



New South Wales

# Environmental Planning and Assessment Amendment Bill 1995

## 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* to remove various difficulties that have been identified with the operation of that Act so that environmental planning in the State is facilitated and requirements made by the Act may be administered in a more effective and timely way.

The proposed amendments (explained more fully below) relate to the following issues:

- altering draft regional environmental plans and draft local environmental plans,
  - when environmental studies for draft regional environmental plans are to be prepared and how notice is to be given of those studies and draft plans,
  - imposing conditions on development consents requiring section 94 contributions for previously created infrastructure,
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Explanatory note

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- resolving inconsistencies between different kinds of environmental planning instruments,
- how approvals granted under Division 4 of Part 5 of the Act may be modified,
- removing the requirement for the Minister's consent for proceedings for offences against the Act in the summary jurisdiction of the Land and Environment Court,
- joint exhibition of a development application and a draft amendment of an environmental planning instrument to remove an impediment to the proposed development,
- allowing non-discretionary standards for development to be imposed by environmental planning instruments,
- the scope of the Minister's power to direct an inquiry by a Commission of Inquiry,
- allowing regulations made under the Act to apply, adopt or incorporate publications as in force from time to time,
- statute law revision issues,
- savings and transitional issues arising from the amendments.

## 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 on a day or days appointed by proclamation.

**Clause 3** is a formal provision giving effect to the provisions amending the *Environmental Planning and Assessment Act 1979* set out in Schedules 1-12.

### **Schedule 1      Amendments relating to altering draft environmental planning instruments**

The majority decision of the New South Wales Court of Appeal in *Leichhardt Municipal Council v The Minister for Planning* delivered on 17 May 1995 has thrown doubt on the extent to which a draft environmental planning instrument may be altered without the altered draft having to be re-exhibited. Because of that doubt, uncertainty has arisen about whether an altered draft instrument should be re-exhibited even if an alteration is minor.

**Schedule 1 [1]–[3]** amend sections 49 and 51 to make it clear that the Director and the Minister both have a wide power to alter a draft regional environmental plan and need not always re-exhibit an altered draft plan. (The Minister may require the Director to re-exhibit an altered draft plan under section 51 (4)).

**Schedule 1 [4] and [5]** amend section 70 to make it clear that the Minister may alter a draft local environmental plan (because of an issue of State or regional environmental planning significance) so as to change the substance of the draft plan and need not always require re-exhibition of the altered draft plan.

## **Schedule 2      Amendments relating to preparation and notice of environmental studies and draft regional environmental plans**

At present, an environmental study must be prepared before a draft regional environmental plan is prepared for the land to which the study relates. It also seems that consultation about the preparation of the study and the draft plan must take place sequentially. Both requirements (and the requirement that the Director must wait at least 40 days for a response to a request for comments) are seen to be unnecessarily restrictive, and lead to avoidable delays in the preparation of these kinds of plans.

**Schedule 2 [1]** amends section 41 to provide that an environmental study and the related draft regional environmental plan may be prepared together.

**Schedule 2 [2]** replaces section 45. Proposed section 45 allows information about such a study and plan to be notified at the same time to interested parties and reduces from 40 to 28 days the period for comments by a party notified.

## **Schedule 3      Amendments relating to section 94 contributions for infrastructure**

When granting development consent under the Act, a consent authority may impose a condition under section 94 requiring recoupment of the cost already incurred in providing public amenities or public services that will facilitate the carrying out of the proposed development.



**Schedule 3 [1]** amends section 94 so as to allow conditions to be imposed with respect to public infrastructure already provided requiring contributions that are not restricted to "recoument of the cost" incurred in providing the infrastructure. Presently, amounts recovered under such conditions must be used to pay off any amount still owed for the provision of that infrastructure. The amended section will allow a consent authority to apply money recovered under such a condition from a developer otherwise than in repayment of any outstanding debt of the consent authority for the cost of the infrastructure.

**Schedule 3 [2]–[4]** amend sections 94 and 94A to make consequential amendments.

**Schedule 4      Amendments relating to inconsistencies  
                         between different kinds of environmental  
                         planning instruments**

Currently, there is no general presumption that an environmental planning instrument of a particular kind (even a State environmental planning policy) prevails over an instrument of a different kind.

