**Submission on City of Nedlands Local Planning Scheme No. 3**

**One Percent for Art**

**Recommendation**

That there be included in LPS3 a General Development Requirement pertaining to all non-residential land uses where proposed building works exceed $4 million in value and residential land use exceeding four dwelling units in number, for one percent of the estimated development cost to be allocated for the implementation of artworks.

**Planning Justification**

Background

Surveys have shown that residents of Perth’s Western Suburbs are the state’s strongest supporters of the arts. The City of Nedlands was fortunate in having Mrs Meg Sheen, a life-long patron of the arts, as Deputy Mayor. Through her efforts and those of the Nedlands Community and Cultural Society, an Arts Foundation was established with a considerable budget, to promote the arts in the City of Nedlands. As a direct result, Nedlands has benefited from the installation of numerous public art works throughout the City. The tradition of providing public artwork has continued with the Council allocating a small budgetary sum for the purpose each year.

The “one percent for art” initiative

The one percent for art requirement is intended to promote the arts in the private sector, for overall community benefit. As cities grow and become more intensively developed, local landmarks and features are lost in repetitive urban sprawl. Art installations, whether they be public or private, help to provide identity and a sense of place. This is recognised by the State Government, which has already adopted a one percent for art requirement for all public construction projects.

How it could work

Without prejudicing how the proposal would be implemented, it could work as follows:

1. A contribution, based on one percent of the building cost, would be charged against all building applications approved by the City, except those relating to the excluded works - non-residential building works less than $4 million in value and residential work of four dwellings or less,;

2. The contribution would be payable at the time of the collection of the building licence and would be held in a trust account;

3. Where the applicant installed an approved artwork at a cost equal to or greater than the contribution made, the contribution would be refunded;

4. The applicant would have the option of not providing an artwork, in which case the contribution paid would be forfeited and the money would be available for the installation of artworks elsewhere in the City;

5. The trust fund would be administered by a City of Nedlands, which would specify criteria for acceptable artworks in a Local Planning Policy;

6. There would be an additional requirement in Table 7 of LPS3, similar to 32.2 Cash-in-lieu of car parking, specifying that an applicant for planning approval may, if the City is in agreement, make a cash payment to the City, in lieu of providing artworks required under a Local Planning Policy.

Max Hipkins

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