



New South Wales

Environmental Planning and Assessment Amendment Bill 2012

Explanatory note

This explanatory note relates to this Bill as introduced into Parliament.

Overview of Bill

The object of this Bill is to amend the *Environmental Planning and Assessment Act 1979* (the *principal Act*) and other Acts to remove impediments to the supply of housing and to make other miscellaneous changes. In order to remove impediments to the supply of housing, the Bill:

- (a) clarifies the purpose, status and content of development control plans and how they are to be taken into account during the development assessment process, and
- (b) enables the regulations to exclude certain residential development in bush fire prone land from the special consultation and development requirements of the NSW Rural Fire Service, and
- (c) authorises the Commissioner of the NSW Rural Fire Service to review and revise the designation of land on a bush fire prone land map for an area at any time after the map is certified, and

- (d) specifies development plan costs that may be recovered from owners affected by subdivision orders relating to “paper subdivisions” and makes other amendments relating to the amendment and repeal of such orders and related development plans, and
- (e) clarifies the provisions relating to biocertification of planning instruments in Sydney’s growth centres to ensure they apply to all environmental planning instruments applying to the land concerned and to all development assessment processes.

The Bill also:

- (a) extends indemnification against possible copyright breaches of documents submitted by persons who do not have copyright where the documents are publicly notified or made use of under the Act, and
- (b) makes further provision in relation to the issue of compliance certificates and compliance cost notices, and
- (c) provides for the transfer of relevant records when there is a change of principal certifying authority for development, and
- (d) provides for the ongoing assessment of accredited certifiers, requires written contracts for certification work, specifies certain matters to be taken into consideration in disciplinary proceedings against accredited certifiers and changes the conflict of interest provisions for the issuing of compliance certificates by accredited certifiers, and
- (e) changes the name of the State Property Authority to Government Property NSW and transfers the land register of government property from the annual reports legislation to the legislation relating to Government Property NSW (and requires Government Property NSW to keep that register), and
- (f) makes other minor and consequential changes.

Outline of provisions

Clause 1 sets out the name (also called the short title) of the proposed Act.

Clause 2 provides for the commencement of the proposed Act.

Schedule 1 Amendment of Environmental Planning and Assessment Act 1979 No 203

Amendments relating to development control plans

Schedule 1 [1], [2] and [3] set out the purpose and status of development control plans which is primarily to provide guidance (and not statutory requirements) with respect to achieving the aims of environmental planning instruments and the objectives of land zones and to facilitating permissible development under those

instruments. The amendments also clarify the provisions of development control plans that do not have effect. Schedule 1 [27] contains a savings and transitional provision.

Schedule 1 [5] clarifies how development control plans are to be taken into account during the development assessment process. In particular, to ensure that they are given less weight and significance than environmental planning instruments and that they are applied flexibly so as to allow alternative solutions to how permissible development may be carried out.

Amendments relating to bush fire prone land

Schedule 1 [4] enables the regulations to exclude certain residential development on bush fire prone land from the special consultation and development requirements of the NSW Rural Fire Service.

Schedule 1 [14] authorises the Commissioner of the NSW Rural Fire Service to review and revise the designation of land on a bush fire prone land map for an area at any time after the map is certified.

Amendments relating to development contributions for complying development

Schedule 1 [6] enables the regulations to require the payment of development contributions under complying development certificates, in particular in circumstances where the relevant development contribution plan has failed to make provision that covers relevant development approved as complying development.

Amendments relating to copyright

Schedule 1 [15] makes provision that continues and extends indemnification against possible copyright breaches of documents submitted by persons who do not have copyright where the documents are publicly notified or made use of under the principal Act.

Schedule 1 [7] and [12] omit provisions that are no longer necessary as a result of the consolidated provision enacted by Schedule 1 [15].

Amendments relating to certification

Schedule 1 [8] makes a minor amendment in relation to the matters for which a compliance certificate may be issued under Part 4A of the principal Act.

Schedule 1 [9] enables persons prescribed by the regulations to issue compliance certificates in addition to the current certifying authorities. **Schedule 1 [11]** makes a consequential amendment.

Schedule 1 [10] enables the Building Professionals Board to give a direction to a person who holds records and other information required to be kept under the *Building Professionals Act 2005* in relation to a certification matter to give those records and information to a principal certifying authority that has been appointed to replace another principal certifying authority for that matter.