**Schedule 4** replaces section 36 with a provision that allows a State environmental planning policy to prevail over an inconsistent regional environmental plan or local environmental plan, whenever made (and a regional environmental plan to prevail over an inconsistent local environmental plan, whenever made) if express provision is made to that effect.

**Schedule 5      Amendments allowing modifications of  
                         certain approvals**

Division 4 of Part 5 provides a scheme under which the proponent of an activity for which an environmental impact statement has been obtained is required to obtain the approval of the Minister to carry out the activity if the proponent is the determining authority for the activity. There is currently no provision for any such approval of the Minister to be modified should the proponent wish to modify the activity.

**Schedule 5 [2]** inserts proposed sections 115BA–115BB which provide for the modification of such an approval by the Minister if it is proposed to modify the approved activity so that the modified activity will be inconsistent with the original approval. Proposed section 115BB restates section 115B (4)–(6) so as to extend the current requirements for reporting and consultation relating to an application for an original approval under Division 4 to provide a system for reporting and consultation in the case of an application for modification of an approval.



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**Schedule 5 [4]** inserts proposed section 115C (1A) to acknowledge that the Director is required to furnish the Minister with a report about the modified activity.

**Schedule 5 [1] and [2] and [5]–[9]** make consequential amendments to sections 115A, 115B, 115C and 115E.

**Schedule 6      Amendment removing requirement for  
Minister's consent for certain proceedings  
for offences**

At present, the Minister's consent is required before summary proceedings can be brought in the Land and Environment Court for an offence against the Act.

**Schedule 6** repeals section 127 (6) to remove that requirement.

**Schedule 7      Amendments providing for joint exhibition of  
development application and draft  
amendment of environmental planning  
instrument**

It would seem at present that a development application relating to prohibited development can not be advertised at the same time as a draft environmental planning instrument that would remove the prohibition, because the advertising of the application could not be in accordance with the Act, owing to the prohibited nature of the proposed development.

**Schedule 7** inserts into the Act proposed Division 4B of Part 3, which contains the following proposed sections:

Section 72I which states that the proposed Division applies in the circumstances described above.

Section 72J which declares that nothing in the Act prohibits the making or consideration by the consent authority of such a development application.

Section 72K which requires public notice of the draft environmental planning instrument and development application to be given in the same notice, and requires the periods for public inspection of the notice to be the longer of any two different periods that might have applied if separate notices had been given.

Section 72L which acknowledges that the Minister may direct a single inquiry by a Commission of Inquiry into both the draft instrument and the development application.

**Schedule 8 Amendment allowing non-discretionary development standards for development**

Under section 90, a consent authority is required to take development standards into consideration when determining a development application, but may impose conditions on a development consent that are more onerous than the requirements of the standards.

**Schedule 8** inserts proposed section 90A which allows development standards to be made "non-discretionary" by an environmental planning instrument so that, if the standards are complied with, the consent authority is not entitled to consider the standards further and can not impose more onerous conditions than imposed by the standards.

If the proposed development does not comply with such a "non-discretionary" standard, full consideration will be required by sections 90 and 91 and an application may be made under State Environmental Planning Policy No 1—Development Standards on the basis that compliance with a development standard is unreasonable or unnecessary in a particular case.

**Schedule 9 Amendments allowing Commissions of Inquiry of specified scope**

The Minister may direct an inquiry be held, in accordance with section 119, by a Commission of Inquiry into "the environmental aspects" of any proposed development or an activity (among other things). It is not clear whether it would be lawful for the Minister to limit the terms of reference of such an inquiry (for example, to inquire into a particular environmental aspect of relevance to proposed development or activities).

**Schedule 9 [3] and [4]** amend section 119 to make it clear that an inquiry may be limited to a particular part of a development proposal or activity or to a particular environmental aspect or aspects of the proposal, or in both of those ways.

**Schedule 9 [1] and [2]** amend sections 86A and 96 to make consequential amendments.

**Schedule 10 Amendment allowing regulations to apply, adopt or incorporate publications as in force from time to time**

Section 69 of the *Interpretation Act 1987* limits the adoption by a regulation of a publication (such as an Australian Standard) to the publication as in force when it was adopted or on a different date specified in the regulation.



**Schedule 10** amends section 157 to allow regulations made under the Act to adopt publications as in force from time to time (so that any amendments to the publication may be adopted without an amendment of the regulation adopting the publication).

