

PD301

SUBIACO REDEVELOPMENT ACT 1994
SUBIACO REDEVELOPMENT REGULATIONS 1994

Made by His Excellency the Governor in Executive Council.

Citation

1. These regulations may be cited as the *Subiaco Redevelopment Regulations 1994*.

Commencement

2. These regulations come into operation on the day the *Subiaco Redevelopment Act 1994* comes into operation.

Exclusions from definition of development

3. (1) The following works, acts and activities are declared not to constitute development for the purposes of the definition of "development" in section 3 of the Act —

- (a) the erection of a sign, including a traffic control sign or device, by a public authority or a local government authority;
- (b) the erection of a sign within a building;

- (c) the carrying out of routine work by a public authority or a local government authority including routine work on —
 - (i) electrical power lines or cables or any building used or associated with the supply, conversion, transformation or control of electricity;
 - (ii) a drain or pipe that is part of a drainage scheme under the control of the authority;
 - (iii) a road, bridge or railway; or
 - (iv) land (including buildings and building improvements) set aside for public use;
- (d) the carrying out of work inside a building that is not related to a change of use of any part of the building and does not alter its external appearance; or
- (e) the carrying out of work for the maintenance of any building or structure if that work does not materially affect the external appearance of the building or structure.

(2) In subregulation (1), "routine work" means work for the purposes of repair, maintenance or upkeep but does not include any new construction or any alteration.

Form of application for approval

4. Form 1 in Schedule 1 is prescribed for the purposes of section 48 (1) of the Act.

Fee for application for approval

5. The fees specified in Schedule 2 are prescribed for the purposes of section 48 (1) of the Act in relation to land to which a redevelopment scheme applies.

Plans

6. (1) All plans accompanying an application for approval under section 48 (1) of the Act —

- (a) are to be drawn on a white background;
 - (b) are to be drawn to a scale generally not smaller than 1:500; and
 - (c) are clearly to illustrate the proposed development in respect of which the application is made.
- (2) All measurements used on the plan are to be in the metric system.
- (3) A plan is to include —
- (a) the location and proposed use of any existing buildings and out buildings to be retained and the location and use of buildings proposed to be erected or demolished on the land;
 - (b) the existing and the proposed means of access for pedestrians and vehicles to and from the land;
 - (c) the location, number, dimension and layout of all car parking spaces intended to be provided;
 - (d) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the land and the means of access to and from those areas;

- (e) the location, dimensions, design and particulars of the manner in which it is proposed to develop any landscaped area, including the retention of existing trees and vegetation;
- (f) plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain, including details of materials of construction, finishes and external colour; and
- (g) a statement of, or plans indicating, the impact of the proposed development on views, privacy and overshadowing.

Penalties

7. (1) A person must not, in connection with an application for approval under section 48 (1) of the Act, make a statement or give any information which that person knows to be false in a material particular.

Penalty: \$1 000.

(2) A person must not, in connection with an application for approval under section 48 (1) of the Act, omit to supply to the Authority any information or particulars which that person knows to be relevant to the application.

Penalty: \$1 000.

Office Use Only
Application No. _____

SCHEDULE 1

[Reg. 4]

FORM 1

**SUBIACO REDEVELOPMENT ACT 1994
SECTION 48 (1)**

APPLICATION FOR APPROVAL TO UNDERTAKE DEVELOPMENT

To: Subiaco Redevelopment Authority

1. Name(s) of Owner(s) in full
Surname (or Company name) Other names
Surname (or Company name) Other names
Surname (or Company name) Other names
2. Address in full
3. Applicant's Name in full (if owner put self)
4. Address for correspondence
Telephone No.
5. Locality of Development (Street number, street, suburb)
6. Titles Office Description of land: Lot No(s). Location No.
Plan/Diagram No. Certificate of Title Vol. Folio
Plan/Diagram No. Certificate of Title Vol. Folio

7. Name of nearest road junction/intersection
8. Description of proposed development
9. Purpose for which land is currently being used
10. State nature of existing buildings on the land
- Are existing buildings to be demolished in whole or in part?
- (a) YES/NO (b) WHOLE/PART
11. Materials and Colour to be used on external surfaces (including the roof) and any paved areas of the building
12. Estimated cost of development \$
13. Estimated date of completion
- Signature of owner(s) of the land Signature of Applicant(s)
- Date Date
- Date Date
- Date Date

State position if signing on behalf of a Company

Note 1: This application is to be accompanied by 6 copies of the plan(s) and specifications for the development and the prescribed fee.

Note 2: It is an offence under regulation 7 for a person —

- (a) to make a statement or give any information which that person knows to be false in a material particular in connection with an application for approval of a development; or
- (b) to omit to supply to the Authority any information or particulars which that person knows to be relevant to the application.

The offence is punishable by a fine of up to \$1 000.

SCHEDULE 2

[Reg. 5]

FEE FOR APPLICATION FOR APPROVAL UNDER SECTION 48 (1)

Estimated value of proposed development	Fee \$
Up to \$10 000	25
\$10 001 to \$20 000	50
\$20 001 to \$50 000	100
\$50 001 to \$100 000	200
\$100 001 to \$1 000 000	350
\$1 000 001 to \$5 000 000	450
\$5 000 001 and over	550

By His Excellency's Command,

D. G. BLIGHT, Clerk of the Council.