

Please complete Expressions of Interest on Smarty Grants as well as submitting any supporting documentation.