

2011

THE LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

(As presented)

(Minister for Planning)

Planning and Building Legislation Amendment Bill 2011

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(Minister for Planning)

Planning and Building Legislation Amendment Bill 2011

A Bill for

An Act to amend legislation about planning and building

The Legislative Assembly for the Australian Capital Territory enacts as follows:

1 **Part 1 Preliminary**

2 **1 Name of Act**

3 This Act is the *Planning and Building Legislation Amendment*
4 *Act 2011*.

5 **2 Commencement**

6 (1) Part 1 commences on this Act's notification day.

7 *Note* The naming and commencement provisions automatically commence on
8 the notification day (see Legislation Act, s 75 (1)).

9 (2) Part 2 commences on the later of—

10 (a) the day after this Act's notification day; and

11 (b) the commencement of the *Construction Occupations*
12 *Legislation (Exemption Assessment) Amendment Act 2010*,
13 part 2 (Building Act 2004).

14 (3) Section 7 commences on the later of—

15 (a) the day after this Act's notification day; and

16 (b) the commencement of the *Construction Occupations*
17 *Legislation (Exemption Assessment) Amendment Act 2010*,
18 part 3 (Construction Occupations (Licensing) Act 2004).

19 (4) Sections 25, 26, 27 and 28 commence on the later of—

20 (a) the day after this Act's notification day; and

21 (b) the commencement of the *Construction Occupations*
22 *Legislation (Exemption Assessment) Amendment Act 2010*,
23 part 5 (Planning and Development Act 2007).

1 (5) The remaining provisions commence on the day after this Act's
2 notification day.

3 *Note* If a provision has not commenced within 6 months beginning on the
4 notification day, it automatically commences on the first day after that
5 period (see Legislation Act, s 79).

6 **3 Legislation amended**

7 This Act amends the following legislation:

- 8 • *Building Act 2004*
- 9 • *Construction Occupations (Licensing) Act 2004*
- 10 • *Electricity Safety Act 1971*
- 11 • *Gas Safety Act 2000*
- 12 • *Gas Safety Regulation 2001*
- 13 • *Planning and Development Act 2007*
- 14 • *Planning and Development Regulation 2008*
- 15 • *Surveyors Act 2007*
- 16 • *Unit Titles Act 2001*
- 17 • *Unit Titles Regulation 2001.*

1 **Part 2 Building Act 2004**

2 **4 Exemption assessment applications**
3 **Section 14 (4)**

4 *substitute*

5 (4) A regulation may prescribe—

6 (a) information required to be shown in plans under
7 subsection (2); and

8 (b) requirements with which the plans must comply.

9 **5 Exemption assessments and notices**
10 **New section 14B (2A)**

11 *insert*

12 (2A) A regulation may prescribe—

13 (a) any document that must be attached to the exemption
14 assessment B notice; and

15 (b) information required to be shown in the document.

1 **Part 3** **Construction Occupations**
2 **(Licensing) Act 2004**

3 **6 Registrar's functions**
4 **Section 104 (1) (d) (ii)**

5 *omit*

6 **7 Section 104 (3)**

7 *omit*

8 **8 Codes of practice**
9 **Section 104A (3)**

10 *substitute*

11 (3) An approved code of practice is a notifiable instrument.

12 *Note 1* A notifiable instrument must be notified under the Legislation Act.

13 *Note 2* An amendment or repeal of an approved code of practice is also a
14 notifiable instrument (see Legislation Act, s 46 (2)).

Part 4 Electricity Safety Act 1971

9 Dictionary, definition of *electrical installation*

substitute

electrical installation—

- (a) means electrical wiring or cable used or for use in carrying or controlling electricity (other than electricity with a voltage of not more than 50V a.c. or 120V ripple-free d.c.), including the following:
- (i) a wiring system, switchgear, control gear, generator, electrical accessory, electrical appliance, or fitting, that is used or for use in the conversion, storage, transmission, distribution, generation or use of electrical energy and connected to wiring or cable;
 - (ii) a switch, fuse, plug, socket outlet, lighting outlet, adaptor, ceiling rose or other device associated with wiring, a switchboard, or an appliance, mentioned in subparagraph (i);
 - (iii) a consuming device in which electricity is converted into heat, motion or another form of energy, or is substantially changed in its electrical character;
 - (iv) support for electrical wiring or cable; but
- (b) does not include—
- (i) a portable generator or storage device supplying, or for the supply of, electricity to the installation; or
 - (ii) an appliance that receives, or is intended to receive, its main electricity supply through a socket connection; or
 - (iii) a lamp; or

- 1 (iv) an electricity network or part of a network; or
2 (v) telecommunications cabling or equipment that operates
3 or is intended to operate at a voltage of 90V a.c. or lower.

4 **10 Dictionary, new definition of *generator***

5 *insert*

6 ***generator*** includes a generator that generates electricity from any
7 energy source.

8 **Examples—energy source**

- 9 1 the sun
10 2 diesel fuel
11 3 gas
12 4 wind

13 *Note* An example is part of the Act, is not exhaustive and may extend, but
14 does not limit, the meaning of the provision in which it appears (see
15 Legislation Act, s 126 and s 132).