Schedule 1 [13] enables a compliance cost notice given in relation to an order under Division 2A of Part 6 of the principal Act requiring a person to do or refrain from doing a specified thing to also include the costs of an investigation that led to the giving of the order and the costs of preparing the notice of intention to give the order. There is already a provision in the principal Act that enables the regulations to limit the amounts to be paid under compliance cost notices. (See section 121CA (5) of the principal Act.)

Amendments relating to paper subdivisions

Schedule 1 [16] inserts a definition of *development plan costs* for the purposes of a subdivision under a subdivision order relating to the consolidation and resubdivision of an old “paper subdivision”. These costs will include report costs, levies, fees or other charges applicable to a proposed subdivision or subdivision works, administrative costs and costs prescribed by the regulations.

Schedule 1 [17] enables the category of works that may be carried out and funded under such a subdivision order to be expanded by the regulations.

Schedule 1 [18] provides that a subdivision order may be repealed by the Minister only if the Minister has consulted with the relevant authority carrying out the subdivision under the order and the local council and is satisfied that notice has been given to the owners of the land concerned. The amendment also makes it clear that a further consent of the owners of the land concerned is not required in respect of an amendment to a subdivision order.

Schedule 1 [19] requires the development plan that applies to land subject to a subdivision order to contain details of the development plan costs.

Schedule 1 [20] provides for a development plan to include details of the proportion of development plan costs to be borne by the owners of the land.

Schedule 1 [21] enables regulations to be made to require the consent of the owners of land subject to a subdivision order to changes to the development plan for the land.

Schedule 1 [22] enables the relevant authority that is proposing a subdivision under a subdivision order to require an owner of land subject to the order to make a reasonable monetary contribution to the development plan costs for the order.

Schedule 1 [23] provides for contributions for development plan costs to be paid to a fund approved by the Minister.

Schedule 1 [24] includes development plan costs as contributions that may be covered by a voluntary contributions agreement between a relevant authority responsible for a subdivision under a subdivision order and an owner of land subject to the subdivision order.

Schedule 1 [25] enables regulations to be made about the effect of the repeal or amendment of a subdivision order or the amendment of a development plan for a subdivision order.

Savings and transitional provisions

Schedule 1 [26] enables the making of savings and transitional regulations as a consequence of the enactment of the proposed Act.

Schedule 1 [27] makes savings and transitional provisions as a consequence of the enactment of the proposed Act.

Schedule 2 Amendment of other Acts

Annual Reports (Departments) Act 1985 No 156 and Annual Reports (Statutory Bodies) Act 1984 No 87

Schedule 2.1 and 2.2 amend the annual reports legislation to omit land register provisions that are being consolidated and transferred to the *State Property Authority Act 2006* (to be renamed the *Government Property NSW Act 2006*) without substantive change, other than to require the registers to be kept by Government Property NSW.

Building Professionals Act 2005 No 115

Ongoing assessment of accredited certifiers

Schedule 2.3 [3] enables the Building Professionals Board (*the Board*) to require an accredited certifier to undertake a type of assessment (such as an examination) for any reason.

Schedule 2.3 [1] and [2] provide that the Board may suspend or cancel an accredited certifier's accreditation following such an assessment without the need to take disciplinary proceedings under the Act. Notice and an opportunity to make submissions must be given by the Board and there is a right of review to the Administrative Decisions Tribunal (*the Tribunal*). Other action is also available to the Board under the existing provisions of the Act, such as the imposition of conditions on accreditation.

Amendments relating to certification work

Schedule 2.3 [8] exempts an accredited certifier from certain conflict of interest provisions in the Act when issuing a compliance certificate under the *Environmental Planning and Assessment Act 1979*.

Schedule 2.3 [10] prevents an accredited certifier carrying out certification work for a person unless the accredited certifier or the accredited certifier's employer has entered into a written contract with the person and the contract complies with the requirements of the regulations. **Schedule 2.3 [9]** makes a consequential amendment.

Disciplinary proceedings

Schedule 2.3 [5] and [6] require the Board and the Tribunal, when deciding what disciplinary action should be taken against an accreditation holder in disciplinary

proceedings, to take into consideration previous disciplinary action taken against the accreditation holder. **Schedule 2.3 [4] and [7]** make consequential amendments.

Schedule 2.3 [11] enables regulations of a savings and transitional nature to be made consequent on the enactment of the proposed Act.

Building Professionals Amendment Act 2008 No 37

Schedule 2.4 amends the *Building Professionals Amendment Act 2008* to omit uncommenced provisions that are not being proceeded with.

