

## **HEIGHT OF BUILDINGS (AMENDMENT) BILL, 1979**

### **EXPLANATORY NOTE**

**(This Explanatory Note relates to this Bill as introduced into Parliament)**

This Bill is cognate with the Environmental Planning and Assessment Bill, 1979.

The object of this Bill is to make amendments to the Height of Buildings (Metropolitan Police District) Act, 1912 ("the Principal Act"), consequent on and in connection with the enactment of the Environmental Planning and Assessment Act, 1979, and for other purposes.

The Bill—

- (a) omits the reference to the Metropolitan Police District from the short title of the Principal Act (Schedule 1 (2));
- (b) effects certain amendments by way of metric conversion;
- (c) requires a development application for—
  - (i) the erection of a building of a greater height than 25 metres;
  - (ii) the re-building, re-construction or increase to a greater height than 25 metres of a building; or
  - (iii) any alteration of a building of greater height than 25 metres,to be determined only with the concurrence of the Minister (Schedule 1 (4)—proposed section 4 (1));
- (d) requires a recommendation or report of the Height of Buildings Advisory Committee ("the Committee") to be given before concurrence is granted or refused (Schedule 1 (4)—proposed section 4 (3));
- (e) makes the determination of the Minister as to the grant of concurrence final (Schedule 1 (4)—proposed section 4 (5));
- (f) repeals section 4A of the Principal Act relating to approvals to be given before the occupation of certain buildings (Schedule 1 (5));
- (g) empowers the Committee to require further information to be given in connection with an application (Schedule 1 (6)—proposed section 4c (2));

- (h) requires the Committee to afford the interested parties an opportunity of appearing before the Committee personally or by counsel, solicitor or agent in connection with an application (Schedule 1 (6)—proposed section 4c (3), (4));
  - (i) abolishes the Height of Buildings Advisory Panel (Schedule 1 (7), (8));
  - (j) empowers the making of regulations for the periodical inspection of equipment required, by a condition imposed under section 4 of the Principal Act, to be installed or maintained in a building (Schedule 1 (10) (c));
  - (k) effects savings and transitional provisions (Schedule 2); and
  - (l) makes other provisions of a minor, consequential or ancillary nature.
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**HEIGHT OF BUILDINGS (AMENDMENT)  
BILL, 1979**

Act No.       , 1979.

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**A BILL FOR**

An Act to amend the Height of Buildings (Metropolitan Police District) Act, 1912, consequent on and in connection with the enactment of the Environmental Planning and Assessment Act, 1979, so as to require the grant of concurrence to development applications respecting buildings exceeding 25 metres in height; and for other purposes.

[MR HAIGH—17 *April*, 1979.]

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*Height of Buildings (Amendment).*

**BE** it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

5    **1.** This Act may be cited as the "Height of Buildings Short title.  
(Amendment) Act, 1979".

**2.** (1) This section and section 1 shall commence on the date Commence-  
of assent to this Act. ment.

      (2) Except as provided by subsection (1), this Act shall  
10 commence on the day appointed and notified under section 2 (2)  
of the Environmental Planning and Assessment Act, 1979.

**3.** The Height of Buildings (Metropolitan Police District) Act, Principal  
1912, is referred to in this Act as the Principal Act. Act.

**4.** This Act contains the following Schedules:— Schedules.

15    **SCHEDULE 1.—AMENDMENTS TO THE PRINCIPAL ACT.**

**SCHEDULE 2.—SAVINGS AND TRANSITIONAL PROVISIONS.**

**5.** The Principal Act is amended in the manner set forth in Amendment.  
Schedule 1. of Act No.  
58, 1912.

**6.** The Metric Conversion Act, 1978, is amended by omitting Amendment.  
20 from Schedule 1 the matter relating to the Height of Buildings of Act No.  
(Metropolitan Police District) Act, 1912. 67, 1978.

Sch. 1.  
(Amend-  
ments to  
Various  
Acts.)



*Height of Buildings (Amendment).*

7. Schedule 2 has effect.

Savings and  
transitional  
provisions.

SCHEDULE 1.

Sec. 5.

AMENDMENTS TO THE PRINCIPAL ACT.

