



Western Australia

## **East Perth Redevelopment Act 1991**

Compare between:

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Western Australia

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## **East Perth Redevelopment Act 1991**

**An Act to provide for the redevelopment of certain land in East Perth, and to establish an Authority with planning, development control and other functions in respect of that land, and a function in respect of the redevelopment of certain other land.**

*[Long title amended by No. 82 of 1996 s. 4.]*

## **Part 1 — Preliminary**

**1. Short title**

This Act may be cited as the *East Perth Redevelopment Act 1991*<sup>1</sup>.

**2. Commencement**

This Act shall come into operation on such day as is fixed by proclamation<sup>1</sup>.

**3. Terms used**

In this Act, unless the contrary intention appears —

**Account** means the East Perth Redevelopment Authority Account referred to in section 49(2);

**acquire** includes take on lease;

**Authority** means the East Perth Redevelopment Authority;

**chairperson** means the chairperson of the Authority;

**chief executive officer** means the person appointed as such under section 14(1);

**committee** means a committee established under clause 6 of Schedule 2;

**development** means —

- (a) the erection, construction, demolition, alteration or carrying out of any building, excavation, or other works in, on, over, or under land; and
- (b) a material change in the use of land; and
- (c) any other act or activity in relation to land declared by regulation to constitute development,

but does not include any work, act or activity declared by regulation not to constitute development;

**dispose of** includes sell, lease, let, grant a licence and grant any easement or right of way;

**EP Act** means the *Environmental Protection Act 1986*;

**EPA** means the Environmental Protection Authority continued in existence under the EP Act;

**interest in land** includes an easement, right or power affecting land;

**land** includes —

- (a) a legal or equitable estate or interest in land;
- (b) land covered by water, whether continuously or discontinuously;

**member** means a member of the Authority and except in clauses 1, 2 and 3 of Schedule 2, includes a temporary member and a member of a committee;

**Metropolitan Region Scheme** has the meaning given to that term in the *Planning and Development Act 2005* section 4;

**Minister for the Environment** means the Minister to whom the Governor has for the time being committed the administration of the EP Act;

**public authority** means a Minister of the Crown in right of the State, Government department, State trading concern, State instrumentality, State public utility and any other person or body, whether corporate or not, who or which, under the authority of any written law, administers or carries on for the benefit of the State a social service or public utility;

**redevelopment scheme** means a redevelopment scheme in force under Part 4;

**temporary member** means a person appointed under clause 3(1) of Schedule 2.

*[Section 3 amended by No. 14 of 1996 s. 4; No. 23 of 1996 s. 5; No. 38 of 2005 s. 15.]*

#### 4. **Redevelopment area defined (Sch. 1)**

- (1) The redevelopment area for the purposes of this Act is that described in Schedule 1.

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- (2) Regulations may be made under section 57 amending Schedule 1 —
- (a) by adding to the redevelopment area any area that is contiguous to that area or by subtracting any area from the redevelopment area; or
  - (b) by deleting the redevelopment area and substituting another area for it,

but before any such regulations are made the Minister shall consult with the community and the City of Perth.

- (3) When regulations made under subsection (2) that add an area to the redevelopment area are laid before each House of Parliament under section 42 of the *Interpretation Act 1984* they shall be accompanied by an explanatory memorandum showing how and why it is intended to amend the redevelopment scheme in respect of the area that is added.
- (4) Regulations made under subsection (2) may provide for the substitution of a plan for that referred to in Schedule 1 or for the amendment of the redevelopment area by reference to any supplementary plan.
- (5) In any proceedings a plan purporting to be a copy of a plan referred to in Schedule 1 or subsection (4) showing the boundaries or any boundary of the redevelopment area is evidence of those boundaries or that boundary.

*[Section 4 amended by No. 84 of 1994 s. 4; No. 14 of 1996 s. 4.]*

**5. Transitional provisions where area amended**

- (1) A redevelopment scheme does not extend to any area that becomes part of the redevelopment area under section 4(2) except by virtue of an amendment to the scheme under section 34.
- (2) On and after the day on which an area that is added to the redevelopment area under section 4(2) becomes subject to the

redevelopment scheme, the planning schemes (as defined in section 38(3)) are repealed in relation to that area.

- (3) If an area is subtracted from the redevelopment area under section 4(2), the redevelopment scheme ceases to apply to that area.
- (4) Regulations referred to in subsection (2) of section 4 may make further provisions of a transitional nature that are expedient to be made in respect of an amendment of Schedule 1 under that subsection including provision —
  - (a) empowering the Minister, where land is subtracted from the redevelopment area, to amend the Metropolitan Region Scheme or a relevant local planning scheme or improvement scheme to provide for —
    - (i) the subtracted land to be included in the area to which any such scheme applies; and
    - (ii) the land to have a reservation or zoning under those schemes the same as or similar to that which applied to it immediately before it was subtracted;
  - and
  - (b) for the saving of rights existing at the time of the amendment, but subject to any provision of the redevelopment scheme relating to non-conforming uses.

*[Section 5 amended by No. 38 of 2005 s. 15; No. 28 of 2010 s. 30(2).]*

## **Part 2 — East Perth Redevelopment Authority**

### **Division 1 — Establishment of Authority**

#### **6. Authority established**

- (1) There is established by this subsection a body by the name of the East Perth Redevelopment Authority.
- (2) The Authority is a body corporate with perpetual succession and a common seal and is capable of —
  - (a) acquiring, holding and disposing of real and personal property; and
  - (b) suing and being sued; and
  - (c) doing and suffering all such other acts and things as bodies corporate may lawfully do and suffer.
- (3) The Authority is an agent of the Crown in right of the State.

#### **7. Membership of Authority**

- (1) The Authority consists of 7 members appointed by the Minister of whom —
  - (a) 2 are to be members of the council of the City of Perth who shall be nominated by formal resolution of that council; and
  - (b) each of the others is to be a person who in the opinion of the Minister has a relevant qualification.
- (2) A relevant qualification for the purposes of subsection (1)(b) is knowledge of and experience in one or more of the fields of urban planning, business management, property development, financial management, engineering, transport, housing and community affairs.
- (3) As far as is practicable, the membership of the Authority shall comprise persons who between them have knowledge or



experience covering all of the fields mentioned in subsection (2).

- (4) The chief executive officer is not to be appointed as a member of the Authority.

**8. Chairperson and deputy chairperson**

The Minister shall appoint one of the members to be chairperson and another to be deputy chairperson of the Authority.

**9. Constitution and proceedings**

The provisions of Schedule 2 shall have effect with respect to the constitution and proceedings of the Authority.

**10. Remuneration and expenses of members**

A member shall be paid out of the funds of the Authority such remuneration and travelling and other allowances as are determined in his or her case by the Minister on the recommendation of the Public Sector Commissioner.

*[Section 10 amended by No. 39 of 2010 s. 89.]*

**11. Protection from personal liability**

- (1) A member or any officer of the Authority is not personally liable for any act done or omitted to be done in good faith by the Authority or in the performance of any function under this Act.
- (2) Subsection (1) has effect subject to the *Statutory Corporations (Liability of Directors) Act 1996*.

*[Section 11 amended by No. 41 of 1996 s. 3.]*

*[12. Deleted by No. 14 of 1996 s. 4.]*

**13. Particular duties of members**

*[(1) deleted]*

- (2) Where a matter is before a meeting for consideration and a member present at the meeting has a direct or indirect pecuniary interest in the matter, he or she shall as soon as possible after the relevant facts have come to his or her knowledge, disclose that he or she has an interest to the other members present at the meeting, and —
- (a) the disclosure shall be recorded in the minutes of the meeting; and
  - (b) the member shall not thereafter be present during any consideration or discussion of, and shall not vote on any determination of, the matter.
- (3) A member shall not disclose any information acquired by virtue of the performance of any function unless the disclosure is made —
- (a) in connection with the carrying out of this Act or under any legal duty; or
  - (b) for the purposes of any proceedings arising out of this Act or any report of such proceedings; or
  - (c) in the case of the member appointed under section 7(1)(a), or a member of a committee who is a member of the council of the City of Perth, in connection with the discharge of his or her duties as a member of that council but then only within a closed committee meeting of that council.
- [(4) deleted]*
- (5) A member who commits a breach of any provision of this section —
- (a) is liable to the Authority for any profit made by him or her or for any damage suffered by the Authority as a result of the breach of that provision; and
  - (b) commits an offence against this Act and is liable to a fine of \$5 000.

- (6) This section is in addition to and not in derogation of any other law relating to the duty or liability of the holder of a public office.

*[Section 13 amended by No. 41 of 1996 s. 3.]*

### **Division 2 — Staff**

#### **14. Chief executive officer**

- (1) Subject to section 16, the Minister —
- (a) shall appoint a chief executive officer of the Authority; and
  - (b) subject to any relevant order, award or agreement under the *Industrial Relations Act 1979*, may, after consultation with the Public Sector Commissioner, determine the remuneration and other terms and conditions of service of the chief executive officer.
- (2) The function of the chief executive officer is, subject to the control of the Authority, to administer the day to day operations of the Authority.

*[Section 14 amended by No. 39 of 2010 s. 89.]*

#### **15. Other staff**

- (1) The Authority may appoint such officers as may be necessary to enable the Authority to perform its functions.
- (2) Subject to section 16 and any relevant order, award or agreement under the *Industrial Relations Act 1979*, the Authority may, after consultation with the Public Sector Commissioner, determine the remuneration and other terms and conditions of service of persons appointed under subsection (1).
- (3) The Authority may engage under a contract for services or other arrangement such consultants and professional or technical or other assistance as it considers necessary to enable the Authority to perform its functions.

*[Section 15 amended by No. 39 of 2010 s. 89.]*

**16. Officers in Senior Executive Service**

Notwithstanding anything in this division, if there is, in the case of an officer of the Authority who is a member of the Senior Executive Service (within the meaning of the *Public Sector Management Act 1994*<sup>2</sup>), an inconsistency between this Act and that Act, that Act shall prevail.