Environmental Planning and Assessment Amendment Act 2008 No 36

Schedule 2.5 amends the *Environmental Planning and Assessment Amendment Act 2008* to omit uncommenced provisions that are not being proceeded with.

Growth Centres (Development Corporations) Act 1974 No 49

Schedule 2.6 amends the *Growth Centres (Development Corporations) Act 1974* to enable Landcom (and other prescribed public authorities) to work together with Urban Growth NSW and other development corporations on land development without contravening misuse of confidential information provisions.

Heritage Act 1977 No 136

Schedule 2.7 amends the *Heritage Act 1977* to make an amendment that is consequential on the transfer of the land register provisions from the annual reports legislation.

State Property Authority Act 2006 No 40

Schedule 2.8 amends the *State Property Authority Act 2006* to change the name of the State Property Authority to Government Property NSW and to make provision for the register of government property, which is being transferred from the annual reports legislation (and to require Government Property NSW to keep that register).

Threatened Species Conservation Act 1995 No 101

Schedule 2.9 amends the *Threatened Species Conservation Act 1995* to clarify the provisions relating to biocertification of planning instruments in Sydney's growth centres to ensure they apply to all environmental planning instruments applying to the land concerned and to all development assessment processes.

First print



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Environmental Planning and Assessment Amendment Bill 2012

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New South Wales

Environmental Planning and Assessment Amendment Bill 2012

No. , 2012

A Bill for

An Act to amend the *Environmental Planning and Assessment Act 1979* and other Acts with respect to housing and other development; and for other purposes.

The Legislature of New South Wales enacts:	1
1 Name of Act	2
This Act is the <i>Environmental Planning and Assessment Amendment Act 2012</i> .	3 4
2 Commencement	5
(1) This Act commences on a day or days to be appointed by proclamation, except as provided by this section.	6 7
(2) Sections 1 and 2 and Subschedules 2.6 and 2.9 commence on the date of assent to this Act.	8 9
(3) Subschedules 2.1, 2.2, 2.7 and 2.8 commence on 12 December 2012.	10

**Schedule 1 Amendment of Environmental Planning
and Assessment Act 1979 No 203** 1
2

[1] Section 74BA 3

Insert after section 74B: 4

74BA Purpose and status of development control plans 5

(1) The principal purpose of a development control plan is to provide guidance on the following matters to the persons proposing to carry out development to which this Part applies and to the consent authority for any such development: 6
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(a) giving effect to the aims of any environmental planning instrument that applies to the development, 10
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(b) facilitating development that is permissible under any such instrument, 12
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(c) achieving the objectives of land zones under any such instrument. 14
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The provisions of a development control plan made for that purpose are not statutory requirements. 16
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(2) The other purpose of a development control plan is to make provisions of the kind referred to in section 74C (1) (b)–(e). 18
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(3) Subsection (1) does not affect any requirement under Division 3 of Part 4 in relation to complying development. 20
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[2] Section 74C Preparation of development control plans 22

Omit section 74C (1) (a). Insert instead: 23

(a) to provide the guidance referred to in section 74BA (1), or 24

[3] Section 74C (5) 25

Omit the subsection. Insert instead: 26

(5) A provision of a development control plan (whenever made) has no effect to the extent that: 27
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(a) it is the same or substantially the same as a provision of an environmental planning instrument applying to the same land, or 29
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(b) it is inconsistent or incompatible with a provision of any such instrument, or 32
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(c)	it has the practical effect of preventing or unreasonably restricting development that is otherwise permissible under any such instrument and that complies with the development standards in any such instrument.	1 2 3 4
[4]	Section 79BA Consultation and development consent—certain bush fire prone land	5 6
	Insert after section 79BA (1B):	7
(1C)	The regulations may exclude development from the application of this section subject to compliance with any requirements of the regulations. The regulations may (without limiting the requirements that may be made):	8 9 10 11
(a)	require the issue of a certificate by the Commissioner of the NSW Rural Fire Service or other qualified person in relation to the bush fire risk of the land concerned, and	12 13 14
(b)	authorise the payment of a fee for the issue of any such certificate.	15 16
[5]	Section 79C Evaluation	17
	Insert after section 79C (3):	18
(3A)	Development control plans	19
	If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority:	20 21 22
(a)	is to give those provisions less weight and significance than is given to environmental planning instruments, and	23 24
(b)	if those provisions set standards with respect to an aspect of the development and the development application complies with those standards—is not to require more onerous standards with respect to that aspect of the development, and	25 26 27 28 29
(c)	if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards—is to be flexible in applying those provisions and allow alternative solutions to deal with that aspect of the development, and	30 31 32 33 34
(d)	may consider those provisions only in connection with the assessment of that development application, and	35 36
(e)	is not to have regard to how those provisions have been applied previously or might be applied in future.	37 38

