



Refund of Planning Fees for Places of Heritage Significance

KFA	Natural and Built Environment
Status	Council
Responsible Division	Planning and Development
Objective	To provide guidance as to the refund of relevant planning fees for developments that propose to conserve or improve the heritage aspects of a place.

Context

1. The City of Nedlands has a Heritage List and Municipal Heritage Inventory.
2. Buildings contained on the Heritage List are required to obtain development approval for all development and demolition.
3. Buildings contained on the Municipal Heritage Inventory are not subject to planning requirements over and above any other buildings, however it is the intention to reduce the barriers that discourage retention of these buildings.
4. Council has resolved to allow the City to refund planning fees in certain circumstances, as outlined in this policy.

Statement

1. A request for refund of planning fees will only be considered where the subject building to be retained is on the City's Heritage List or Municipal Heritage Inventory.
2. A request for refund of planning must relate to a development that, in the opinion of the City, fulfils one (or more) of the following statements:
 - the sole purpose of the proposed development is to restore or conserve the heritage attributes of a significant building and/or site; or
 - 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
 - development application involving a change of use of a heritage-listed place that does not involve any significant physical construction; or
 - development application involving alterations and additions which has no adverse effect on the heritage significance associated with the heritage listed place; or
 - development application involving partial demolition which has no adverse effect on the heritage significance associated with the heritage listed place.



3. The maximum refund will be 50% of the Development Application fees paid OR \$1 500 (whichever is lesser).
 4. This policy does not apply to retrospective applications.
 5. The refund of planning fees only applies to the standard development (planning) application fees and does not include the following fees:
 - Building permit and processing fees, BCITF/Building Services Levies.
 - Planning Service Fees.
 - WAPC subdivision, amalgamation and clearance fees.
 - Rezoning/scheme amendment fees.
 - Health and Compliance fees.
 - Other fees charged by the City.
 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.
 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.
 8. The refund of fees will be at the sole discretion of the City of Nedlands.
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Related documentation

City of Nedlands Municipal Heritage Inventory
City of Nedlands Heritage List

Related local law and legislation

Local Government Act 1995
Planning and Development Regulations 2009
Planning and Development (Local Planning Schemes) Regulations 2015
Town Planning Scheme No. 2

Related delegation

Nil.

Review History

Council Resolution - 22 May 2018 (PD 22.18)