**17. Use of staff and facilities of departments, agencies and instrumentalities**

The Authority may, by arrangement made between it and the Minister concerned, and on such terms and conditions as may be mutually arranged by it with that Minister and with the relevant employing authority within the meaning of the *Public Sector Management Act 1994*, make use, either full-time or part-time, of —

- (a) the services of any officer or employee in the Public Service of the State or in a State agency or instrumentality or otherwise in the service of the Crown in right of the State; or
- (b) any facilities of a department of the Public Service of the State or of a State agency or instrumentality.

*[Section 17 amended by No. 32 of 1994 s. 19.]*

### **Part 3 — Functions and powers**

#### **18. Functions of Authority**

The functions of the Authority are —

- (a) to plan, undertake, promote and coordinate the redevelopment of land in the redevelopment area; and
- (b) for that purpose —
  - (i) under Part 4, to prepare and keep under review a redevelopment scheme for that area; and
  - (ii) under Part 5, to control developments in that area.

#### **18A. Additional function of Authority as to contiguous area**

- (1) It is also a function of the Authority, if the Governor by order published in the *Gazette* so determines, to provide services to a public authority in relation to the redevelopment of land in an area that is contiguous to the redevelopment area.
- (2) An order under subsection (1) shall specify —
  - (a) the public authority to which services are to be provided; and
  - (b) the area to which the order applies.
- (3) The Governor may by subsequent order published in the *Gazette* amend or revoke an order under subsection (1).
- (4) The provision of services under subsection (1) is to be the subject of an agreement made between the Authority and the relevant public authority and approved by the Minister.
- (5) Without limiting the terms of an agreement under subsection (4), such an agreement may —
  - (a) specify the nature of the services to be provided to the public authority; and

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- (b) provide for the remuneration of the Authority for the provision of those services.
- (6) Sections 19(2)(a), (b) and (c) and (8), 21 and 27(1) do not apply to, or in relation to, the performance by the Authority of its function under this section.
- (7) Section 42 of the *Interpretation Act 1984* applies to an order under subsection (1) as if the order were a regulation.  
*[Section 18A inserted by No. 82 of 1996 s. 5.]*

**19. Powers of Authority**

- (1) The Authority may do all things that are necessary or convenient to be done for or in connection with the performance of its functions.
- (2) Without limiting the generality of subsection (1), the Authority may —
  - (a) acquire, manage and dispose of land, but only with the approval of the Minister in the case of an acquisition or disposal of land that, in the opinion of the Authority, exceeds \$1 000 000 in value; and
  - (b) subdivide, amalgamate, improve, develop and alter land; and
  - (c) subject to subsection (4) —
    - (i) participate in any business arrangement;
    - (ii) acquire, hold and dispose of shares, units or other interests in any business arrangement;and
  - (d) enter into any contract or arrangement with a person, including a public authority or a local government for the performance by that person or body of any work or the supply of equipment or services.
- (3) In performing its functions the Authority may act alone or in conjunction with any person or any Department of the Public

Service, or other agency or instrumentality, of the State or the Commonwealth.

- (4) In performing its functions the Authority shall have regard to and shall seek to enhance and preserve the colonial heritage and significance of the redevelopment area and its adjacent areas and in particular its powers of expenditure shall extend to the East Perth Cemetery as if it were within the redevelopment area.
- (5) Notwithstanding anything in this section or in section 18, the Authority may pay for the carrying out of any work on land that is contiguous with the redevelopment area if the work is in its opinion directly related to the improvement of the redevelopment area or the functions of the Authority.
- (6) Any power conferred by subsection (2)(c) is only exercisable with the approval of the Governor in Council and subject to any conditions attached to the approval.
- (7) Wherever the Minister or Governor in Council has cause to grant any approval in this section the text of such approval shall be laid before both Houses of Parliament within 28 sitting days after the date on which the approvals are given.
- (8) In exercising any power under this section the Authority is not required to comply with sections 135 and 136 of the *Planning and Development Act 2005* but —
  - (a) anything that would otherwise require the approval of the Western Australian Planning Commission under those sections may be done with the approval of the Minister and subject to any conditions attached to the approval; and
  - (b) before the Minister makes any decision required by paragraph (a) he or she is to seek the advice of the Western Australian Planning Commission and consider any advice offered; and
  - (c) where this subsection applies, section 147 of the *Planning and Development Act 2005* is to be read as if

references to the Commission were references to the Minister.

- (9) The annual report submitted by the accountable authority of the Authority under Part 5 of the *Financial Management Act 2006* shall include a summary of approvals given by the Minister under subsection (2)(a) or the Governor in Council under subsection (6).
- (10) In subsection (2)(c) —
- business arrangement*** means a proprietary limited company, partnership, trust, joint venture or arrangement for sharing profits;
- participate*** includes form, promote, establish, enter into, manage, dissolve, wind up and do anything incidental to the doing of any of those things.
- [Section 19 amended by No. 84 of 1994 s. 46; No. 14 of 1996 s. 4; No. 38 of 2005 s. 15; No. 77 of 2006 Sch. 1 cl. 46(1); No. 46 of 2009 s. 17.]*

**20. Conditions on disposal of land, imposition of by Authority**

- (1) The Authority may attach any condition or restriction to a disposition of land under section 19(2)(a).
- (2) Without limiting subsection (1), the Authority and a transferee may agree that the transferee —
- (a) is required to make specified improvements to land; or
  - (b) is subject to restrictions on the disposal of or dealing with the land,

and the agreement may confer on the Authority rights and remedies against, and the power to impose sanctions on, the transferee in relation to the enforcement of any such condition or restriction.

- (3) The Authority may deliver a memorial relating to a condition or restriction under this section to the Registrar of Titles who shall,



on payment of the appropriate fee, register the memorial against the relevant land.

- (4) A memorial under subsection (3) shall be in a form approved by the Registrar of Titles.
- (5) While a memorial is registered under subsection (3), the Registrar of Titles shall not, without the consent in writing of the Authority, register under the *Transfer of Land Act 1893* any instrument affecting the land to which the memorial relates.
- (6) The Authority shall, as soon as is practicable after the relevant land ceases to be subject to the condition or restriction to which a memorial relates, by notice in a form approved by the Registrar of Titles withdraw that memorial; and the Registrar shall cancel the memorial accordingly.

**21. Compulsory taking of land**

- (1) Development or redevelopment of land under, and the carrying out of, this Act and any incidental work is a public work for the purposes of Parts 9 and 10 of the *Land Administration Act 1997* and the *Public Works Act 1902*, and, if necessary for any of those purposes, the Authority is to be taken to be a local authority within the meaning of the *Public Works Act 1902*.
- (2) In applying Parts 9 and 10 of the *Land Administration Act 1997* and the *Public Works Act 1902* for the purposes of this section —
  - (a) the expression land in those Acts has the same meaning as it has in section 3; and
  - (b) sections 170, 171, 172, 173, 174, 175, and 184 of the *Land Administration Act 1997* do not apply; and
  - (c) sections 187, 188, 189, 190, and 191 of the *Land Administration Act 1997* do not apply to land in the redevelopment area taken or acquired under the *Public Works Act 1902* before the commencement of this Act.

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- (3) If land referred to in subsection (2)(c) is not required for the public work for which it was taken or acquired, the land may be held or used for some other purpose authorised by this Act.

*[Section 21 amended by No. 31 of 1997 s. 23(1) and (2).]*

**22. Governor may direct transfer of land to Authority**

- (1) The Governor may by order direct a public authority to transfer to the Authority all of the estate and interest over which the public authority has power of disposition in a piece of land specified in the order.
- (2) The power in subsection (1) shall only be exercised in respect of land in the redevelopment area and if the Governor is satisfied that the land is required by the Authority for development or redevelopment under, or otherwise for the purposes of, this Act.
- (3) An order under subsection (1) shall specify the terms and conditions upon and subject to which the transfer is to be made.
- (4) A public authority shall comply with a direction given to it under subsection (1), notwithstanding any other written law.

**23. Permanent closure of streets**

A street in the redevelopment area may be closed under section 58 of the *Land Administration Act 1997* and regulations made under that Act, and for that purpose local government in that section and in those regulations —

- (a) includes the Authority; and  
(b) does not include the City of Perth,

in relation to any such street.

*[Section 23 amended by No. 14 of 1996 s. 4; No. 31 of 1997 s. 23(3).]*

**24. Delegation by Authority**

- (1) The Authority may by resolution, either generally or as otherwise provided by the resolution, delegate to an eligible person any of its functions under this Act other than this power of delegation.
- (2) In subsection (1) *eligible person* means —
  - (a) a member or the chief executive officer of the Authority; and
  - (b) the Western Australian Planning Commission; and
  - (c) the chief executive officer of the department principally assisting the Minister to whom the administration of the *Planning and Development Act 2005* is committed in the administration of that Act; and
  - (d) the Swan River Trust established by the *Swan and Canning Rivers Management Act 2006*; and
  - (e) the Commissioner of Main Roads appointed under section 7 of the *Main Roads Act 1930*; and
  - (f) a local government.
- (3) The Authority may by resolution revoke a delegation under subsection (1).

*[Section 24 amended by No. 84 of 1994 s. 46; No. 14 of 1996 s. 4; No. 38 of 2005 s. 15; No. 52 of 2006 s. 6.]*

**25. Minister may direct Authority**

- (1) The Minister may give directions in writing to the Authority with respect to the performance of its functions, either generally or in relation to a particular matter, and the Authority shall give effect to any such direction.
- (2) The text of any direction given under subsection (1) shall be included in the annual report submitted by the accountable authority of the Authority under Part 5 of the *Financial Management Act 2006* and published in the *Gazette* within

28 days and laid before each House within 14 sitting days of being published if Parliament is in session or within 14 sitting days of the commencement of the next ensuing session.

- (3) Subsection (1) has effect subject to the *Statutory Corporations (Liability of Directors) Act 1996*.