[6] Section 94EC Contributions plans—complying development	1
Insert after section 94EC (2):	2
(3) The regulations may make provision for or with respect to anything for which a contributions plan may make provision under this section (being provisions that apply despite anything to the contrary in the contributions plan). The regulations may provide that the amount of a monetary contribution or levy be determined in a manner and by a person or body authorised by the regulations.	3 4 5 6 7 8 9
[7] Section 105 Regulations—Part 4	10
Omit section 105 (2).	11
[8] Section 109C Part 4A certificates	12
Insert “or standards” after “specifications” in section 109C (1) (a) (i).	13
[9] Section 109D Certifying authorities	14
Omit section 109D (1) (a). Insert instead:	15
(a) a compliance certificate may be issued by:	16
(i) a consent authority, the council or an accredited certifier, or	17 18
(ii) a person of a class prescribed by the regulations as being authorised to issue a compliance certificate in relation to the matters to be certified,	19 20 21
[10] Section 109NA	22
Insert after section 109N:	23
109NA Provision of information to replacement principal certifying authorities	24 25
(1) This section applies when a principal certifying authority (<i>the new principal certifying authority</i>) has been appointed to replace another principal certifying authority (<i>the old principal certifying authority</i>).	26 27 28 29
(2) The new principal certifying authority may request the Building Professionals Board in writing to give a direction under this section if the new principal certifying authority is unable to obtain the prescribed information from the old principal certifying authority in relation to the matter for which the new principal certifying authority has been appointed.	30 31 32 33 34 35

(3)	The Building Professionals Board may give a direction in writing to any of the following persons to provide the prescribed information, or a copy of that information, to the new principal certifying authority within the period specified in the notice:	1
	(a) the old principal certifying authority,	2
	(b) a person whom the Board reasonably believes has possession of that information.	3
(4)	A person must not, without reasonable excuse, fail to comply with a direction given to the person by the Building Professionals Board under this section.	4
(5)	It is not a reasonable excuse for the purposes of subsection (4) that any person has a claim to a lien over any document or record that is prescribed information or any other right to keep such a document or record as security for payment.	5
(6)	In this section, <i>prescribed information</i> means the following:	6
	(a) if the old principal certifying authority is not a council, the documents and records required to be kept under section 60 of the <i>Building Professionals Act 2005</i> by an accreditation holder in relation to the matter concerned,	7
	(b) if the old principal certifying authority is a council, the information required to be provided to the Building Professionals Board under section 74B of the <i>Building Professionals Act 2005</i> in relation to the person who performed the certification work concerned on behalf of the council and the records required to be kept under that section by the council in relation to the matter concerned.	8
[11]	Section 109P Satisfaction as to compliance with conditions precedent to the issue of certificates	9
	Omit section 109P (2). Insert instead:	10
	(2) This section does not apply to a certifying authority (other than a council or consent authority) in relation to any Part 4A certificate or complying development certificate that the certifying authority has issued.	11
[12]	Section 113 Publicity and examination of environmental impact statements	12
	Omit section 113 (4).	13

[13] Section 121CA Compliance cost notices	1
Omit section 121CA (1) (c). Insert instead:	2
(c) any costs or expenses relating to an investigation that leads to the giving of the order, and	3 4
(d) any costs or expenses relating to the preparation or serving of the notice of the intention to give the order, and	5 6
(e) any other matters associated with the order.	7
[14] Section 146 Bush fire prone land	8
Insert after section 146 (2):	9
(2A) The Commissioner of the NSW Rural Fire Service may, in accordance with the regulations, review the designation of land on a bush fire prone land map for an area at any time after the map is certified and revise the map accordingly. The revised map:	10 11 12 13
(a) becomes the bush fire prone land map for the area on being certified by the Commissioner, and	14 15
(b) is to be provided to the council by the Commissioner.	16
[15] Section 158A	17
Insert after section 158:	18
158A Copyright in documents used for purposes of this Act— indemnification	19 20
(1) A relevant person who is not entitled to copyright in a document that is part of a planning matter is taken to have indemnified all persons using the document for the purposes of this Act against any claim or action in respect of a breach of copyright in the document.	21 22 23 24 25
(2) For the purposes of this section:	26
(a) a development application or an application for a complying development certificate (or an application to modify a development consent) is a planning matter, and the applicant is the relevant person, and	27 28 29 30
(b) an application for approval to carry out State significant infrastructure (or an application to modify an approval of State significant infrastructure) is a planning matter, and the applicant is the relevant person, and	31 32 33 34
(c) a Part 3A project or concept plan application within the meaning of Schedule 6A (or a request to modify an approval or concept plan under Part 3A), and any	35 36 37