### **Schedule 11 Amendments for the purpose of statute law revision**

The following minor amendments are proposed for the purpose of statute law revision:

**Schedule 11 [1]** amends section 4 to make it clear that a reference in the Act to an owner or lessee of land extends to joint or multiple owners or lessees.

**Schedule 11 [2]** amends section 26 to remove a cross-reference to the *Local Government Act 1919* (which has been repealed).

**Schedule 11 [3]** restates section 91A (2) in a simpler form (so as to avoid an unnecessary cross-reference).

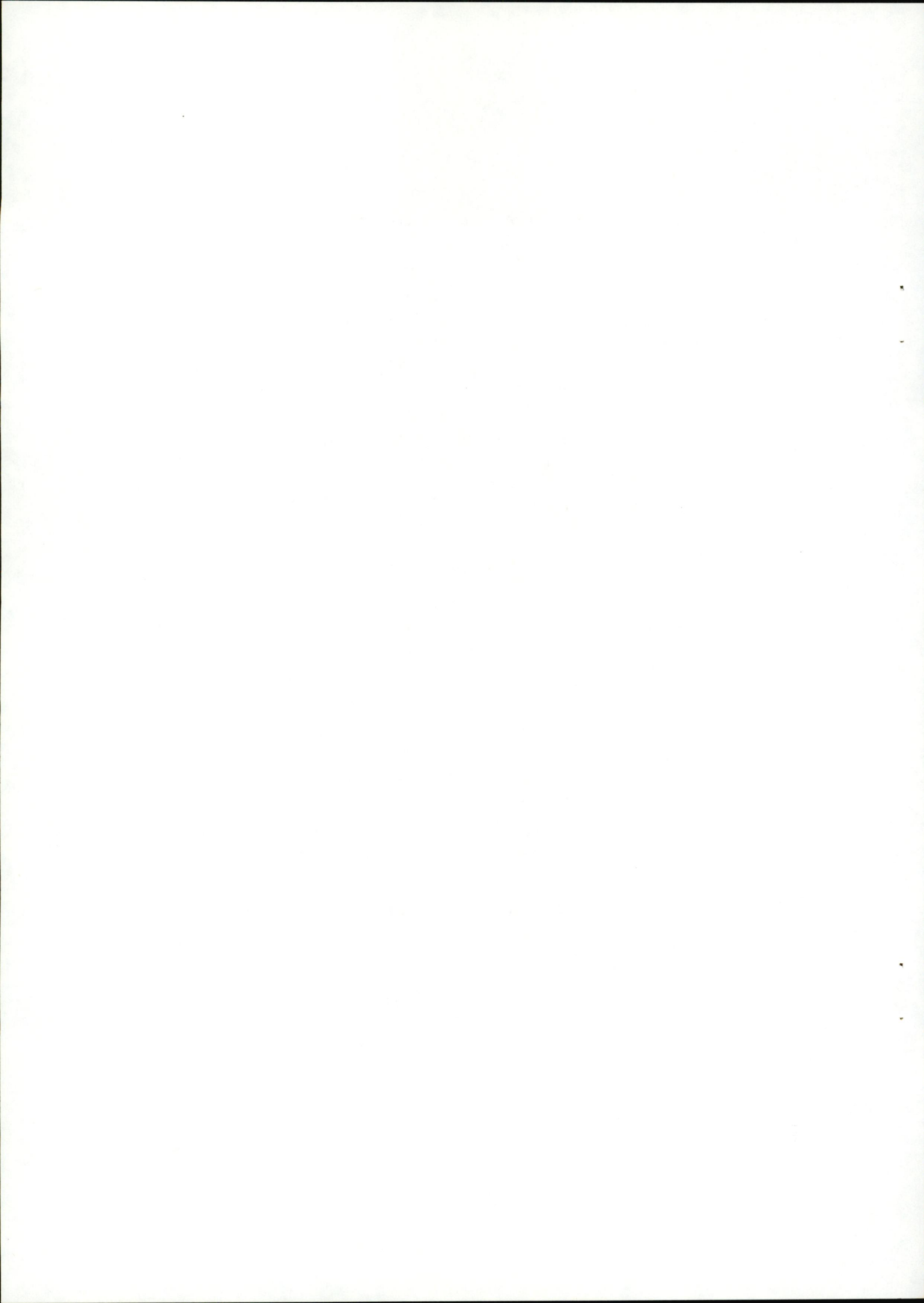
**Schedule 11 [4] and [5]** amend sections 92 and 93 to improve the expression and make them easier to follow. (The intention is to avoid possible confusion between the date on which a consent is granted and the date from which it operates.)

