



LOCAL PLANNING POLICY – HERITAGE INCENTIVES

1.0 PURPOSE

- 1.1 The purpose of this policy is to encourage the retention, maintenance and upgrade of the City's historic buildings.

2.0 APPLICATION OF POLICY

- 2.1 This policy applies to all properties within the City that are listed on the City's Municipal Inventory or Heritage List.

3.0 OBJECTIVES

- 3.1 To reduce planning fees for developments that propose to conserve or improve the heritage aspects of a place.
- 3.2 To provide heritage advice for owners or occupiers of places with heritage significance.

4.0 POLICY MEASURES

Refund of Planning Fees

- 4.1 A request for a refund of planning fees will only be considered where the subject building is on the City's Heritage List or Municipal Inventory.
- 4.2 A request for the refund of a fee for an application for development approval must relate to a development that, in the opinion of the City, fulfils one or more of the following statements:
- (a) The sole purpose of the proposed development is to restore or conserve the heritage attributes of a significant building and/or site; or
 - (b) Where the proposed development consists solely of the demolition of non-original fabric and which has no adverse impact on the heritage significance associated with the place; or
 - (c) Development application involving a change of use of a heritage-listed place that does not involve any significant physical construction; or
 - (d) Development application involving alterations and additions which has no adverse effect on the heritage significance associated with the heritage listed place; or
 - (e) Development application involving partial demolition which has no adverse effect on the heritage significance associated with the heritage listed place.



- 4.3 The maximum refund will be 50% of the Development Application fees paid OR \$1,500 (whichever is lesser).
- 4.4 This policy does not apply to retrospective applications.
- 4.5 The refund of planning fees only applies to the standard development (planning) application fees and does not include the following fees:
 - (a) Building permit and processing fees, BCITF/Building Services Levies.
 - (b) Planning Service Fees.
 - (c) WAPC subdivision, amalgamation and clearance fees.
 - (d) Rezoning/scheme amendment fees.
 - (e) Health and Compliance fees.
 - (f) Other fees charged by the City.
- 4.6 Applicants will be required to pay all fees at the time of application. The City will refund the appropriate planning fees after development approval is issued and where the provisions of this policy are satisfied.
- 4.7 The budget allocation to allow for the refund of planning fees will be included in the annual budget for Council's consideration. Refunding of fees is subject to the approval of the budget allocation by Council and the available budget remaining at the time of the request.
- 4.8 The refund of fees will be at the sole discretion of the City of Nedlands.

Heritage Advice

- 4.9 A request for a heritage advice session will only be considered where the subject building to be discussed is on the City's Heritage List or Municipal Heritage Inventory.
- 4.10 A request for a heritage advice session must relate to developments or proposals that, in the opinion of the City, will enhance or maintain the heritage aspects of a certain building and/or site.
- 4.11 Heritage advice sessions will be conducted with heritage professional/s engaged by the City of Nedlands.
- 4.12 The City will bear the cost of a maximum of five hours of the nominated heritage professional's time. This is inclusive of but not limited to; time meeting with an owner/occupier, site visits, research and drafting of correspondence.
- 4.13 The budget allocation to allow for the heritage advice sessions will be included in the annual budget for Council's consideration. The City's ability to grant access



to this service is subject to the approval of the budget allocation by Council and the available budget remaining at the time of the request.

4.14 The granting of heritage advice sessions will be at the sole discretion of the City of Nedlands.

5.0 RELATED LEGISLATION

5.1 This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

5.2 This policy should be read in conjunction with the following additional planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- City of Nedlands Municipal Inventory
- City of Nedlands Heritage List
- *Local Government Act 1995*
- *Planning and Development Regulations 2009*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Local Planning Scheme No. 3

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