environmental assessment or report under Part 3A, is a planning matter, and the applicant is the relevant person, and	1 2 3
(d) an environmental impact statement under Part 5 or 5.1 (including any preferred infrastructure report under Part 5.1) is a planning matter, and the proponent under Part 5 or 5.1 is the relevant person, and	4 5 6 7
(e) a planning proposal under Part 3 is a planning matter, and the person preparing the proposal is the relevant person, and	8 9 10
(f) a planning agreement referred to in section 93F is a planning matter, and the developer under the agreement is the relevant person, and	11 12 13
(g) a matter or thing under this Act that is declared by the regulations for the purposes of this section is a planning matter, and the person declared by the regulations is the relevant person in respect of that matter or thing.	14 15 16 17
(3) For the purposes of this section, a document is part of a planning matter if it forms part of or accompanies the planning matter, or is subsequently submitted by the relevant person in support of the planning matter or is exhibited or made public in accordance with a requirement made by or under this Act in relation to the planning matter.	18 19 20 21 22 23
(4) The regulations may limit the operation of this section.	24
(5) This section extends to a planning matter that was made or submitted before the commencement of this section.	25 26
[16] Schedule 5 Paper subdivisions	27
Insert in alphabetical order in clause 1:	28
<i>development plan costs</i> means the following:	29
(a) the costs of obtaining or preparing any reports,	30
(b) the amount of any levies, fees or other charges applicable to the proposed subdivision or subdivision works,	31 32
(c) administrative costs of the relevant authority relating to the development plan,	33 34
(d) any other costs prescribed by the regulations for the purposes of this definition.	35 36

[17] Schedule 5, clause 1, definition of “subdivision works”	1
Insert after paragraph (d) of the definition:	2
(e) any other purpose prescribed by the regulations for the purposes of this definition.	3 4
[18] Schedule 5, clause 3 (4) and (5)	5
Insert after clause 3 (3):	6
(4) The Minister may repeal a subdivision order only if the Minister:	7
(a) has consulted with the relevant authority for the subdivision land and the council of the area in which the land is situated, and	8 9 10
(b) is satisfied that notice of the proposed repeal has been given to the owners of the land subject to the order in the manner prescribed by the regulations.	11 12 13
(5) Subclause (2) (g) does not apply to an order amending a subdivision order.	14 15
Note. Regulations under clause 6 (3A) may require consent to be obtained to amendments to an applicable development plan.	16 17
[19] Schedule 5, clause 6 (2) (c1)	18
Insert after clause 6 (2) (c):	19
(c1) details of the development plan costs,	20
[20] Schedule 5, clause 6 (2) (d)	21
Omit “those costs” where firstly occurring.	22
Insert instead “the costs referred to in paragraphs (c) and (c1)”.	23
[21] Schedule 5, clause 6 (3A)	24
Insert after clause 6 (3):	25
(3A) Without limiting subclause (3), the regulations may require the consent of the owners of subdivision land to be obtained to proposed amendments to the applicable development plan in the circumstances, and in the manner, specified by the regulations.	26 27 28 29
[22] Schedule 5, clause 9 (1) and (3)	30
Insert “and the development plan costs” after “subdivision works” wherever occurring.	31 32
[23] Schedule 5, clause 10 (1) (a)	33
Insert “or development plan costs” after “subdivision works”.	34

Environmental Planning and Assessment Amendment Bill 2012

Schedule 1 Amendment of Environmental Planning and Assessment Act 1979 No 203

[24] Schedule 5, clause 17 (1)	1
Insert “or development plan costs” after “subdivision works”.	2
[25] Schedule 5, clause 20	3
Insert after paragraph (b):	4
(c) the effect of the repeal or amendment of a subdivision order, or of the amendment of a development plan.	5 6
[26] Schedule 6 Savings, transitional and other provisions	7
Insert at the end of clause 1 (1):	8
<i>Environmental Planning and Assessment Amendment Act 2012</i>	9
[27] Schedule 6	10
Insert at the end of the Schedule with appropriate Part and clause numbers:	11
Part Environmental Planning and Assessment Amendment Act 2012	12 13
Definition	14
In this Part:	15
<i>amending Act</i> means the <i>Environmental Planning and Assessment Amendment Act 2012</i> .	16 17
Application of DCP amendments	18
(1) The amendments made by Schedule 1 [1]–[3] and [5] to the amending Act extend to development control plans in force immediately before the commencement of those amendments.	19 20 21
(2) Section 79C (3A), as inserted by the amending Act, does not apply to the determination of a development application made before the commencement of section 79C (3A).	22 23 24

