



Policy Type:	Administrative
Date Last Adopted:	12 May 2009
Date Adopted:	26 June 2012

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Date Last Reviewed:	26 June 2012

Legal (Parent):
1. Local Government (Miscellaneous Provisions) Act 1960 – Section 374(1a).

Legal (Subsidiary):
1. Building Regulations – Clause 17.

ADOPTED POLICY	
Title:	BUILDING CONTROL – CRITERIA RELATING TO PROCESSING OF BUILDING APPLICATIONS
Objective:	To ensure land titles are in order prior to issue of a building licence. Ensure requirements of the Metropolitan Region Scheme are observed prior to issue of a building licence.

- 1.0 Where an application is received for construction of a building that extends beyond the boundary or boundaries of an allotment “or is on a lot yet to be created” the subject of a Land Titles Office Plan or Diagram of Survey, a building permit shall not be issued until all allotments onto which the proposed building intrude are amalgamated by subdivision:
 - 1.1 The relative Deposited Plan has been signed by the Inspector of Plans and Surveys at Landgate; or
 - 1.2 Satisfactory evidence has been provided that the owner has lodged a registrable application (which will not be cancelled) for a new Certificate of Title to a Deposited Plan for the amalgamated allotments.
- 2.0 Where an application is received for a building licence for development on an allotment abutting a Metropolitan Region Scheme Regional Reserve, the processing of the application will not be undertaken until the processing officer is satisfied that there is compliance with the provisions of the said Scheme relating to development of land abutting Regional Reserve.