**Schedule 11 [6]** amends section 106 to make a correction necessitated by an incorrect cross-reference.

### **Schedule 12 Savings and transitional amendments**

**Schedule 12 [1]** amends clause 1 of Schedule 6 to the Act to allow regulations to be made, if necessary, of a saving or transitional nature.

**Schedule 12 [2]** inserts proposed Part 3 into Schedule 6 to the Act. Clauses in the proposed Part explain how the amendments operate in relation to draft environmental planning instruments and development applications in the course of preparation or pending when the amendments commence.







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**Summary of provisions of Environmental Planning and Assessment Act 1979 affected**

<i>Provision affected</i>	<i>Amending Schedule</i>
s 4	11 [1]
s 26	11 [2]
s 36	4
s 41	2 [1]
s 45	2 [2]
s 49	1 [1], [2]
s 51	1 [3]
s 70	1 [4], [5]
ss 72I-72L	7
s 86A	9 [1]
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s 91A	11 [3]
s 92	11 [4]
s 93	11 [5]
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s 94A	3 [4]
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s 106	11 [6]
s 115B	5 [1]
ss 115BA, 115BB	5 [2]
s 115C	5 [3]-[7]
s 115E	5 [8]
s 119	9 [3], [4]
s 127	6
s 157	10
Schedule 6	12





New South Wales

# **Environmental Planning and Assessment Amendment Bill 1995**

No. , 1995

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## **A Bill for**

An Act to amend the *Environmental Planning and Assessment Act 1979* to facilitate environmental planning and to improve the administration of that Act, and for other purposes.

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**The Legislature of New South Wales enacts:**

**1 Name of Act**

This Act is the *Environmental Planning and Assessment Amendment Act 1995*.

**2 Commencement**

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This Act commences on a day or days to be appointed by proclamation.

**3 Amendment of Environmental Planning and Assessment Act 1979 No 203**

The *Environmental Planning and Assessment Act 1979* is 10  
amended as set out in Schedules 1–12.



**Schedule 1 Amendments relating to altering draft environmental planning instruments**

(Section 3)

- [1] **Section 49 Consideration of submissions and amendment of draft plan** 5
- Insert “by making changes whether or not of substance and” after “plan” in section 49 (1) (b).
- [2] **Section 49 (1) (c)**
- Omit “, if he thinks fit,”. Insert instead “(but need not)”.
- [3] **Section 51 Making of regional environmental plans by the Minister** 10
- Insert after section 51 (1):
- (1A) Without limiting subsection (1) (a) (ii), the alterations that may be made by the Minister to the draft regional environmental plan may comprise changes of substance and may arise from submissions or from a finding or recommendation of a Commission of Inquiry or otherwise. 15
- [4] **Section 70 Making of local environmental plan**
- Insert after section 70 (1): 20
- (1A) Without limiting subsection (1) (a) (ii), the alterations that may be made by the Minister relating to any matters which in the opinion of the Minister are of significance for State or regional environmental planning may comprise changes of substance to the draft local environmental plan and may arise from submissions or otherwise. 25
- [5] **Section 70 (3)**
- Insert “(but need not)” after “may”.

**Schedule 2 Amendments relating to preparation and notice of environmental studies and draft regional environmental plans**

(Section 3) 5

**[1] Section 41 Preparation of environmental study**

Insert "or at any time during the course of its preparation" after "plan" where firstly occurring in section 41 (1).

**[2] Section 45**

Omit the section. Insert instead: 10

**45 Notification**

- (1) In the preparation of an environmental study or a draft regional environmental plan, the Director, to the extent required by this section, is to notify the information specified in subsection (2) to the following: 15
- (a) each council whose area or part of whose area is situated in the region or part of the region to which that study or draft plan applies,
  - (b) the Local Government Liaison Committee,
  - (c) such other public authorities, other bodies (including authorities of the Commonwealth or other States) and other persons as the Director determines. 20
- (2) The information to be notified is the following:
- (a) the reasons for deciding to prepare the environmental study or the draft regional environmental plan, 25
  - (b) the general aims and objectives of the study or draft plan,
  - (c) a general description of the land or area to which the study or draft plan is intended to apply, 30
  - (d) such other matters (if any) as the Director thinks fit.