Schedule 2	Amendment of other Acts	1
2.1	Annual Reports (Departments) Act 1985 No 156	2
	Section 17 Land register	3
	Omit the section.	4
2.2	Annual Reports (Statutory Bodies) Act 1984 No 87	5
	Section 14 Land register	6
	Omit the section.	7
2.3	Building Professionals Act 2005 No 115	8
[1]	Section 8 Suspension or cancellation of accreditation	9
	Insert at the end of section 8 (2) (g):	10
	, or	11
	(h) the Board has determined, following an assessment undertaken under section 9A, that the person's accreditation should be suspended or cancelled.	12 13 14
[2]	Section 8 (4)	15
	Omit "(2) (c)–(g)". Insert instead "(2) (c)–(h)".	16
[3]	Section 9A	17
	Insert after section 9:	18
	9A Ongoing assessment of accredited certifiers	19
	(1) The Board may, by notice in writing, require an accredited certifier to undertake a specified type of assessment (such as an examination) within the period specified in the notice.	20 21 22
	(2) The Board may issue a notice under this section for any reason.	23
	Note. Action that may be taken by the Board following an assessment includes the suspension or cancellation of accreditation under section 8 or the imposition of conditions on, or variation of the conditions of, accreditation under section 9.	24 25 26 27

[4] Section 19 Definitions	1
Insert in alphabetical order in section 19 (1):	2
<i>disciplinary action</i> means any of the following action:	3
(a) any action taken by the Board under section 31 (4) or by the Tribunal under section 34 (2) in respect of an accreditation holder,	4
(b) the suspension of, or imposition of conditions on, a certificate of accreditation under Division 3 of Part 2.	7
[5] Section 31 Decision after investigation of complaint	9
Insert after section 31 (5):	10
(5A) When considering what action should be taken under subsection (4) in relation to an accreditation holder, the Board is to take into consideration any previous disciplinary action taken against the accreditation holder. This subsection does not limit any other matter that the Board may take into consideration.	11
[6] Section 34 Tribunal may make certain disciplinary findings	16
Insert after section 34 (3):	17
(3A) When considering what action should be taken under subsection (2) in relation to an accreditation holder, the Tribunal is to take into consideration any previous disciplinary action taken against the accreditation holder. This subsection does not limit any other matter that the Tribunal may take into consideration.	18
[7] Section 38 Definitions	23
Omit the definition of <i>disciplinary action</i> .	24
[8] Section 66 Conflicts of interest	25
Omit section 66 (2). Insert instead:	26
(2) If an accredited certifier issues (otherwise than as a principal certifying authority) a compliance certificate within the meaning of the <i>Environmental Planning and Assessment Act 1979</i> for an aspect of development, the accredited certifier:	27
(a) does not contravene subsection (1) (a) by being involved in the design of that aspect of the development, and	28
(b) does not contravene subsection (1) (b) by being involved in the carrying out of work on that aspect of the development.	29
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(2A)	If an accredited certifier issues (otherwise than as a principal certifying authority) a compliance certificate of the kind referred to in section 109C (1) (a) (i) of the <i>Environmental Planning and Assessment Act 1979</i> for an aspect of development, the accredited certifier does not contravene subsection (1) (e) by being related to a person who was involved in the design of that aspect of the development.	1 2 3 4 5 6 7
[9]	Part 6, Division 4, heading Omit “offences”. Insert instead “ matters ”.	8 9
[10]	Section 73A Omit the section. Insert instead:	10 11
73A	Requirements relating to contracts for certification work	12
(1)	An accredited certifier must not carry out certification work for a person unless the accredited certifier, or the employer of the accredited certifier, has entered into a written contract with the person and that contract complies with the requirements (if any) of the regulations.	13 14 15 16 17
(2)	Without limiting subsection (1), the regulations may make provision for or with respect to the following:	18 19
(a)	requiring contracts to contain provisions to the effect of those prescribed by the regulations,	20 21
(b)	providing that contracts must not contain provisions to the effect of those prescribed by the regulations,	22 23
(c)	requiring specified particulars or information to be included in contracts or to accompany contracts, for example, an information document published by the Board or another person or body,	24 25 26 27
(d)	the time or times at which fees and charges under contracts are to be paid.	28 29
(3)	Carrying out certification work in contravention of this section is capable of being unsatisfactory professional conduct or professional misconduct.	30 31 32
[11]	Schedule 2 Savings, transitional and other provisions Insert at the end of clause 1 (1): any other Act that amends this Act	33 34 35