[Section 25 amended by No. 41 of 1996 s. 3; No. 77 of 2006 Sch. 1 cl. 46(2).]

**26. Minister to have access to information**

- (1) For parliamentary purposes or for the proper conduct of the Minister's public business, the Minister is entitled to have information in the possession of the Authority and to have and retain copies of documents.
- (2) For the purposes of subsection (1) the Minister may —
- (a) request the Authority to furnish information to the Minister;
  - (b) request the Authority to give the Minister access to information;
  - (c) for the purposes of paragraph (b) make use of the staff of the Authority to obtain the information and furnish it to the Minister.
- (3) The Authority shall comply with a request under subsection (2) and make its staff and facilities available to the Minister for the purposes of paragraph (c) of that subsection.

- (4) In this section —

**document** includes any data that is recorded or stored mechanically, photographically, or electronically and any tape, disc or other device or medium on which it is recorded or stored;

**information** means documents or other information relating to the functions of the Authority being information, as so defined, specified, or of a description specified, by the Minister;

*parliamentary purposes* means the purpose of —

- (a) answering a question asked in a House of Parliament; or
- (b) complying with a written law, or an order or resolution of a House of Parliament, that requires information to be furnished to a House of Parliament.

## **Part 4 — Redevelopment scheme**

### **27. Authority to comply with redevelopment scheme**

- (1) The Authority shall perform its functions in accordance with a redevelopment scheme for the time being in force under this Part.
- (2) Subsection (1) does not affect the discretion conferred on the Authority by section 43(1).
- (3) A copy of the redevelopment scheme as for the time being in force shall be kept in the offices of the Authority and shall be available for inspection by the public during office hours free of charge.

### **28. Contents of redevelopment scheme**

A redevelopment scheme may make any provision that the Authority considers will promote the orderly and proper planning, development and management of the redevelopment area including any provision that may be made by a local planning scheme under the *Planning and Development Act 2005*.

*[Section 28 amended by No. 38 of 2005 s. 15.]*

### **29. Proposed scheme, submission and approval of**

- (1) The Authority shall as soon as is practicable after the commencement of this Act submit a proposed redevelopment scheme to the Minister.
- (2) The Authority may, under subsection (1), submit a proposed redevelopment scheme in 2 or more stages, each one being applicable to a part of the redevelopment area; and if it does so —
  - (a) this Part applies to each stage separately; and
  - (b) a reference in this Act or another written law to a or the redevelopment scheme may be read as a reference to a

redevelopment scheme for part of the redevelopment area as provided for by this subsection.

- (3) A proposed redevelopment scheme shall not be submitted to the Minister unless sections 34A and 34B have been complied with in respect of that redevelopment scheme and it was prepared —
  - (a) after consultation with the City of Perth (whether that consultation occurred before or after the commencement of this Act); and
  - (b) having regard to the views of the City of Perth.
- (4) The Minister may —
  - (a) approve or refuse to approve a proposed redevelopment scheme submitted under this section; or
  - (b) approve a scheme subject to modifications made by the Minister.
- (5) If the Minister refuses to approve a proposed redevelopment scheme submitted under this section the Minister shall give directions to the Authority as to the preparation of a further scheme to be submitted under this section.
- (6) The Authority shall comply with any directions of the Minister under subsection (5).

*[Section 29 amended by No. 14 of 1996 s. 4; No. 23 of 1996 s. 6.]*

**30. Proposed scheme to be publicly notified**

- (1) Public notification that a proposed redevelopment scheme has been approved by the Minister shall be given in accordance with subsection (2).
- (2) The proposed redevelopment scheme shall be publicly notified by the Authority by the publication —
  - (a) in the *Gazette*; and

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- (b) in 2 issues of a daily newspaper circulating in the local government district of Perth,  
of a notice —
  - (c) specifying the places at which —
    - (i) a copy of the scheme may be inspected; and
    - (ii) copies of the scheme may be obtained;and
  - (d) stating the effect of section 31 and specifying the period referred to in that section.
- (3) The Authority may fix and charge a fee for supplying copies of the proposed redevelopment scheme.
  - (4) The Authority shall, in addition to complying with subsection (2), make reasonable endeavours to consult in respect of the proposed redevelopment scheme such public authorities and persons as appear to the Authority to be likely to be affected by that redevelopment scheme.

*[Section 30 amended by No. 14 of 1996 s. 4; No. 23 of 1996 s. 7.]*

**31.      Public submissions about proposed scheme**

- (1) Written submissions on the proposed redevelopment scheme may be made by any person —
  - (a) within a period determined by the Authority, which period shall be not less than 60 days after the day on which the notice is published in the *Gazette*; and
  - (b) by delivering or posting them, so that they are received within that period at the offices of the Authority.
- (2) The Authority may modify the proposed redevelopment scheme as it thinks fit to give effect to any submission so received by it.



**32. Approval of scheme by Minister**

- (1) The Authority shall, after sections 34C and 34D have been complied with, submit the proposed redevelopment scheme, with any modifications made under section 31(2), to the Minister for approval.
- (2) The scheme as so submitted shall be accompanied by —
  - (a) a summary of all submissions made under section 31; and
  - (b) a report of the Authority on the merits of those submissions.
- (3) The Minister may —
  - (a) approve or refuse to approve the proposed redevelopment scheme; or
  - (b) approve the scheme subject to modifications made by the Minister.
- (4) If the Minister refuses to approve a proposed redevelopment scheme submitted under this section the Minister shall give directions to the Authority as to the preparation of a further scheme to be submitted under section 29 or under subsection (1) as the Minister may specify.
- (5) The Authority shall comply with any directions of the Minister under subsection (4).

*[Section 32 amended by No. 23 of 1996 s. 8.]*

**33. Public notice of approval of scheme; commencement of scheme**

- (1) Notice that a redevelopment scheme has been approved by the Minister under section 32 shall be published in the *Gazette* together with a note showing where a copy of the redevelopment scheme may be inspected or obtained.

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- (2) A redevelopment scheme comes into operation on the day of publication in the *Gazette* of a notice under subsection (1) or on such later day as is specified in the scheme.
- (3) The Authority may fix and charge a fee for supplying copies of a redevelopment scheme.

**34. Amending a scheme**

- (1) A redevelopment scheme may be amended in accordance with this section.
- (2) The Authority shall submit any proposed amendment to the Minister.
- (3) The following provisions apply for the purposes of this section, with all necessary changes —
  - (a) sections 29(3) and (4), 30 and 32, as if references in those sections to a proposed redevelopment scheme were references to the proposed amendment to the redevelopment scheme; and
  - (b) sections 29(5) and (6), as if —
    - (i) the reference to a proposed redevelopment scheme were a reference to the proposed amendment to the redevelopment scheme; and
    - (ii) the reference to a further scheme were a reference to another amendment; and
    - (iii) the words “may give” were substituted for “shall give”;and
  - (c) section 31, as if the reference in that section —
    - (i) to the proposed redevelopment scheme were a reference to a proposed amendment to the redevelopment scheme; and
    - (ii) in paragraph (a), to the Authority were a reference to the Minister; and

- (iii) to 60 days were a reference to 42 days;  
and
- (d) section 33, as if references in that section to a redevelopment scheme were references to the amendment to a redevelopment scheme.

**34A. Reference of proposed schemes, and proposed amendments to schemes, to EPA**

When the Authority resolves to prepare a redevelopment scheme, or an amendment to a redevelopment scheme, the Authority shall forthwith refer the redevelopment scheme or amendment to the EPA by giving to the EPA —

- (a) written notice of that resolution; and
- (b) such written information about the redevelopment scheme or amendment as is sufficient to enable the EPA to comply with section 48A of the EP Act in relation to the redevelopment scheme or amendment.

*[Section 34A inserted by No. 23 of 1996 s. 9.]*

**34B. Prerequisite to submission of proposed schemes, and proposed amendments to schemes, to Minister for approval before public notification**

- (1) When the EPA has acted under section 48C(1)(a) of the EP Act in relation to a proposed redevelopment scheme or a proposed amendment to a redevelopment scheme, the Authority shall, if it wishes to proceed with that redevelopment scheme or amendment, undertake an environmental review of that redevelopment scheme or amendment in accordance with the relevant instructions issued under that section and shall not submit that redevelopment scheme or amendment to the Minister for approval under section 29, or section 34 as read with section 29, as the case requires, until —
  - (a) the Authority has forwarded that review to the EPA; and

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- (b) the EPA has advised that that review has been undertaken in accordance with those instructions, or 30 days have elapsed since that forwarding without the EPA having advised whether or not that review has been undertaken in accordance with those instructions, whichever first occurs.
- (2) If the EPA has advised that the review has not been undertaken in accordance with the relevant instructions issued under section 48C(1)(a) of the EP Act, the Authority may —
  - (a) comply with subsection (1) in respect of the redevelopment scheme or amendment concerned; or
  - (b) request the Minister to consult the Minister for the Environment and, if possible, agree with him or her on whether or not the review has been undertaken in accordance with those instructions.
- (3) If the Minister, having complied with a request under subsection (2), and the Minister for the Environment —
  - (a) agree on whether or not the review has been undertaken in accordance with the relevant instructions, their decision shall be final and without appeal; or
  - (b) cannot so agree, section 48J of the EP Act applies.

*[Section 34B inserted by No. 23 of 1996 s. 9.]*

**34C. Authority's duties as to environmental issues**

When the Authority has been informed under section 48A(1)(b)(i) of the EP Act that the proposed redevelopment scheme or amendment should be assessed by the EPA under Division 3 of Part IV of the EP Act, the Authority shall —

- (a) as soon as practicable, but in any event within 7 days after the expiry of the period referred to in section 31(1)(a), or section 34 as read with

section 31(1)(a), as the case requires, transmit to the EPA a copy of each submission —

- (i) made under section 31, or section 34 as read with section 31, as the case requires; and
- (ii) relating wholly or in part to environmental issues raised by that redevelopment scheme or amendment;

and

- (b) within 42 days, or such longer period as the Minister allows, after the expiry of the period referred to in section 31(1)(a), or section 34 as read with section 31(1)(a), as the case requires, inform the EPA of its views on and response to the environmental issues raised by submissions referred to in paragraph (a) and received within that period.

