

**East Perth Redevelopment Authority**  
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**EAST PERTH REDEVELOPMENT ACT 1991**  
**EAST PERTH REDEVELOPMENT REGULATIONS 1992**  
**Made by His Excellency the Governor in Executive Council**

#### **Citation**

1. These regulations may be cited as the *East Perth Redevelopment Regulations 1992*.

#### **Commencement**

2. These regulations shall come into operation on the day on which the East Perth redevelopment Act 1991 comes into operation.

#### **Exclusions from definition of development**

3. (1) The following works, acts and activities do not 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) critical 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 improvements) set aside for public use;
  - (d) the carrying out of work inside a building which is not related to a change of use of any part of the building and does not alter its external appearance;
  - (e) the carrying out of work for maintenance of any building or structure if that work does not materially affect the external appearance of the building or structure; or
- (2) In subregulation (1) "routine work" means work for the purposes of repair, maintenance or upkeep but does not include any new construction or alteration.

#### **Application for approval**

4. Form 1 in Schedule 1 is prescribed for the purposes of section 41 of the Act.

#### **Fee for application for approval**

5. The fee for an application for approval under section 40 of the Act in relation to land that is in, or partly in, part of the redevelopment area to which a redevelopment scheme is applicable is as specified in Schedule 2.

#### **Plans**

6. (1) All plans accompanying an application for approval under section 40 shall be -
  - (a) are to be drawn on a white background;
  - (b) are to be drawn to a scale not smaller than 1:500; and
  - (c) are clearly to illustrate the proposal in respect of which the application is made;

- (2) All measurements used on a plan are to be in the metric system.
- (3) A plan shall 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, 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
  - (h) 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 40 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 40 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.**

**Penalties**

- 8. Where the authority has made a decision under section 43 of the Act in respect of a development on land in part of the redevelopment area to which the redevelopment scheme does not apply, the applicant may appeal against the decision in accordance with Part V of the Town Planning Act.

**SCHEDULE 2 - FEES FOR APPLICATIONS FOR APPROVAL UNDER SECTION 40**

[Reg. 5]

<i>Estimated value of proposed development</i>		<i>Fee</i>
		<i>\$</i>
Up	to \$10 000	50
\$10 001	to 50 000	100
\$50 001	to 100 000	250
\$100 001	to 1 000 000	350
\$1 000 000	to 10 000 000	\$0.75 for each \$4 000 + \$250
Greater than \$10 000 000		\$0.50 for each \$4 000 + \$1 000 (to a maximum of \$12 500)

By Command of the Governor, M.C. WAUCHOPE, Clerk of the Executive Council.