2.4 Building Professionals Amendment Act 2008 No 37	1
[1] Schedule 1 Principal amendments	2
Omit Schedule 1 [8], [14], [45] and [46].	3
[2] Schedule 2 Consequential amendments	4
Omit the Schedule.	5
2.5 Environmental Planning and Assessment Amendment Act 2008 No 36	6
	7
Schedule 4.1 [2] and [17]	8
Omit the items.	9
2.6 Growth Centres (Development Corporations) Act 1974 No 49	10
Section 33 Misuse of information	11
Insert after section 33 (6):	12
(7) In this section, a reference to gaining an advantage does not include a reference to Landcom (or any other public authority prescribed by the regulations) gaining an advantage.	13
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2.7 Heritage Act 1977 No 136	16
Section 4 Definitions	17
Omit paragraph (a) of the definition of <i>government instrumentality</i> in section 4 (1).	18
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Insert instead:	20
(a) a government agency that is required to furnish details of land to Government Property NSW under section 21A of the <i>Government Property NSW Act 2006</i> , and	21
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2.8 State Property Authority Act 2006 No 40	24
[1] Long title	25
Omit “the State Property Authority”.	26
Insert instead “Government Property NSW”.	27
[2] Long title	28
Omit “the Authority”. Insert instead “Government Property NSW”.	29

[3] Section 1 Name of Act	1
Omit “ <i>State Property Authority</i> ”. Insert instead “ <i>Government Property NSW</i> ”.	2
[4] Section 3 Definitions	3
Omit the definitions of <i>Chief Executive Officer</i> and <i>the Authority</i> from section 3 (1).	4
Insert in alphabetical order:	5
	6
<i>Chief Executive Officer</i> means the person holding office as the	7
Chief Executive Officer of Government Property NSW under	8
Chapter 1A of the <i>Public Sector Employment and Management</i>	9
<i>Act 2002</i> .	10
<i>Government Property NSW</i> means Government Property NSW	11
constituted by this Act.	12
[5] Parts 2 and 3 and Schedule 1, headings	13
Omit “ Authority ” wherever occurring.	14
Insert instead “ Government Property NSW ”.	15
[6] Section 4	16
Omit the section. Insert instead:	17
4 Constitution of Government Property NSW	18
There is constituted by this Act a corporation with the corporate	19
name of Government Property NSW.	20
[7] Sections 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18 and 20 (5) and clause 3 of Schedule 2	21
Omit “The Authority” and “the Authority” wherever occurring.	22
Insert instead “Government Property NSW”.	23
[8] Section 11 Functions—generally	24
Omit “Treasurer” wherever occurring. Insert instead “Minister”.	25
[9] Section 21A	26
Insert after section 21:	27
21A Land register of government agency property	28
(1) In this section, <i>government agency</i> means a Department within	29
the meaning of the <i>Annual Reports (Departments) Act 1985</i> or a	30
	31

	statutory body within the meaning of the <i>Annual Reports (Statutory Bodies) Act 1984</i> .	1
		2
(2)	A government agency is required to furnish to Government Property NSW details of the following within such time and in such manner as are specified by Government Property NSW:	3
		4
		5
	(a) all land owned or occupied by the government agency,	6
	(b) the current use of that land,	7
	(c) all land which is, at the time at which the details are furnished, considered by the government agency to be essential to its operations,	8
		9
		10
	(d) all land which is, at the time at which the details are furnished, considered by the government agency not to be essential to its operations,	11
		12
		13
	(e) in relation to land to which paragraph (d) applies that is owned or occupied by a government agency that is a statutory body:	14
		15
		16
	(i) a valuation of the current market value of that land,	17
	and	18
	(ii) the date and source of that valuation,	19
	(f) such other matters relating to the land owned or occupied by the government agency as Government Property NSW may determine.	20
		21
		22
(3)	Without limiting the generality of subsection (2) (f), Government Property NSW may require a government agency to give detailed reasons and other relevant information to indicate why land to which subsection (2) (c) applies is considered by the government agency to be essential to its operations.	23
		24
		25
		26
		27
(4)	A government agency that is a statutory body must, at intervals of not more than 3 years, review a valuation of the current market value of land to which subsection (2) (d) applies.	28
		29
		30
(5)	Government Property NSW must cause to be kept a register which includes the details furnished to Government Property NSW under this section (or furnished under section 17 of the <i>Annual Reports (Departments) Act 1985</i> or under section 14 of the <i>Annual Reports (Statutory Bodies) Act 1984</i> before the repeal of those sections).	31
		32
		33
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		35
		36
(6)	Government Property NSW may request the Valuer-General to provide advice on the details in the register under subsection (5) or any other matter under this section.	37
		38
		39