*[Section 34C inserted by No. 23 of 1996 s. 9.]*

**34D. Prerequisite to final approval by Minister of proposed schemes and proposed amendments**

The Minister shall not approve under section 32, or section 34 as read with section 32, a proposed redevelopment scheme or amendment referred to the EPA under section 34A if he or she has reached agreement with the Minister for the Environment under section 48A(2)(b) of the EP Act, or until —

- (a) he or she is informed under section 48A(1)(a) of the EP Act that the EPA considers that that redevelopment scheme or amendment should not be assessed by the EPA under Division 3 of Part IV of the EP Act; or
- (b) he or she has received a statement delivered under section 48F(2), or a decision has been made under section 48J, of the EP Act in respect of the conditions, if any, to which that redevelopment scheme or amendment is subject; or

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- (c) the period of 28 days referred to in section 48A(1)(b)(i) of the EP Act has expired without the EPA having informed the Authority under that section,

whichever first occurs, and he or she is satisfied that the conditions, if any, to which that redevelopment scheme or amendment is subject have been incorporated into that redevelopment scheme or amendment.

*[Section 34D inserted by No. 23 of 1996 s. 9.]*

**35. Saving**

A development in respect of which an approval under section 43 is in force immediately before an amendment comes into force under section 34 may be lawfully carried out as if the amendment had not been made.

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## Part 5 — Development control

**36. Term used: appointed day**

In this Part *appointed day* means the day on which a redevelopment scheme comes into operation under section 33(2).

**37. Crown bound**

This Part binds the Crown.

**38. Certain planning schemes cease to apply**

- (1) On and after the appointed day, the planning schemes are repealed in relation to the redevelopment area so that they do not apply to a development that is commenced in that area on or after that day.
- (2) Section 37 of the *Interpretation Act 1984* applies in respect of the repeal effected by subsection (1) as if the planning schemes were enactments within the meaning of that section.
- (3) In this section *planning schemes* means —
  - (a) any town planning scheme under the *Town Planning and Development Act 1928*<sup>3</sup> that is in operation in the redevelopment area immediately before the appointed day; and
  - (aa) any local planning scheme or improvement scheme under the *Planning and Development Act 2005* that is in operation in the redevelopment area immediately before the appointed day; and
  - (b) the Metropolitan Region Scheme.
- (4) Subsection (2) has effect subject to any provision of the redevelopment scheme relating to non-conforming uses.

[Section 38 amended by No. 38 of 2005 s. 15; No. 28 of 2010 s. 30(3).]

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**39.        Saving**

- (1) This Part does not apply to a development that was lawfully being carried out in the redevelopment area immediately before the appointed day.
- (2) A development referred to in subsection (1), or in respect of which all necessary approvals under the planning schemes referred to in section 38(3) were in force immediately before the appointed day —
  - (a) may be lawfully carried out as if this Part had not been passed; and
  - (b) shall be governed by those schemes notwithstanding subsection (1) of that section.

**40.        No development without approval**

- (1) A person shall not undertake any development or cause any development to be undertaken on land that is in, or partly in, the redevelopment area without the approval of the Authority or in contravention of a condition attached to an approval.  
Penalty: \$50 000, and a daily penalty of \$5 000.
- (2) The requirements of subsection (1) extend to the Authority.
- (3) It is immaterial for the purposes of this Part that a development is undertaken in the performance of a function vested in a person by a written law.

*[Section 40 amended by No. 84 of 1994 s. 5.]*

**41.        Applying for development approval**

- (1) An application for approval under section 40 shall be made to the Authority in the prescribed form, and shall be accompanied by the prescribed fee.
- (2) An application shall be accompanied by plans and specifications of the proposed development, and an applicant shall also furnish



such information or documents relating to the proposed development as the Authority may reasonably require.

**42. Other authorities to be consulted about proposed development**

- (1) The Authority shall by notice in writing refer particulars of the proposed development to —
  - (a) each public authority that appears to it to have functions that are relevant to, or whose operations are likely to be affected by, the proposed development; and
  - (b) to the City of Perth.
- (2) The City of Perth and a public authority to which particulars are referred under subsection (1) may make submissions on the proposed development to the Authority.
- (3) The Authority shall not make a decision under section 43 on the proposed development until —
  - (a) the expiration of 42 days after all notices have been given as required by subsection (1); or
  - (b) final submissions have been made to it by all authorities to which particulars were referred under that subsection,

whichever is the sooner.

*[Section 42 amended by No. 14 of 1996 s. 4.]*

**43. Authority's decision as to proposed development**

- (1) The Authority may having regard to —
  - (a) the redevelopment scheme; and
  - (b) consultations under section 42; and
  - (c) the requirements of orderly and proper planning; and
  - (d) the preservation of the amenities of the area,grant or refuse to grant approval to the proposed development.

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- (2) The Authority may attach to an approval any condition that is within the objects of this Act.
- (3) The Authority may limit the time for which an approval remains in force.
- (4) An approval under this section is in addition to, and does not derogate from, the requirements of any other written law.
- (5) The Authority shall cause notice in writing of its decision to be given to the applicant.
- (6) The Authority shall cause notice in writing of its decision to be given to the City of Perth and each public authority to which notice was given under section 42(1)(a).

*[Section 43 amended by No. 14 of 1996 s. 4.]*

**44.        Certain applications to be referred to Minister**

- (1) Where the Authority is the applicant, or has a financial interest in the subject-matter of an application by reason of its participation in a business arrangement, within the meaning in section 19(10), the Authority shall consider the application in accordance with section 43(1) and refer the application and all relevant information to the Minister with a recommendation as to the decision to be made.
- (2) Where an application is referred to the Minister under subsection (1) —
  - (a) the Minister shall perform the functions of the Authority under section 43; and
  - (b) for the purpose of that section and sections 40 and 45 references to the Authority are to be read as references to the Minister.

**45.        Review by SAT of s. 43 decisions**

An applicant may apply to the State Administrative Tribunal for a review, in accordance with Part 14 of the *Planning and*

*Development Act 2005*, of a decision of the Authority under section 43 in respect of the applicant's application.

*[Section 45 inserted by No. 55 of 2004 s. 270; amended by No. 38 of 2005 s. 15.]*

**46. Liability of officers where offence committed by corporation**

- (1) Where a body corporate is guilty of an offence against section 40 and it is proved that the offence occurred with the consent or connivance of, or was attributable to any neglect on the part of, any director, manager, secretary or other officer of the body, or any person who was purporting to act in any such capacity he or she, as well as the body corporate, is guilty of that offence.
- (2) Where the affairs of a body corporate are managed by its members, subsection (1) shall apply in relation to the acts and defaults of a member in connection with his or her functions of management as if he or she were a director of the body corporate.

**47. Unlawful development, power to direct cessation or removal of**

- (1) The Authority may —
  - (a) by notice in writing served on a person who is undertaking any development in contravention of section 40 direct the person to forthwith stop doing so; or
  - (b) by notice in writing served on a person who has undertaken any development in contravention of that section, direct the person within such period, being not less than 21 days after the service of the notice, as is specified in the notice, to remove, pull down, take up, or alter any development undertaken in contravention of that section,

or may by one notice give both of such directions to a person.

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- (2) A person on whom a notice is served containing a direction under subsection (1)(b) may apply to the State Administrative Tribunal for a review, in accordance with Part 14 of the *Planning and Development Act 2005*, of the decision to give the direction.
- (3) A notice containing a direction under subsection (1)(b) is suspended as to that direction pending the determination of the application.
- (4) If the State Administrative Tribunal confirms or varies the direction, it may, by notice in writing served on the person, direct the person to comply with the direction as so confirmed or varied, within a period not less than 21 days after the service of the notice given by the State Administrative Tribunal, as is specified in the notice.
- (5) A person shall comply with a notice given to the person under this section.  
Penalty: \$50 000, and a daily penalty of \$5 000.
- (6) If a person fails to comply with a notice given to the person under subsection (1)(b), the Authority may itself remove, pull down, take up or alter the development and may recover from the person the costs incurred by the Authority in so doing as a debt in a court of competent jurisdiction.

*[Section 47 amended by No. 24 of 2002 s. 23; No. 55 of 2004 s. 271; No. 38 of 2005 s. 15.]*

**47A. Minister's powers to ensure environmental conditions are met**

- (1) In this section —  
***assessed scheme*** means a redevelopment scheme, or an amendment to a redevelopment scheme, that is an assessed scheme within the meaning of the EP Act;

***environmental condition*** means a condition agreed under section 48F of the EP Act or decided under section 48J of the EP Act.

- (2) After receiving advice from the Minister for the Environment under section 48H(4) of the EP Act the Minister may exercise one or more of the powers set out in subsection (3) in relation to a development implementing an assessed scheme.
- (3) For the purposes of subsection (2) the Minister may —
- (a) by order in writing served on the person who is undertaking the development, direct the person to stop doing so for such period, beginning immediately and lasting not more than 24 hours, as is specified in the order; or
  - (b) cause the Authority to serve a notice on the person who is undertaking the development directing the person to take such steps as are specified in the notice, within such period as is so specified, for the purpose of —
    - (i) complying with; or
    - (ii) preventing any non-compliance with, the environmental condition to which the Minister for the Environment's advice relates; or
  - (c) advise the Authority to cause such steps to be taken as are necessary for the purpose of —
    - (i) complying with; or
    - (ii) preventing any non-compliance with, the environmental condition to which the Minister for the Environment's advice relates.
- (4) A person shall comply with an order or notice served on the person under subsection (3)(a) or (b).

Penalty: \$50 000, and a daily penalty of \$5 000.