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**Amendments relating to preparation and notice of environmental studies Schedule 2  
and draft regional environmental plans**

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- (3) Information about an environmental study and information about a draft regional environmental plan may be notified under this section at the same time or at different times.
- (4) A person to whom information is notified under this section may comment to the Director on the preparation of the environmental study or draft regional environmental plan within 28 days after the Director notifies the information.

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**Schedule 3 Amendments relating to section 94 contributions for infrastructure**

(Section 3)

**[1] Section 94 Provision of or contribution towards public amenities or public services** 5

Omit section 94 (1)–(3A). Insert instead:

- (1) A consent authority may grant development consent subject to a condition requiring any one or more of the following:
  - (a) the dedication of land free of cost, 10
  - (b) the payment of a monetary contribution,
  - (c) the provision of a material public benefit.
- (2) Such a condition may be imposed only if the consent authority is satisfied that the proposed development:
  - (a) will, or is likely to, require the provision of, or increase the demand for, public amenities or public services within the area, or 15
  - (b) will, if carried out, benefit from public amenities or public services already provided within the area in preparation for or to facilitate the carrying out of development within the area. 20
- (3) Such a condition may be imposed only so as to require a reasonable dedication or contribution of money for the provision, extension or augmentation of public amenities and public services. The imposition of such conditions is also subject to any directions of the Minister under section 94A. 25
- (3A) If a condition is imposed pursuant to subsection (2) (a), the consent authority must:
  - (a) hold any money contributed in accordance with the condition (and any additional amount earned from its investment) for the purpose for which the payment was required, and 30

- (b) apply the money (and any such additional amount) within a reasonable time towards the provision of public amenities or public services, or both, and in such a manner as will meet the increased demand for them.

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**[2] Section 94 (4)**

Omit "or in part or full satisfaction of a condition imposed under subsection (2A)".

**[3] Section 94 (5) and (6) (a)**

Omit "or (2A)" wherever occurring.

10

**[4] Section 94A Directions by the Minister**

Omit "section 94 (2C)" from section 94A (1) (c).  
Insert instead "section 94 (1)".

**Schedule 4 Amendments relating to inconsistencies between different kinds of environmental planning instruments**

(Section 3) 5

**Section 36**

Omit the section. Insert instead:

**36 Inconsistency between instruments**

- (1) In the event of an inconsistency between environmental planning instruments, then, to the extent of the inconsistency and unless otherwise provided: 10
- (a) there is no general presumption that an environmental planning instrument of one kind prevails over an environmental planning instrument of another kind, and 15
  - (b) the provisions of a later environmental planning instrument prevail over those of an earlier environmental planning instrument, whether of the same or a different kind.
- (2) A State environmental planning policy prevails over a regional environmental plan or a local environmental plan made before or after the policy to the extent of any inconsistency, if the policy expressly so provides. 20
- (3) A regional environmental plan prevails over a local environmental plan made before or after the regional environmental plan to the extent of any inconsistency, if the regional environmental plan expressly so provides. 25
- (4) Nothing in this section prevents an environmental planning instrument from being expressly amended by a later environmental planning instrument, of the same or a different kind, to provide for the way in which an inconsistency between them is to be resolved. 30



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## Schedule 5 Amendments allowing modification of certain approvals

(Section 3)

### [1] Section 115A Requirement for Minister's approval

Insert after section 115A (3):

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- (4) When considering whether to modify an approval granted under this Division, the Minister is required to review the decision of the proponent to modify the activity having regard to the assessment of the modification under this Part and the rights and obligations of the proponent. 10

### [2] Section 115B Minister's approval

Omit section 115B (4)–(6).