(1) Long title—

5 Omit “within the Metropolitan Police District”.

(2) Section 1—

Omit the section, insert instead :—

1. This Act may be cited as the “Height of Buildings Short title.  
Act, 1912”.

10 (3) (a) Section 2 (1), definitions of “Consent authority”,  
“Development application”—

After the definition of “Committee”, insert :—

15 “Consent authority” has the meaning ascribed to  
that expression by the Environmental  
Planning and Assessment Act, 1979.

“Development application” has the meaning  
ascribed to that expression by the Environ-  
mental Planning and Assessment Act, 1979.

(b) Section 2 (1), definition of “Panel”—

20 Omit the definition.

(c) Section 2 (2) (b)—

Omit “eighty feet”, insert instead “25 metres”.

*Height of Buildings (Amendment).*

SCHEDULE 1—*continued.*

AMENDMENTS TO THE PRINCIPAL ACT—*continued.*

(d) Section 2 (2) (c)—

Omit “eighty feet”, insert instead “25 metres”.

5 (e) Section 2 (2)—

Omit “twenty-one feet”, insert instead “6.5 metres”.

(4) Section 4—

Omit the section, insert instead :—

10 4. (1) Where a development application is made in **Require-**  
respect of development constituted wholly or in part by—**ment for**  
**concur-**

(a) the erection of a building of a greater height  
than 25 metres;

(b) the rebuilding, reconstruction or increase to a  
greater height than 25 metres of a building; or

15 (c) the alteration in any manner whatever of a  
building of greater height than 25 metres,

the application shall not be determined without the concur-  
rence of the Minister to that development.

20 (2) The provisions of subsection (1) shall be  
deemed to be a provision of an environmental planning  
instrument referred to in section 78 (1) of the Environ-  
mental Planning and Assessment Act, 1979, and Division  
1 of Part IV (other than section 80 (2)), and Divisions  
3 and 4 of Part VI, of that Act shall, subject to this  
25 section, apply accordingly.



*Height of Buildings (Amendment).*

SCHEDULE 1—*continued.*

AMENDMENTS TO THE PRINCIPAL ACT—*continued.*

(3) The Minister shall not—

5 (a) in the case of development referred to in subsection (1) (a) or (b) where the height involved is greater than 45 metres—

(i) grant the concurrence referred to in this section except on the recommendation of the Committee; or

10 (ii) refuse the concurrence except after consideration of a report by the Committee; or

(b) in any other case—grant or refuse concurrence referred to in this section except after  
15 consideration of a report by the Committee,

and, notwithstanding section 79 (2) of the Environmental Planning and Assessment Act, 1979, the Minister shall take into consideration any such recommendation or report.

20 (4) The Minister in granting any concurrence under this section may impose such conditions as he thinks fit.

(5) The determination of the Minister as to the grant of concurrence referred to in this section shall be final, and nothing in the Environmental Planning and Assessment Act, 1979, or the Land and Environment Court Act, 1979,  
25 authorises the Court to determine an appeal contrary in any respect to the determination of the Minister.

(6) Section 96 of the Environmental Planning and Assessment Act, 1979, does not apply in a case where the reason or one of the reasons for the non-determination of a development application is that the Minister has neither  
30 granted nor refused concurrence referred to in this section.

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*Height of Buildings (Amendment).*

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SCHEDULE 1—*continued.*AMENDMENTS TO THE PRINCIPAL ACT—*continued.*

5 (7) Without affecting section 6 (1) (b), the chairman of the Committee or, as prescribed, another member of the Committee may, by instrument in writing, grant an exemption in respect of an alteration referred to in subsection (1) (c).

10 (8) In this section, "building" does not include a building used exclusively for the purposes of public worship, a chimney stack, sewer ventilator or gasometer or any building exempted from the operation of this section.

## (5) Section 4A—

Omit the section.

## (6) (a) Section 4c—

15 Omit "examine and report upon all applications for approvals under this Act to erect a building of a greater height than one hundred and fifty feet or to rebuild, reconstruct or increase a building to a greater height than one hundred and fifty feet and make  
20 recommendations to the Minister as to whether or not such approvals should be given", insert instead "examine and report upon all development applications referred to in section 4 and forwarded to the Minister, and make recommendations and reports  
25 to the Minister in relation to the applications".

## (b) Section 4c (2)–(4)—

At the end of section 4c, insert :—

30 (2) The Committee may, in relation to a development application referred to in subsection (1), require the applicant or the consent authority or both to furnish such further information or particulars as the Committee determines.