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- (5) Nothing in this section prevents or otherwise affects the application of Part V of the EP Act to —
- (a) a development referred to in subsection (2); or
  - (b) pollution or environmental harm caused by any non-compliance with an environmental condition referred to in subsection (3).

*[Section 47A inserted by No. 23 of 1996 s. 10; amended by No. 54 of 2003 s. 68(2).]*

**48. Compensation for injurious affection etc.**

- (1) Part 11 Divisions 1 and 2 of the *Planning and Development Act 2005*, and sections 184(3) and (4), 187 and 188 of that Act, apply with all necessary changes to land in the redevelopment area as if —
- (a) the redevelopment scheme were a planning scheme under that Act; and
  - (b) the Authority were a responsible authority under that Act; and
  - (c) in the case of land reserved, zoned or classified under the redevelopment scheme for a public purpose, the land were reserved for a public purpose under a planning scheme.

*[(2) deleted]*

- (3) Compensation is not payable under the *Planning and Development Act 2005* as applied by subsection (1) if payment has been made for the same or substantially the same injurious affection under that Act as in operation otherwise than as applied by this section.
- (4) If a claim for compensation has been made but not disposed of before the appointed day and is one that might have been made under this section the claim may be continued after the appointed day as if it had been made under this section.

*[Section 48 amended by No. 14 of 1996 s. 4; No. 38 of 2005  
s. 15.]*

## **Part 6 — Financial provisions**

### **49. Funds of Authority**

- (1) The funds available for the purpose of enabling the Authority to perform its functions consist of —
  - (a) moneys from time to time appropriated by Parliament; and
  - (b) moneys received by the Authority from performing any of its functions; and
  - (c) moneys borrowed by the Authority under section 50 or 51; and
  - (d) the proceeds of sales by the Authority of land; and
  - (e) rents derived from land leased by the Authority; and
  - (f) other moneys lawfully received by, made available to or payable to the Authority.
- (2) The funds referred to in subsection (1) shall be paid into and placed to the credit of an account at a bank approved by the Treasurer to be called the “East Perth Redevelopment Authority Account”.
- (3) There shall be paid from the moneys from time to time in the Account —
  - (a) interest on and repayments of moneys borrowed by or advanced to the Authority; and
  - (b) the remuneration and travelling and other allowances payable to members and to the chief executive officer and other officers referred to in section 14; and
  - (c) all other expenditure lawfully incurred by the Authority in the performance of its functions.



**50. Borrowing by Authority from Treasurer**

- (1) The Authority may borrow from the Treasurer such amounts as the Treasurer approves on such conditions relating to repayment and payment of interest as the Treasurer imposes.
- (2) By virtue of this subsection the Account and the assets of the Authority are charged with the due performance by the Authority of all obligations arising from any advance made under this section.

**51. Borrowing by Authority generally**

- (1) This section is in addition to, and not in derogation from, the provisions of section 50.
- (2) The Authority may —
  - (a) with the prior approval of the Treasurer in writing and on such terms and conditions as the Treasurer approves, borrow moneys for the purpose of performing its functions; and
  - (b) borrow moneys under this subsection on the guarantee of the Treasurer given under section 52.
- (3) Any moneys borrowed by the Authority under subsection (2) may be raised as one loan or as several loans and in such manner as the Treasurer approves, but the amount of the moneys so borrowed shall not in any one financial year exceed in the aggregate such amount as the Treasurer approves.

**52. Guarantee by Treasurer**

- (1) The Treasurer may, in the name and on behalf of the Crown in right of the State, guarantee, in such form and subject to such terms as the Treasurer determines, the payment of any moneys payable by the Authority in respect of moneys borrowed by it under section 51.

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- (2) The due payment of moneys payable by the Treasurer under a guarantee given under subsection (1) —
  - (a) is hereby guaranteed by the State; and
  - (b) shall be charged to the Consolidated Account, which to the necessary extent is appropriated accordingly.
- (3) By virtue of this subsection the Account and the assets of the Authority are charged with the due repayment of any payment made by the Treasurer under a guarantee given under subsection (1) and with the performance and observance by the Authority of any covenants and conditions which the Treasurer imposes as a term of that guarantee.
- (4) The Treasurer shall cause any amounts received or recovered from the Authority or otherwise in respect of any payment made by the Treasurer under a guarantee given under subsection (1) to be credited to the Consolidated Account.
- (5) Before a guarantee is given by the Treasurer under subsection (1), the Authority shall give to the Treasurer such security as the Treasurer requires and shall execute all such instruments as are necessary for the purpose.
- (6) Where a guarantee is given by the Treasurer under subsection (1) the Treasurer shall cause the text of such guarantee to be published in the *Gazette* within 28 days and laid before each House within 14 sitting days of being published if Parliament is in session or within 14 sitting days of the commencement of the next ensuing session.

*[Section 52 amended by No. 6 of 1993 s. 11; No. 49 of 1996 s. 64; No. 77 of 2006 s. 4.]*

**53. Application of *Financial Management Act 2006* and *Auditor General Act 2006***

The provisions of the *Financial Management Act 2006* and the *Auditor General Act 2006* regulating the financial

administration, audit and reporting of statutory authorities apply to and in respect of the Authority and its operations.

*[Section 53 amended by No. 77 of 2006 Sch. 1 cl. 46(3).]*

**54. Surplus**

Subject to section 20 of the *Financial Management Act 2006*, any surplus in the Account at the end of any financial year may be applied by the Authority for the purposes of this Act.

*[Section 54 amended by No. 77 of 2006 Sch. 1 cl. 46(4).]*

## **Part 7 — General**

### **55. Modification of other laws**

Section 132 of the *Planning and Development Act 2005* applies with all necessary modifications for the purposes of carrying out the redevelopment scheme as if the reference in that section —

- (a) to a planning scheme were a reference to that scheme; and
- (b) to the responsible authority were a reference to the Authority; and
- (c) to an Act were a reference to a written law.

*[Section 55 amended by No. 38 of 2005 s. 15.]*

### **56. Execution of documents by Authority**

- (1) A document is duly executed by the Authority, if —
  - (a) the common seal of the Authority is affixed to it in accordance with subsections (2) and (3); or
  - (b) it is signed on behalf of the Authority by the member or members or officer or officers of the Authority authorised by the Authority to do so.
- (2) The common seal of the Authority shall not be affixed to any document except by resolution of the Authority.
- (3) The common seal of the Authority shall be affixed to a document in the presence of the chairperson and another member, or the chairperson and the chief executive officer, and each of them shall sign the document to attest that the common seal was so affixed.
- (4) A document purporting to be executed in accordance with this section shall be presumed to be duly executed until the contrary is shown.
- (5) When a document is produced bearing a seal purporting to be the common seal of the Authority, it shall be presumed that that

seal is the common seal of the Authority until the contrary is shown.

- (6) All courts and persons acting judicially shall take notice of the common seal of the Authority.

**57. Regulations**

- (1) The Governor may make regulations prescribing all matters that are required or permitted by this Act to be prescribed, or are necessary or convenient to be prescribed, for giving effect to the purposes of this Act.
- (2) Without limiting subsection (1) regulations may provide for —
- (a) the procedure to be followed in applications for approval under Part 5; and
  - (b) the imposition and payment of fees and charges in connection with such applications.

**58. Review of Act**

- (1) The Minister shall carry out a review of the operation and effectiveness of this Act as soon as is practicable after the expiration of 5 years from its commencement, and in the course of that review the Minister shall consider and have regard to —
- (a) the effectiveness of the operations of the Authority; and
  - (b) the need for the continuation of the functions of the Authority; and
  - (c) such other matters as appear to him or her to be relevant to the operation and effectiveness of this Act.
- (2) The Minister shall prepare a report based on his or her review made under subsection (1) and shall, as soon as is practicable after the preparation thereof, cause the report to be laid before each House of Parliament.

*[59. Omitted under the Reprints Act 1984 s. 7(4)(f).]*

## **Schedule 1 — Redevelopment area**

[s. 4]

*[Heading amended by No. 19 of 2010 s. 4.]*

All of the land and waters in the area described as the redevelopment area on Plan No. 2 held at the office of the Authority, that plan being certified by the Minister as being the plan prepared for the purpose of defining the redevelopment area, together with four additional areas; the first being an area described as “the extension of the redevelopment area” in a supplementary Plan (also held at the office of the Authority), that Plan being certified by the Minister as being “the plan prepared for the purpose of defining the extension of the redevelopment area”, the second being an area described as the “Proposed Redevelopment Area Extension” in a Plan described as the “Proposed Redevelopment Area Gateway” (also held at the office of the Authority), that Plan being certified by the Minister as being “prepared for the purpose of defining the extension of the redevelopment area under the *East Perth Redevelopment Act 1991*.” and dated 29/3/2004, the third being an area described as the “Proposed Redevelopment Area Extension ‘Perth Cultural Centre Precinct’” in a Plan (also held at the office of the Authority), that Plan being certified by the Minister as being “prepared for the purpose of defining the extension of the redevelopment area under the *East Perth Redevelopment Act 1991*” and dated 3/9/2004, the fourth being an area described as the “Proposed Redevelopment Area Extension ‘Northbridge Rail Precinct’” in a Plan (also held at the office of the Authority), that Plan being certified by the Minister as being “prepared for the purpose of defining the extension of the redevelopment area under the *East Perth Redevelopment Act 1991*” and dated 20/4/2005.