### [3] Sections 115BA and 115BB

Insert after section 115B:

15

#### 115BA Modification of Minister's approval

- (1) A reference in this section to a *modification of an approval* is a reference to revoking or varying a condition of the approval or imposing an additional condition on the approval. 20
- (2) A proponent may request the Minister to modify an approval granted under this Division if the proponent intends to modify the approved activity so that it will be inconsistent with the approval.
- (3) A proponent does not need to obtain the Minister's modification of an approval if the activity as modified will be consistent with the approval. 25
- (4) The proponent must consider in accordance with section 111 the environmental impact of the modification of the activity. For that purpose, a reference in that section to an activity is taken to be a reference to the activity only to the extent that it is proposed to be modified. 30

Environmental Planning and Assessment Amendment Bill 1995

Schedule 5 Amendments allowing modification of certain approvals

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- (5) A modification of an approval may be sought:
- (a) if a further environmental impact statement is required under this Part because of the proposed modification of the activity, only after the proponent has complied with section 112 (1) (a)–(c) in respect of the proposed modified activity, or 5
  - (b) if a further environmental impact statement is not so required, only after particulars of the proposed modification of the activity have been publicly exhibited in accordance with the regulations. 10
- (6) If a proponent requests modification of an approval under this Division, the Minister is required to modify the approval (with or without conditions or revising the requested modification) or disapprove of the modification. The Minister is to notify the proponent of the decision and indicate the reasons for any conditions or revision of the requested modification or any disapproval of the modification of the approval. 15
- (7) The Minister, when modifying an approval, must consider in accordance with section 111 the environmental impact of the modification of the activity. For that purpose, a reference in that section to an activity is taken to be a reference to the activity only to the extent that it is proposed to be modified. 20 25
- (8) If the Minister has directed that an inquiry be held in accordance with section 119 with respect to the proposed modification of the approval, the Minister is to defer a decision on the modification until the proponent advises the Minister whether it proposes to proceed with or revise the requested modification following its consideration of the findings and recommendations of the Commission of Inquiry and any advice of the Minister. 30
- (9) The Minister's decision on a modification of an approval is to be made within 21 days after: 35
- (a) the Minister receives the Director's report under section 115C, or

- (b) the proponent advises the Minister that it proposes to proceed with or revise the requested modification, if subsection (8) applies.

The proponent may agree to an extension of the period.

- (10) If the Minister's decision is not made within the period required by subsection (9), the Minister is taken to have modified the approval as requested by the proponent. This subsection does not affect any obligation of the proponent under the other Divisions of this Part. 5

**115BB Reports and consultation** 10

- (1) Before deciding whether to grant or modify an approval under this Division, the Minister is to obtain a report from the Director under section 115C. A report is not required if the Minister has directed that an inquiry be held in accordance with section 119. 15
- (2) If the proponent is not a Minister, the Minister is to consult the Minister responsible for the proponent before making a decision under this Division.
- (3) When making a decision under this Division, the Minister is to take into account any report of the Director under section 115C, any findings or recommendations of a Commission of Inquiry and (if the proponent is not a Minister) any submission from the Minister responsible for the proponent. 20

**[4] Section 115C Director's report** 25

Insert after section 115C (1):

- (1A) The Director is also to report to the Minister on the assessment of a proposed modification of an activity for which the Minister's approval is required under this Division, whether or not a further environmental impact statement is required under this Part. 30

**[5] Section 115C (2)**

Insert "relating to the granting of an approval under this Division or the modification of such an approval (if an environmental impact statement is required)" after "report". 35



**[6] Section 115C (2A)**

Insert after section 115C (2):

- (2A) When preparing a report relating to the modification of an approval granted under this Division (if an environmental impact statement is not required), the Director is to examine the representations made in response to the public exhibition of the proposal, any submissions from the proponent and any other thing the Director considers relevant. 5

**[7] Section 115C (4)** 10

Insert "or within 30 days after the proponent seeks the Minister's modification of such an approval" after "activity".

**[8] Section 115C (5)**

Insert ", or the Minister's modification of such an approval," after "Division". 15

**[9] Section 115E Miscellaneous provisions**

Omit section 115E (2) and (3). Insert instead:

- (2) The following are to be made public:
- (a) a decision of the Minister to approve (with or without conditions or modification) or to disapprove of an activity under this Division (together with any report of the Director under section 115C), 20
  - (b) a decision of the Minister to modify (with or without conditions) an approval of an activity under this Division or to refuse to modify such an approval (together with any report of the Director under section 115C), 25

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Amendment removing requirement for Minister's consent for certain Schedule 6 proceedings for offences

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**Schedule 6    Amendment removing requirement for  
Minister's consent for certain  
proceedings for offences**

(Section 3)

**Section 127 Proceedings for offences**

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Omit section 127 (6).