*Height of Buildings (Amendment).*

SCHEDULE 1—*continued.*

AMENDMENTS TO THE PRINCIPAL ACT—*continued.*

- 5 (3) Before making a recommendation or report in relation to a development application referred to in subsection (1), the Committee shall, if the applicant or the consent authority so requests in the prescribed manner, afford him or it an opportunity of appearing before the Committee, or a person appointed by it, personally or by counsel, solicitor or agent.
- 10 (4) The Committee shall furnish a report in writing to the Minister containing a summary of any submissions made to the Committee, or a person appointed by it, pursuant to subsection (3) in relation to a development application.
- 15 (7) Section 4D (2)—  
Omit “from the members of the panel hereinafter constituted”.
- (8) Section 4E—  
Omit the section.
- 20 (9) Section 5—  
Omit the section.
- (10) (a) Section 6 (1) (c)—  
Omit the paragraph, insert instead :—  
25 (c) for fixing the fees to be paid for the consideration under this Act of development applications referred to in section 4;

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*Height of Buildings (Amendment).*

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SCHEDULE 1—*continued.*

AMENDMENTS TO THE PRINCIPAL ACT—*continued.*

(b) Section 6 (1) (e)—

5 Omit “recommendations.”, insert instead “recommendations;”.

(c) Section 6 (1) (f)—

After section 6 (1) (e), insert :—

10 (f) requiring the periodical inspection of, and reports upon, equipment required, by a condition imposed under section 4 (as in force at any time), to be installed or maintained in any building.

(d) Section 6 (2)–(4)—

Omit section 6 (2), insert instead :—

15 (2) Section 41 of the Interpretation Act, 1897, applies in respect of a regulation made under this Act as if this Act had been passed after the commencement of the Interpretation (Amendment) Act, 1969.

20 (3) A provision of a regulation made under this Act may—

(a) apply generally or be limited in its application by reference to specified exceptions or factors;

25 (b) apply differently according to different factors of a specified kind; or

(c) authorise any matter or thing to be from time to time determined, applied or regulated by any specified person or body,

or may do any combination of those things.

*Height of Buildings (Amendment).*

SCHEDULE 1—*continued.*

AMENDMENTS TO THE PRINCIPAL ACT—*continued.*

- 5 (4) Proceedings for an offence against a regulation made under this Act shall be disposed of summarily before a stipendiary magistrate.

SCHEDULE 2.

Sec. 7.

SAVINGS AND TRANSITIONAL PROVISIONS.

- 10 1. A reference in any other Act, or in any regulation, by-law or other statutory instrument or in any other document, whether of the same or of a different kind, to the "Height of Buildings (Metropolitan Police District) Act, 1912" shall be read and construed as a reference to the "Height of Buildings Act, 1912".
- Construction of reference to Height of Buildings (Metropolitan Police District) Act, 1912.
- 15 2. The provisions of section 5 and Schedule 1 are for the purpose of metric conversion, as referred to in section 3 of the Metric Conversion (Savings) Act, 1974, so far as they alter measurements expressed in feet.
- Purpose of amendments (metric conversion).
3. (1) The Principal Act (section 4A excepted) applies to and in respect of development constituted wholly or in part by the erection, rebuilding, reconstruction or increase in height of a building—
- Pending matters.
- 20 (a) where consent, approval or permission in relation to the development was granted before the commencement of Schedule 1 and is in force pursuant to a former planning instrument; or
- (b) where an application for consent, approval or permission under a former planning instrument in relation to the development is pending at that commencement,
- 25 as if this Act had not been enacted.



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*Height of Buildings (Amendment).*

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SCHEDULE 2—*continued.*

SAVINGS AND TRANSITIONAL PROVISIONS—*continued.*

(2) An approval granted, and any conditions imposed, under section 4 of the Principal Act before the commencement of Schedule 1 continue in force after that commencement notwithstanding the enactment of this Act.

(3) In this clause, "former planning instrument" has the meaning ascribed to that expression by Schedule 3 to the Miscellaneous Acts (Planning) Repeal and Amendment Act, 1979.

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BY AUTHORITY

D. WEST, GOVERNMENT PRINTER, NEW SOUTH WALES—1979

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