For guidance, the redevelopment area (without the additional areas described in the previous paragraph) is indicated in the following representation of Plan No. 2. For further guidance, the first additional area that is an extension to the redevelopment area may be described as the land bounded by a line —

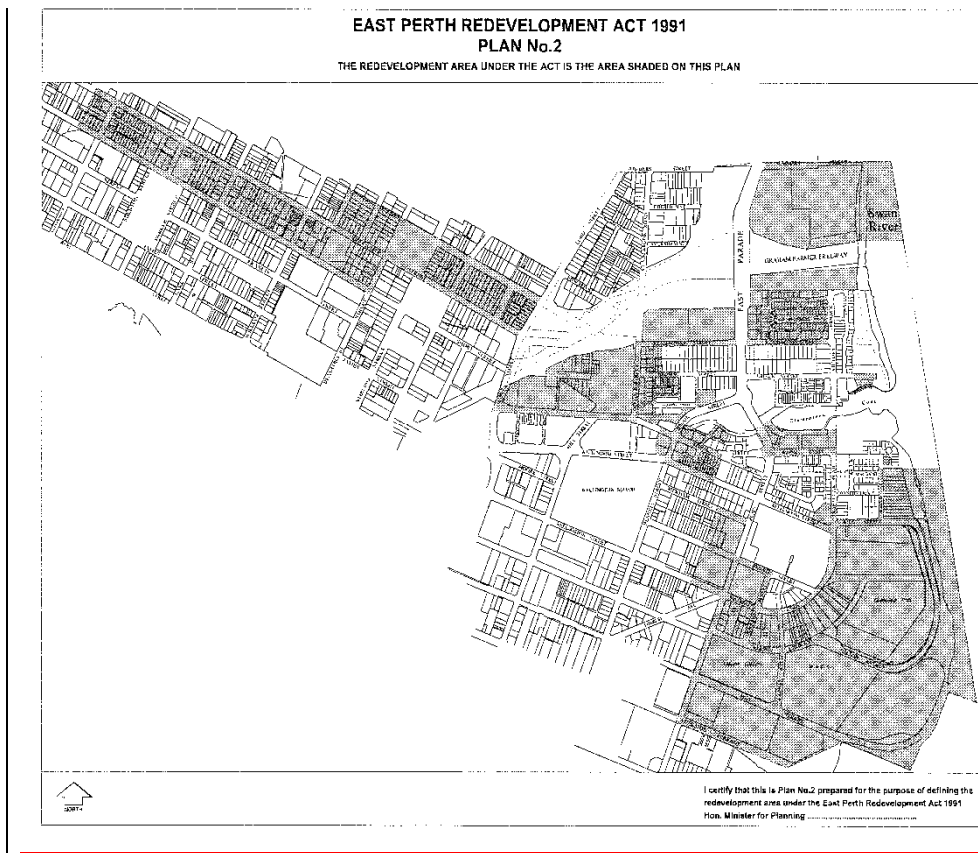
- (a) starting at the north-east corner of Newcastle street and William street and extending in a north-westerly direction along the eastern boundary of William street for a distance of approximately 50.3 m to the north-west corner of Lot 77;
- (b) then in a south-easterly direction for approximately 41 m to the north-east corner of Lot 77;

- (c) then in a north-easterly direction for approximately 12.3 m to the north-east corner of Lot 100;
- (d) then in a south-easterly direction for approximately 40.4 m to the north-east corner of Lot 3, and intersecting with boundary of the redevelopment area set out in Plan No. 2;
- (e) then following the boundary of the redevelopment area back to the starting point,

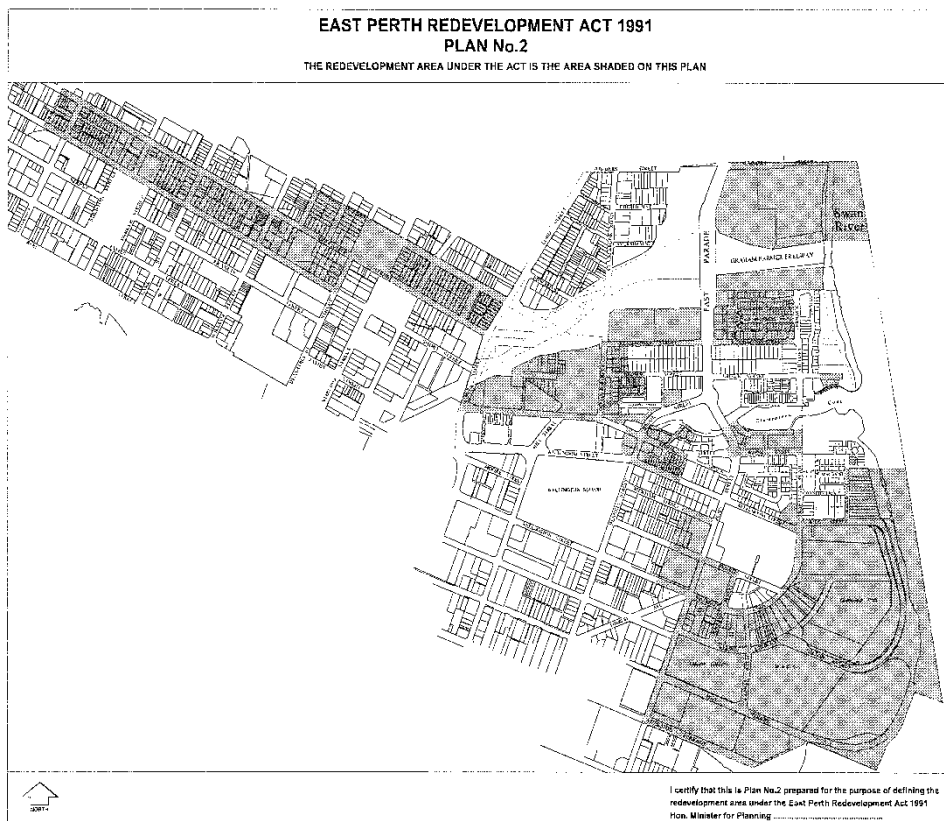
so as to comprise Lots 1(A), 2(A), 3, 4, 28, 77, 78, 79, 80, 81, 82, 83(A) and 83(B), and a passageway between Lots 1(A) and 2(A). The second additional area that is an extension to the redevelopment area may be described in general terms as the Causeway foreshore reserve south of Trinity College and a minor portion of the northern road reserve of the Causeway interchange.

The third additional area that is an extension to the redevelopment area may be described in general terms as the “Perth Cultural Centre Precinct” in Northbridge, being the area bounded by the north-western side of William Street, the south-western side of Roe Street, the south-eastern side of Beaufort Street and the south-western side of Aberdeen Street.

The fourth additional area that is an extension to the redevelopment area may be described in general terms as the “Northbridge Rail Precinct”, being the area bounded by the eastern side of Citron Street, the northern side of Roe Street, the eastern side of William Street and the southern side of Wellington Street.







*[Schedule 1 inserted in Gazette 25 Jan 2002 p. 465-6; amended in Gazette 30 Sep 2003 p. 4255-6; 12 Nov 2004 p. 5018-19; 12 Jul 2005 p. 3235-6; 19 Aug 2005 p. 3865-6.]*

## **Schedule 2 — Provisions as to constitution and proceedings of the Authority**

[s. 9]

*[Heading amended by No. 19 of 2010 s. 4.]*

### **1. Term of office**

- (1) Except as otherwise provided by this Act, a member holds office for such term, not exceeding 3 years, as is specified in the instrument of his or her appointment, but may from time to time be reappointed.
- (2) A member, unless he or she sooner resigns, is removed from office or his or her office becomes vacant under clause 2(b), continues in office until his or her successor comes into office, notwithstanding that the term for which he or she was appointed may have expired.

### **2. Resignation, removal etc.**

The office of a member becomes vacant if he or she —

- (a) resigns the office by written notice addressed to the Minister;  
or
- (b) is, according to the *Interpretation Act 1984* section 13D, a bankrupt or a person whose affairs are under insolvency laws;  
or
- (c) is removed from office by the Governor on the grounds of neglect of duty, misbehaviour, incompetence or mental or physical incapacity impairing the performance of his or her duties and proved to the satisfaction of the Governor; or
- (d) in the case of a member appointed under section 7(1)(a) ceases to be a member of the council of the City of Perth.

*[Clause 2 amended by No. 74 of 2003 s. 44; No. 18 of 2009 s. 32.]*

### **3. Temporary members**

- (1) Where a member other than the chairperson is unable to act by reason of sickness, absence or other cause the Minister may appoint another person to act temporarily in his or her place, and while so acting according to the tenor of his or her appointment that other person is deemed to be a member of the Authority.

- (2) Where the member who is deputy chairperson is performing the functions of the chairperson, the Minister may, under subclause (1), appoint another person to act in his or her place as member.
- (3) No act or omission of a person acting in place of another under this clause shall be questioned on the ground that the occasion for his or her appointment or acting had not arisen or had ceased.
- (4) The appointment of a person as a temporary member may be terminated at any time by the Minister.

**4. Chairperson and deputy chairperson**

- (1) The office of chairperson or deputy chairperson becomes vacant if —
  - (a) the person holding the office resigns the office by notice in writing to the Minister; or
  - (b) the person holding the office ceases to be a member of the Authority; or
  - (c) the Minister declares the office to be vacant.
- (2) During any vacancy in the office of chairperson or while he or she is unable to act by reason of sickness, absence or other cause, the deputy chairperson shall perform the functions of the chairperson.
- (3) No act or omission of the deputy chairperson acting as the chairperson shall be questioned on the ground that the occasion for his or her so acting had not arisen or had ceased.

**5. Meetings**

- (1) The first meeting of the Authority shall be convened by the chairperson and thereafter, subject to subclause (2), meetings shall be held at such times and places as the Authority determines.
- (2) A special meeting of the Authority may at any time be convened by the chairperson.
- (3) The chairperson shall preside at all meetings of the Authority at which he or she is present.
- (4) If both the chairperson and the deputy chairperson are absent from a meeting the members present shall appoint one of their number to preside.

**cl. 6**

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- (5) A quorum for a meeting of the Authority is 4 members.
- (6) At any meeting of the Authority the chairperson, deputy chairperson or other person presiding shall have a deliberative vote, and in the case of an equality of votes shall also have a casting vote.
- (7) The Authority shall cause accurate minutes to be kept of the proceedings at its meetings.