**Schedule 7 Amendments providing for joint exhibition of development application and draft amendment of environmental planning instrument**

(Section 3) 5

**Part 3 Division 4B**

Insert after Division 4A of Part 3:

**Division 4B Instrument amendments and development applications**

**72I Application of Division** 10

This Division applies if a development application is made to a consent authority for consent to carry out development that may only be carried out if an environmental planning instrument applying to the land on which the development is proposed to be carried out is appropriately amended. 15

**72J Making and consideration of certain development applications**

Nothing in this Act prevents:

- (a) the making of a development application to a consent authority for consent to carry out development that may only be carried out if an environmental planning instrument applying to the land on which the development is proposed to be carried out is appropriately amended, or 20
- (b) the consideration by a consent authority of such a development application, 25

subject to this Division.

**72K Joint exhibition of instrument and advertising of application** 30

- (1) Public notice that is required to be given under this Act in connection with the preparation and making of a draft environmental planning instrument and notice that is



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Amendments providing for joint exhibition of development application and Schedule 7 draft amendment of environmental planning instrument

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required to be given under this Act of a development application in circumstances where this Division applies are to be given by the same notice.

- (2) The period during which the public may inspect the draft environmental planning instrument and the development application, if those periods are different, is to be the longer of them. 5
- (3) If the draft environmental planning instrument proposes to make the development the subject of the development application designated development, the period for public inspection of the development application that is to be relevant in determining the period for public inspection under subsection (2) is the period relevant to the inspection of a development application for designated development. 10 15

**72L Commission of Inquiry**

Nothing in this Act prevents the Minister from directing that a single inquiry be held, in accordance with section 119, by a Commission of Inquiry into both a draft environmental planning instrument and a development application that are being dealt with under this Division. 20

**Schedule 8 Amendment allowing non-discretionary development standards for development**

(Section 3)

**Section 90A** 5

Insert after section 90:

**90A Compliance with non-discretionary development standards**

- (1) In this section, *non-discretionary development standards* means development standards that are identified in an environmental planning instrument as non-discretionary development standards. 10
- (2) If an environmental planning instrument contains non-discretionary development standards and development the subject of a development application complies with those standards, the consent authority:
- (a) is not entitled to take those standards into further consideration in determining the development application, and
- (b) must not refuse the application on the ground that the development does not comply with those standards, and 20
- (c) must not impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards, 25
- and the discretion of the consent authority under sections 90 and 91 is limited accordingly.
- (3) If an environmental planning instrument contains non-discretionary development standards and development the subject of a development application does not comply with those standards: 30

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**Amendment allowing non-discretionary development standards for Schedule 8 development**

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- (a) subsection (2) does not apply and the discretion of the consent authority under sections 90 and 91 is not limited as referred to in that subsection, and
- (b) a provision of an environmental planning instrument that allows flexibility in the application of a development standard may be applied to the non-discretionary development standard.

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**Schedule 9 Amendments allowing Commissions of Inquiry of specified scope**

(Section 3)

- [1] Section 86A Effect of inquiry by Commission of Inquiry on determination of development application** 5
- Omit "the environmental aspects of proposed development" from section 86A (1).  
Insert instead "proposed development, or part of any such proposed development,".
- [2] Section 96 Circumstances in which consent is taken to have been refused** 10
- Omit "into the environmental aspects of which" from section 96 (1) (d).  
Insert instead ", or part of development, about which".
- [3] Section 119 Public inquiry** 15
- Omit section 119 (1) (b) and (c). Insert instead:
- (b) all or any of the environmental aspects of proposed development the subject of a development application (whether or not it is designated development), or of a part of any such proposed development, or 20
  - (c) all or any of the environmental aspects of an activity referred to in section 112 (1), or of a part of any such activity, or
- [4] Section 119 (8)** 25
- Omit "into the environmental aspects of proposed development (other than designated development)".  
Insert instead "with respect to proposed development (other than designated development), or part of any such proposed development,". 30

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Amendment allowing regulations to apply, adopt or incorporate publications Schedule 10  
as in force from time to time

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**Schedule 10 Amendment allowing regulations to  
apply, adopt or incorporate  
publications as in force from time to  
time**

(Section 3) 5

**Section 157 Regulations**

Insert after section 157 (2):

- (3) A regulation may apply, adopt or incorporate any publication as in force from time to time.