(7)	Government Property NSW may exempt a government agency from compliance with such of the provisions of this section as are specified in the exemption. Government Property NSW may at any time revoke any such exemption.	1 2 3 4
(8)	An exemption may be granted generally or subject to such conditions as Government Property NSW may specify in the exemption or in relation to such matters as may be so specified.	5 6 7
(9)	A reference in this section to land owned or occupied by a government agency that is a Department is a reference to land owned or occupied, or under the control of, the Department or the Minister responsible for the Department.	8 9 10 11
[10]	Schedule 2 Savings, transitional and other provisions	12
	Insert at the end of clause 1 (1):	13
	<i>Environmental Planning and Assessment Amendment Act 2012</i>	14
[11]	Schedule 2	15
	Insert at the end of the Schedule:	16
	Part 4 Provisions consequent on enactment of Environmental Planning and Assessment Amendment Act 2012	17 18 19
5	Definition	20
	In this Part:	21
	<i>amending Act</i> means the <i>Environmental Planning and Assessment Amendment Act 2012</i> .	22 23
6	Change of name of State Property Authority to Government Property NSW	24 25
	The substitution of section 4 of this Act by the amending Act effects the alteration of the name of the State Property Authority in terms of section 53 of the <i>Interpretation Act 1987</i> and accordingly that section applies.	26 27 28 29
	Note. Section 53 of the <i>Interpretation Act 1987</i> provides that if an Act alters the name of a body or office:	30 31
	(a) the body or office continues in existence under its new name so that its identity is not affected, and	32 33
	(b) a reference in any Act or instrument, or in any other document, to the body or office under its former name is to be read as a reference to the body or office under its new name (except in relation to matters that occurred before the alteration took place).	34 35 36 37

2.9 Threatened Species Conservation Act 1995 No 101	1
[1] Schedule 7 Savings, transitional and other provisions	2
Insert at the end of clause 1 (1):	3
<i>Environmental Planning and Assessment Amendment Act 2012</i>	4
[2] Schedule 7	5
Omit the heading to Part 7. Insert instead:	6
Part 7 Biocertification of Sydney Region Growth Centres SEPP and related EPIs	7
	8
[3] Schedule 7, clause 17 Definitions	9
Omit the definition of <i>Growth Centres SEPP</i> from clause 17 (1).	10
Insert instead:	11
<i>Growth Centres EPIs</i> means the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> and any other environmental planning instrument that applies to the subject land, as in force from time to time.	12
	13
	14
	15
[4] Schedule 7, clause 18 Biodiversity certification of Growth Centres EPIs	16
Omit “Growth Centres SEPP” from clause 18 (1).	17
Insert instead “Growth Centres EPIs”.	18
[5] Schedule 7, clause 18 (2) (b)	19
Omit the paragraph. Insert instead:	20
(b) to all development and activities that may be carried out under the Growth Centres EPIs, and	21
	22
[6] Schedule 7, clause 19	23
Omit the clause. Insert instead:	24
19 Effect of biodiversity certification	25
(1) Section 126I applies to the subject land in the same way it applies to biodiversity certified land referred to in that section.	26
	27
(2) Subclause (1) extends to things done or omitted to be done before the substitution of this clause by the <i>Environmental Planning and Assessment Amendment Act 2012</i> .	28
	29
	30

[7] Schedule 7, clause 20 Period of biodiversity certification and clause 21 Suspension or revocation of biodiversity certification	1
	2
Omit “Growth Centres SEPP” wherever occurring.	3
Insert instead “Growth Centres EPIs”.	4
[8] Schedule 7, clause 22 Part has effect from 14 December 2007	5
Insert after clause 22 (2):	6
(3) For the purposes of this clause, biodiversity certification conferred by this Part includes biodiversity certification conferred by this Part as a consequence of any amendment made to this Part after its enactment.	7
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