**6. Committees**

- (1) The Authority may from time to time appoint committees of such members, or such members and other persons, as it thinks fit and may discharge or alter any committee so appointed.
- (2) Subject to the directions of the Authority and to the terms of any delegation under section 24, each committee may determine its own procedures.
- (3) Persons appointed under subclause (1) are subject to the provisions of section 13.

**7. Resolution may be passed without meeting**

A resolution in writing signed or assented to by each member by letter, telegram, telex or facsimile transmission shall be as valid and effectual as if it had been passed at a meeting of the Authority.

**8. Leave of absence**

The Authority may grant leave of absence to a member on such terms and conditions as the Authority thinks fit.

**9. Authority to determine own procedures**

Subject to this Act, the Authority shall determine its own procedures.

*[Schedule 3 omitted under the Reprints Act 1984 s. 7(4)(f).]*

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## Notes

<sup>1</sup> This reprint is a compilation as at 17 June 2011 of the *East Perth Redevelopment Act 1991* and includes the amendments made by the other written laws referred to in the following table<sup>1a</sup>. The table also contains information about any reprint.

### Compilation table

Short title	Number and year	Assent	Commencement
<i>East Perth Redevelopment Act 1991</i>	62 of 1991	30 Dec 1991	s. 1 and 2: 30 Dec 1991; Act other than s. 1 and 2: 1 Jul 1992 (see s. 2 and <i>Gazette</i> 1 Jul 1992 p. 2945)
<i>Financial Administration Legislation Amendment Act 1993 s. 11</i>	6 of 1993	27 Aug 1993	1 Jul 1993 (see s. 2(1))
<i>Acts Amendment (Public Sector Management) Act 1994 s. 19</i>	32 of 1994	29 Jun 1994	1 Oct 1994 (see s. 2 and <i>Gazette</i> 30 Sep 1994 p. 4948)
<i>Planning Legislation Amendment Act (No. 2) 1994 Pt. 2 and s. 46(2)</i>	84 of 1994	13 Jan 1995	1 Mar 1995 (see s. 2 and <i>Gazette</i> 21 Feb 1995 p. 567)
<i>Local Government (Consequential Amendments) Act 1996 s. 4</i>	14 of 1996	28 Jun 1996	1 Jul 1996 (see s. 2)
<i>Planning Legislation Amendment Act 1996 Pt. 2<sup>4</sup></i>	23 of 1996	11 Jul 1996	4 Aug 1996 (see s. 2 and <i>Gazette</i> 2 Aug 1996 p. 3615)
<i>Statutory Corporations (Liability of Directors) Act 1996 s. 3</i>	41 of 1996	10 Oct 1996	1 Dec 1996 (see s. 2 and <i>Gazette</i> 12 Nov 1996 p. 6301)
<i>Financial Legislation Amendment Act 1996 s. 64</i>	49 of 1996	25 Oct 1996	25 Oct 1996 (see s. 2(1))
<i>East Perth Redevelopment Amendment Act 1996</i>	82 of 1996	14 Nov 1996	14 Nov 1996 (see s. 2)
<i>Acts Amendment (Land Administration) Act 1997 Pt. 21</i>	31 of 1997	3 Oct 1997	30 Mar 1998 (see s. 2 and <i>Gazette</i> 27 Mar 1998 p. 1765)

## East Perth Redevelopment Act 1991

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Short title	Number and year	Assent	Commencement
<i>East Perth Redevelopment (Extension of Redevelopment Area) Regulations 1998</i> published in <i>Gazette</i> 27 Nov 1998 p. 6338-9			27 Nov 1998
<b>Reprint of the East Perth Redevelopment Act 1991 as at 27 Aug 1999</b> (includes amendments listed above)			
<i>East Perth Redevelopment (Extension of Redevelopment Area) Regulations 1999</i> published in <i>Gazette</i> 7 Dec 1999 p. 5989-91			7 Dec 1999
<i>East Perth Redevelopment (Subtracted Area) Regulations 2002</i> r. 3 published in <i>Gazette</i> 25 Jan 2002 p. 463-71			30 Jan 2002 (see r. 3(2) and <i>Gazette</i> 29 Jan 2002 p. 477-8)
<i>Planning Appeals Amendment Act 2002</i> s. 23	24 of 2002	24 Sep 2002	18 Apr 2003 (see s. 2 and <i>Gazette</i> 17 Apr 2003 p. 1243)
<i>East Perth Redevelopment (Extension of Redevelopment Area) Regulations 2003</i> published in <i>Gazette</i> 30 Sep 2003 p. 4255-6			30 Sep 2003
<i>Environmental Protection Amendment Act 2003</i> s. 68(2)	54 of 2003	20 Oct 2003	19 Nov 2003 (see s. 2 and <i>Gazette</i> 18 Nov 2003 p. 4723)
<i>Statutes (Repeals and Minor Amendments) Act 2003</i> s. 44	74 of 2003	15 Dec 2003	15 Dec 2003 (see s. 2)
<i>East Perth Redevelopment (Extension of Redevelopment Area) Regulations 2004</i> published in <i>Gazette</i> 12 Nov 2004 p. 5018-19			12 Nov 2004
<i>State Administrative Tribunal (Conferral of Jurisdiction) Amendment and Repeal Act 2004</i> Pt. 2 Div. 39 <sup>5</sup>	55 of 2004	24 Nov 2004	1 Jan 2005 (see s. 2 and <i>Gazette</i> 31 Dec 2004 p. 7130)
<b>Reprint 2: The East Perth Redevelopment Act 1991 as at 20 May 2005</b> (includes amendments listed above)			
<i>East Perth Redevelopment (Extension of Redevelopment Area) Regulations 2005</i> published in <i>Gazette</i> 12 Jul 2005 p. 3235-6			12 Jul 2005
<i>East Perth Redevelopment (Extension of Redevelopment Area) Regulations (No. 2) 2005</i> published in <i>Gazette</i> 19 Aug 2005 p. 3865-6			19 Aug 2005

Short title	Number and year	Assent	Commencement
<i>Planning and Development (Consequential and Transitional Provisions) Act 2005</i> s. 15	38 of 2005	12 Dec 2005	9 Apr 2006 (see s. 2 and <i>Gazette</i> 21 Mar 2006 p. 1078)
<i>Swan and Canning Rivers (Consequential and Transitional Provisions) Act 2006</i> s. 6	52 of 2006	6 Oct 2006	25 Sep 2007 (see s. 2 and <i>Gazette</i> 25 Sep 2007 p. 4835)
<i>Financial Legislation Amendment and Repeal Act 2006</i> s. 4 and Sch. 1 cl. 46	77 of 2006	21 Dec 2006	1 Feb 2007 (see s. 2(1) and <i>Gazette</i> 19 Jan 2007 p. 137)
<b>Reprint 3: The East Perth Redevelopment Act 1991 as at 4 May 2007</b> (includes amendments listed above except those in the <i>Swan and Canning Rivers (Consequential and Transitional Provisions) Act 2006</i> )			
<i>Acts Amendment (Bankruptcy) Act 2009</i> s. 32	18 of 2009	16 Sep 2009	17 Sep 2009 (see s. 2(b))
<i>Statutes (Repeals and Minor Amendments) Act 2009</i> s. 17	46 of 2009	3 Dec 2009	4 Dec 2009 (see s. 2(b))
<i>Standardisation of Formatting Act 2010</i> s. 4	19 of 2010	28 Jun 2010	11 Sep 2010 (see s. 2(b) and <i>Gazette</i> 10 Sep 2010 p. 4341)
<i>Approvals and Related Reforms (No. 4) (Planning) Act 2010</i> s. 30	28 of 2010	19 Aug 2010	22 Nov 2010 (see s. 2(b) and <i>Gazette</i> 19 Nov 2010 p. 5709)
<i>Public Sector Reform Act 2010</i> s. 89	39 of 2010	1 Oct 2010	1 Dec 2010 (see s. 2(b) and <i>Gazette</i> 5 Nov 2010 p. 5563)
<b>Reprint 4: The East Perth Redevelopment Act 1991 as at 17 Jun 2011</b> (includes amendments listed above)			

<sup>1a</sup> [On the date as at which this compilation was prepared, provisions referred to in the following table had not come into operation and were therefore not included in this compilation. For the text of the provisions see the endnotes referred to in the table.](#)

**Provisions that have not come into operation**

<u>Short title</u>	<u>Number and year</u>	<u>Assent</u>	<u>Commencement</u>
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[Metropolitan Redevelopment Authority Act 2011 s. 134\(b\)](#)<sup>6,7</sup> [45 of 2011](#) [12 Oct 2011](#) [To be proclaimed \(see s. 2\(b\)\)](#)

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- <sup>2</sup> Under the *Public Sector Management Act 1994* s. 112(1), a reference to the *Public Service Act 1978* is to be read as a reference to the *Public Sector Management Act 1994*. The reference was changed under the *Reprints Act 1984* s. 7(3)(g).
- <sup>3</sup> Repealed by the *Planning and Development (Consequential and Transitional Provisions) Act 2005*.
- <sup>4</sup> The *Planning Legislation Amendment Act 1996* s. 9(2), (3) and (4) read as follows:
- (2) Subject to subsections (3) and (4), sections 34A, 34B, 34C and 34D of the principal Act do not apply to or in relation to a redevelopment scheme, or an amendment to a redevelopment scheme, which the Authority has resolved to prepare for submission to the Minister under section 29(1), or section 34 as read with section 29(1), of the principal Act before the commencement of this section.
  - (3) The Minister may, before exercising a power conferred by section 29(4), or section 34 as read with section 29(4), of the principal Act in respect of a proposed redevelopment scheme, or a proposed amendment to a redevelopment scheme, referred to in subsection (2), direct the Authority to ensure compliance with sections 34A and 34B of the principal Act, and the Authority shall comply with that direction before resubmitting that redevelopment scheme or amendment to the Minister under section 29(1), or section 34 as read with section 29(1), of the principal Act.
  - (4) If a redevelopment scheme or amendment in respect of which a direction given under subsection (3) has been complied with is subsequently approved, with or without amendments, under section 29(4), or section 34 as read with section 29(4), of the principal Act, the Authority shall, if it wishes to proceed with that redevelopment scheme or amendment, ensure that sections 34C and 34D of the principal Act are complied with in respect of that redevelopment scheme or amendment.
- <sup>5</sup> The *State Administrative Tribunal (Conferral of Jurisdiction) Amendment and Repeal Act 2004* Pt. 5, the *State Administrative Tribunal Act 2004* s. 167 and 169, and the *State Administrative Tribunal Regulations 2004* r. 28 and 42 deal with certain transitional issues some of which may be relevant for this Act.



