

New South Wales

Water Management Amendment (Easements for Inundation) Bill 2025

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 *Water Management Act 2000* (***the Act***) to make provision for—

- (a) easements relating to inundation for environmental purposes to be held by Water NSW or other persons under the Act, and
- (b) easements relating to inundation for environmental purposes held by the Ministerial Corporation under the *Conveyancing Act 1919* to be transferred to Water NSW.

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 Water Management Act 2000 No 92**

Schedule 1 amends the *Water Management Act 2000* to give effect to the object of the Bill as set out in the overview.



New South Wales

Water Management Amendment (Easements for Inundation) Bill 2025

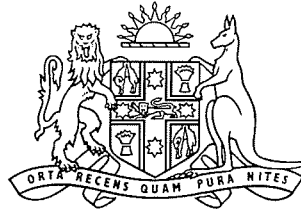
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This PUBLIC BILL, originated in the LEGISLATIVE COUNCIL and, having this day passed, is now ready for presentation to the LEGISLATIVE ASSEMBLY for its concurrence.

Legislative Council

Clerk of the Parliaments



New South Wales

Water Management Amendment (Easements for Inundation) Bill 2025

No , 2025

A Bill for

An Act to amend the *Water Management Act 2000* to make provision for the creation and transfer of easements in gross relating to inundation for environmental purposes; and for related purposes.

The LEGISLATIVE ASSEMBLY has this day agreed to this Bill with/without amendment.

Legislative Assembly

Clerk of the Legislative Assembly

Tabling copy

The Legislature of New South Wales enacts—	1
1 Name of Act	2
This Act is the <i>Water Management Amendment (Easements for Inundation) Act 2025</i> .	3
	4
2 Commencement	5
This Act commences on a day or days to be appointed by proclamation.	6

Schedule 1 Amendment of Water Management Act 2000 No 92

[1] Section 399C

Insert after section 399B—

399C Easements for inundation for environmental purposes

- (1) An easement without a dominant tenement may be created in favour of, or assured to, a river operator if—
 - (a) the easement is for or incidental to the inundation of land, and
 - (b) the inundation is for or in connection with an environmental purpose.

- (2) Without limiting subsection (1), an easement under this section is to be created and dealt with under the *Conveyancing Act 1919*, section 88A as if the easement is an easement permitted to be created and dealt with under that section despite any limitations under that section.

- (3) This section does not limit the creation of, or dealing in, an easement under the *Conveyancing Act 1919*, section 88A.

Example— An easement in gross created under the *Conveyancing Act 1919*, section 88A may be created for the Crown or the Ministerial Corporation or, in certain circumstances, Water NSW.

- (4) In this section—

river operator means the following—

- (a) Water NSW,
- (b) a water authority prescribed by the regulations.

water authority means the following—

- (a) the Crown in the right of the Commonwealth, including an officer or agent of the Commonwealth,
- (b) a person prescribed by the regulations who has one or more similar functions to Water NSW, whether the functions are exercised in the State or another Australian jurisdiction.

[2] Schedule 9 Savings, transitional and other provisions

Insert at the end of the schedule, with appropriate part and clause numbering—

Part Provisions consequent on enactment of Water Management Amendment (Easements for Inundation) Act 2025

Definitions

In this part—

Register means the Register kept under the *Real Property Act 1900*.

State tax—

- (a) means a duty or other tax, fee or charge imposed by or under a law of the State, and
- (b) does not include a fee or charge imposed by or under the *Conveyancing Act 1919* or *Real Property Act 1900*.

transfer order means an order made under this part.

Transfer of easements in gross from Ministerial Corporation to Water NSW

- (1) This clause applies to an easement created under the *Conveyancing Act 1919*, section 88A that is held in favour of, or assured to, the Ministerial Corporation if—
 - (a) the easement is for or incidental to the inundation of land, and
 - (b) the inundation is for or in connection with an environmental purpose.
- (2) The Ministerial Corporation may, by order published in the Gazette, transfer an easement to which this section applies to Water NSW.
- (3) The Ministerial Corporation must consult with Water NSW before publishing a transfer order.
- (4) A transfer order may specify the terms and conditions of the transfer.
- (5) The transfer of the easement takes effect on—
 - (a) the day specified in the transfer order, or
 - (b) if no day is specified—the day on which the transfer order is published in the Gazette.

Effect of transfer order

- (1) When an easement is transferred under a transfer order, the following provisions have effect in relation to the easement—
 - (a) the easement becomes a right held by Water NSW and vests in Water NSW without the need for further conveyance, transfer, assignment or assurance,
 - (b) all proceedings relating to the easement commenced before the transfer by or against the Ministerial Corporation or a predecessor of the Ministerial Corporation and pending immediately before the transfer are taken to be proceedings pending by or against Water NSW,
 - (c) Water NSW has all the entitlements and obligations of the Ministerial Corporation that the Ministerial Corporation would have had but for the transfer, whether or not those entitlements and obligations were actual or potential at the time the transfer took effect,
 - (d) an act, matter or thing done or omitted to be done before the transfer by, to or in relation to the Ministerial Corporation or a predecessor of the Ministerial Corporation is, to the extent to which the act, matter or thing has any force or effect, taken to have been done or omitted to be done by, to or in relation to Water NSW,
 - (e) a reference in an Act, instrument made under an Act or document to the Ministerial Corporation or predecessor of the Ministerial Corporation, to the extent to which the reference relates to the easement, must be read as a reference to Water NSW.
- (2) Without limiting subclause (1)(c), Water NSW has all the necessary functions to hold and deal in an easement that is transferred under a transfer order.
- (3) State tax is not payable in relation to the transfer of an easement under a transfer order.
- (4) No compensation is payable to a person in connection with a transfer order except to the extent, if any, to which the order provides.
- (5) The Ministerial Corporation may inform the Registrar-General of the effect of a transfer order on an easement in a way approved by the Registrar-General.

- (6) The Registrar-General may— 1
 - (a) amend the Register, including any folio of the Register, in accordance 2with the information given by the Ministerial Corporation under 3subclause (5), or 4
 - (b) amend or make any other recordings to the Register, including any folio 5of the Register, that, in the Registrar-General’s opinion, the 6Registrar-General considers necessary in relation to a transfer order. 7

Operation of part and transfer order 8

- The operation of this part and a transfer order must not be regarded as— 9
- (a) a breach of contract or confidence or otherwise as a civil wrong, or 10
 - (b) a breach of a contractual provision prohibiting, restricting or regulating 11the assignment or transfer of an easement, or 12
 - (c) giving rise to a remedy by a party to an instrument, or causing or 13permitting the termination of an instrument, because of a change in the 14beneficial or legal ownership of an easement, or 15
 - (d) an event of default under a contract or other instrument. 16