**Schedule 11 Amendments for the purpose of  
statute law revision**

(Section 3)

- [1] Section 4 Definitions**
- Insert after section 4 (11): 5
- (12) Without affecting the generality of section 8 (b) of the *Interpretation Act 1987*, a reference in this Act to the owner or lessee of land includes a reference to joint or multiple owners or lessees of land.
- [2] Section 26 Contents of environmental planning instruments** 10
- Omit section 26 (g). Insert instead:
- (g) controlling advertising,
- [3] Section 91A Determination of Crown development applications**
- Omit section 91A (2). Insert instead:
- (2) The applicant or the consent authority may refer the development application to the Minister if it has not been determined by the consent authority within 60 days after being lodged with the consent authority. 15
- [4] Section 92 Notice to applicant of determination of development application** 20
- Omit "of the determination" from section 92 (2).  
Insert instead "on which the application was determined".
- [5] Section 93 Date from which consent operates**
- Omit "of consent" from section 93 (1) (a) and (b) wherever occurring. 25  
Insert instead "from which the consent operates".



**[6] Section 106 Definition of "existing use"**

Omit section 106 (b). Insert instead:

(b) the use of a building, work or land:

- (i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and 5
- (ii) that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse. 10

## Schedule 12 Savings and transitional amendments

(Section 3)

### [1] Schedule 6 Savings, transitional and other provisions

Insert at the end of clause 1 (1) in Part 1:

*Environmental Planning and Assessment Amendment Act 1995* 5

### [2] Schedule 6, Part 3

Insert after Part 2:

#### Part 3 Environmental Planning and Assessment Amendment Act 1995 10

##### 4 References to joint and multiple owners and lessees of land

Section 4 (12), as inserted by the *Environmental Planning and Assessment Amendment Act 1995*, is taken to have commenced on 1 September 1980. 15

##### 5 Instruments controlling advertising

Section 26 (g), as inserted by the *Environmental Planning and Assessment Amendment Act 1995*, extends to environmental planning instruments made, or in the course of preparation, before it was so inserted. 20

##### 6 Relationship between instruments

Section 36, as inserted by the *Environmental Planning and Assessment Amendment Act 1995*, extends to environmental planning instruments that took effect before that section was so inserted. 25

##### 7 Amendment of draft instruments

Part 3, as amended by an item of Schedule 1 to the *Environmental Planning and Assessment Amendment Act 1995*, extends to environmental planning instruments in the course of preparation before that item commenced. 30

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**8 Preparation of draft regional environmental plans**

Sections 41 and 45, as amended by an item of Schedule 2 to the *Environmental Planning and Assessment Amendment Act 1995*, apply only to environmental studies and draft regional environmental plans if their preparation commences after that item commences.

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**9 Joint exhibition of development application and draft environmental planning instrument**

Division 4B of Part 3 extends to a development application made to a consent authority but not finally determined before the commencement of that Division.

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**10 Compliance with non-discretionary development standards**

Section 90A extends to a development application made to a consent authority but not finally determined before the commencement of that section.

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**11 Date from which development consent operates**

A date endorsed pursuant to section 92 on a notice and described on the notice as the "date of consent" is taken to be the date from which the consent becomes effective and operates, if the date was so endorsed before sections 92 (2) and 93 (1) were amended by the *Environmental Planning and Assessment Amendment Act 1995*.

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**12 Contributions for infrastructure**

Section 94, as amended by the *Environmental Planning and Assessment Amendment Act 1995*, does not apply to or in respect of a development application, or the determination of a development application, if the development application was lodged before the commencement of Schedule 3 [1] to that Act.

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Environmental Planning and Assessment Amendment Bill 1995

Schedule 12 Savings and transitional amendments

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**13 Existing uses**

Section 106 (b), as inserted by the *Environmental Planning and Assessment Amendment Act 1995*, is taken to have commenced on 1 September 1980.

**14 Modification of approvals under Division 4 of Part 5** 5

Division 4 of Part 5, as amended by an item of Schedule 5 to the *Environmental Planning and Assessment Amendment Act 1995*, extends to approvals granted by the Minister under that Division before the commencement of that item. 10

**15 Minister's consent for certain proceedings**

Section 127, as amended by the *Environmental Planning and Assessment Amendment Act 1995*, extends to proceedings for offences alleged to have been committed before the commencement of Schedule 6 to that Act. 15