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<sup>6</sup> On the date as at which this compilation was prepared, the *Metropolitan Redevelopment Authority Act 2011* s. 134(b) had not come into operation. It reads as follows:

**134. Acts repealed**

These Acts are repealed:

- (b) the *East Perth Redevelopment Act 1991*;

<sup>7</sup> The *Metropolitan Redevelopment Authority Act 2011* Pt. 10 Div. 3 and Pt. 11 read as follows:

**Division 3 — Validations**

**145. Effect of redevelopment schemes and validity of things done under them**

(1) In this section —

*commencement day* means the day on which this section comes into operation;

*redevelopment Act* means any of the following Acts —

- (a) the *Armadale Redevelopment Act 2001*;  
(b) the *East Perth Redevelopment Act 1991*;  
(c) the *Midland Redevelopment Act 1999*;  
(d) the *Subiaco Redevelopment Act 1994*;

*redevelopment scheme* means a redevelopment scheme, as amended from time to time, approved under a redevelopment Act.

(2) Any redevelopment scheme is taken to have had legislative effect from and including the day it came into operation.

(3) Any act done or omission made pursuant to a redevelopment scheme before the day on which this section comes into operation has, and is taken to always have had, the same validity as it would have had if subsection (2) had been in operation at the time of the act or omission.

**Part 11 — Transitional provisions**

**146. Terms used**

In this Part —

*abolished authority*, in relation to a redevelopment Act, means the redevelopment authority that is abolished when the redevelopment Act is repealed under section 134;

*assets* means any legal or equitable estate or interest (whether present or future and whether vested or contingent) in real or personal property of any description (including money), and includes securities, choses in action and documents;

*liabilities* means liabilities, debts and obligations (whether present or future and whether vested or contingent);

*redevelopment Act* means any of the following Acts —

(a) the *Armadale Redevelopment Act 2001*;

(b) the *East Perth Redevelopment Act 1991*;

(c) the *Midland Redevelopment Act 1999*;

(d) the *Subiaco Redevelopment Act 1994*;

*redevelopment authority* means a redevelopment authority established under a redevelopment Act.

**147. Interpretation Act 1984 not affected**

Except where the contrary intention appears, this Part does not prejudice or affect the application of the *Interpretation Act 1984* Part V.

**148. Assets, rights and liabilities**

(1) On the day on which a redevelopment Act is repealed —

(a) all assets and rights of the abolished authority immediately before that day become assets and rights of the Authority by force of this section; and

(b) all liabilities of the abolished authority immediately before that day become, by force of this section, liabilities of the Authority.

(2) Any account maintained under a redevelopment Act must, after the redevelopment Act is repealed, be closed by the chief executive officer and the moneys in the account credited to the Metropolitan Redevelopment Authority Account.

(3) On and after the day on which a redevelopment Act is repealed, any proceedings that immediately before that day might have been brought or continued by the abolished authority may be brought or continued by the Authority.

(4) On and after the day on which a redevelopment Act is repealed, any remedy that immediately before that day is available against or to the abolished authority is available against or to the Authority.

**149. Agreements and instruments generally**

- (1) Any agreement or instrument subsisting immediately before the day on which a redevelopment Act is repealed —
- (a) to which the abolished authority is a party; or
  - (b) which contains a reference to the abolished authority, has effect on and after that day as if —
  - (c) the Authority were substituted for the abolished authority as a party to the agreement or instrument; and
  - (d) any reference in the agreement or instrument to the abolished authority were (unless the context otherwise requires) amended to be or include a reference to the Authority.
- (2) Subsection (1) does not apply to a contract to which section 152 applies.

**150. References in written laws to abolished authorities**

- (1) A reference however expressed in a written law to an abolished authority may be read as including a reference to the Authority unless in the context it would be inappropriate to do so.
- (2) Subsection (1) does not apply to anything for which this Act has made other provision.

**151. Employed staff**

- (1) In this section —
- Armadale Redevelopment Authority* means the body established under the *Armadale Redevelopment Act 2001* section 6(1);
  - existing employee* means a person referred to in subsection (3);
  - Midland Redevelopment Authority* means the body established under the *Midland Redevelopment Act 1999* section 6(1).
- (2) If, immediately before the coming into operation of this subsection —
- (a) a person was employed under a contract of service with a redevelopment authority or other statutory authority to perform duties relating exclusively to the provision of services for a redevelopment authority; and
  - (b) under its terms, the contract expires on a day that is on or after 31 December 2011 and on or before 30 June 2012,
- unless earlier lawfully terminated by either party to the contract, the contract is to be taken to expire 6 months after the coming into operation of section 134.
- (3) On the coming into operation of section 134 —

- (a) any person who immediately before the coming into operation of that section was employed under a contract of service with a statutory authority to perform duties relating exclusively to the provision of services to the Armadale Redevelopment Authority becomes a staff member of the Authority and is to be taken to have been employed under the contract of service under section 110(2); and
- (b) any person who immediately before the coming into operation of that section was an officer appointed under the *East Perth Redevelopment Act 1991* section 15 becomes a staff member of the Authority and is to be taken to have been employed under a contract of service under section 110(2); and
- (c) any person who immediately before the coming into operation of that section was a public service officer under the *Public Sector Management Act 1994* seconded to perform services for the Midland Redevelopment Authority becomes a staff member of the Authority and is to be taken to have been appointed for the purposes of section 110(1).
- (4) Except as otherwise agreed by an existing employee, the operation of subsection (3) does not —
  - (a) affect the employee's pay, within the meaning of that term in the *Public Sector Management (Redeployment and Redundancy) Regulations 1994* regulation 3(1); or
  - (b) affect the employee's other conditions of service; or
  - (c) affect the employee's existing or accruing rights in respect of annual leave, long service leave, sick leave or any other leave, which are enforceable against the State; or
  - (d) affect any rights under a superannuation scheme; or
  - (e) interrupt the continuity of the employee's service.

**152. People engaged under contracts for services**

- (1) This section applies if —
  - (a) a person is engaged by a redevelopment authority or its employing authority under a contract for services, whether under a redevelopment Act or the *Public Sector Management Act 1994* section 100; and
  - (b) the contract is in force immediately before the redevelopment Act is repealed; and

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- (c) the contract, under its terms, does not terminate on the repeal.
- (2) On the repeal —
- (a) the person is taken to be engaged by the Authority under the contract for services; and
- (b) the contract is to be read as if the Authority were substituted for the abolished authority.
- 153. Transfer of land in abolished redevelopment area to redevelopment area under this Act**
- (1) If, immediately before the repeal of a redevelopment Act —
- (a) there remains any land in a redevelopment area established under the redevelopment Act; and
- (b) a redevelopment scheme in operation under the redevelopment Act applies to the land,
- on the repeal the remaining land may be declared to be or to be part of, or added to, a redevelopment area by regulations made under section 30.
- (2) Section 29(2) does not apply in relation to regulations made for the purposes of subsection (1).
- 154. Redevelopment scheme continues for land in abolished redevelopment area that is transferred to redevelopment area under this Act**
- (1) This section applies if, on the repeal of a redevelopment Act, land is declared to be or to be part of, or is added to, a redevelopment area by regulations made for the purposes of section 153(1).
- (2) On the repeal —
- (a) the redevelopment scheme that was in operation under the repealed Act has effect as if it were a redevelopment scheme in operation under Part 5; and
- (b) this Act applies to and in respect of the scheme accordingly.
- (3) In subsection (2) —
- redevelopment scheme* includes any instruments made under the redevelopment scheme.
- (4) If, on the repeal, an application for approval of development of land or any part of it made under the repealed Act —
- (a) has not been decided under that Act; or

(b) having been so decided, is the subject of an application to the State Administrative Tribunal for a review that has not been finalised,

the Authority must perform the functions of the abolished authority in relation to those applications.

**155. Exemptions from State tax**

(1) In this section —

State tax includes duty under the *Duties Act 2008* and any other tax, duty, fee, levy or charge, under a law of the State.

(2) State tax is not payable in relation to —

(a) anything that occurs by operation of this Part; or

(b) anything done (including a transaction entered into or an instrument or document of any kind made, executed, lodged or given) under this Part, or to give effect to this Part, or for a purpose connected with or arising out of, giving effect to this Part.

**156. Transitional regulations**

(1) If this Part does not provide sufficiently for a matter or issue of a transitional nature that arises as a result of a repeal or amendment made under Part 10 or the enactment of this Act, the Governor may make regulations (the *transitional regulations*) prescribing all matters that are required, necessary or convenient to be prescribed for providing for the matter or issue.

(2) The transitional regulations may provide that specified provisions of this Act —

(a) do not apply; or

(b) apply with specified modifications.

to or in relation to any matter.

(3) If the transitional regulations provide that a specified state of affair is to be taken to have existed, or not to have existed, on and from a day that is earlier than the day on which the transitional regulations are published in the *Gazette* but not earlier than the commencement of this section, the transitional regulations have effect according to their terms.

(4) In subsections (2) and (3) —

*specified* means specified or described in the transitional regulations.

(5) If the transitional regulations contain a provision referred to in subsection (3), the provision does not operate so as —

- (a) to affect in a manner prejudicial to any person (other than the State), the rights of that person existing before the day of publication of those regulations; or
- (b) to impose liabilities on any person (other than the State or an authority of the State) in respect of anything done or omitted to be done before the day of publication of those regulations.