1 **Part 5 Gas Safety Act 2000**

2 **11 Codes of practice**
3 **Section 65 (2)**

4 *substitute*

5 (2) A code of practice may do the following:

6 (a) apply an instrument as in force from time to time;

7 (b) set out practices, standards and other matters about—

8 (i) the safe installation, connection, repair, maintenance or
9 operation of consumer piping systems or appliances; or

10 (ii) notifications and certifications on completion of any
11 gasfitting work or appliance work.

12 *Note* A statutory instrument may also apply, adopt or incorporate (with or
13 without change) a law or instrument (or a provision of a law or
14 instrument) as in force at a particular time (see Legislation Act,
15 s 47 (1)).

16 **12 Section 65 (5)**

17 *omit*

18 planning and land authority

19 *substitute*

20 construction occupations registrar

13 Section 65 (5) (a)

2 *omit*

3 chief planning executive

4 *substitute*

5 construction occupations registrar

14 Dictionary, note 2

7 *insert*

- 8
- construction occupations registrar

1 **Part 6 Gas Safety Regulation 2001**

2 **15 References to Australian Gas Association standards and**
3 **codes**
4 **Section 4A**

5 *omit*

6 **16 Sections 18D and 18E**

7 *omit*

8 the Australian Gas Association Standard AG 501
9 (Australian Standard 3814)

10 *substitute*

11 AS 3814

12 **17 Serious gas accidents—prescribed amount**
13 **Section 20**

14 *omit*

15 \$2 000

16 *substitute*

17 \$5 000

18 **18 Place for keeping records—Act, s 19 (2) (b) and**
19 **s 65 (5) (b)**
20 **Section 21**

21 *omit*

22 **19 Dictionary, note 2**

23 *insert*

24 • AS

1 **20 Dictionary, definitions of *type A appliance* and *type B***
2 ***appliance***

3 *substitute*

4 *type A appliance*—see AS 5601.

5 *type B appliance*—see AS 5601.

1 **Part 7** **Planning and Development**
2 **Act 2007**

3 **21 Limited consultation**
4 **Section 90 (2) (c)**

5 *omit*
6 representations
7 *substitute*
8 written comments (*consultation comments*)

9 **22 New section 90 (2) (d) and (2A)**

10 *insert*
11 (d) states that a copy of any consultation comments made under
12 paragraph (c) will be made available for inspection for at least
13 15 working days starting on the day after the period under
14 paragraph (c) ends, at stated places.

15 *Note* Sections 411 and 412 apply to a person who makes consultation
16 comments under this section.

17 (2A) The planning and land authority must make the documents
18 mentioned in subsection (2) (b) and (d) available for inspection as
19 mentioned in the notice.

20 **23 Section 90 (3)**

21 *omit*
22 representations
23 *substitute*
24 consultation comments

1 **24 Section 90 (5) (a)**

2 *omit*

3 representation

4 *substitute*

5 consultation comments

6 **25 What is an exempt development?**
 7 **Section 133, note 2**

8 *omit*

9 planning and development authority

10 *substitute*

11 planning and land authority

12 **26 Exemption assessment applications**
 13 **New section 138B (2) (a) (ia)**

14 *insert*

15 (ia) the number of copies of the plans prescribed by
 16 regulation; and

1 **27 Exemption assessments and notices**
2 **Section 138D (2) (b)**

3 *substitute*

4 (b) issue a notice (an *exemption assessment D notice*) stating—

5 (i) whether the development is an exempt development
6 under section 133; and

7 (ii) anything else prescribed by regulation; and

8 **28 Section 138D, note**

9 *omit*

10 planning and development authority

11 *substitute*

12 planning and land authority

13 **29 Form of development applications**
14 **New section 139 (3A) to (3C)**

15 *insert*

16 (3A) A regulation may prescribe the requirements for an assessment
17 mentioned in subsection (2) (1) (i).

18 (3B) The Minister may make guidelines for the preparation of an
19 assessment mentioned in subsection (2) (1) (i).

20 (3C) A guideline is a notifiable instrument.

21 *Note* A notifiable instrument must be notified under the Legislation Act.

1 **30 Notice of approval of application**
2 **Section 170 (2) and (3) and note**

3 *substitute*

- 4 (2) A notice under subsection (1) in relation to an approval must—
- 5 (a) contain the following:
- 6 (i) a description of the place to which the approval relates;
- 7 (ii) a brief description of the development to which the
- 8 approval relates; and
- 9 (b) state the assessment track that applied to the development
- 10 proposal to which the approval relates; and
- 11 (c) state the date the development application was lodged; and
- 12 (d) state the date the development application was approved; and
- 13 (e) state the date the approval takes effect; and
- 14 *Note* For date of effect of an approval, see div 7.3.9.
- 15 (f) state whether the approval is subject to conditions; and
- 16 *Note* For approvals subject to conditions, see s 165.
- 17 (g) state the place where, and times when, a copy of the
- 18 development application and the approval may be inspected;
- 19 and
- 20 (h) contain anything else prescribed by regulation.
- 21 (3) A notice to an applicant under subsection (1) (a) or another person
- 22 under subsection (1) (d) must—
- 23 (a) set out the decision and the reasons for the approval; and
- 24 (b) if the approval is subject to conditions—set out the conditions;
- 25 and

26 *Note* For approvals subject to conditions, see s 165.

1 (c) if the development application has been referred to a
2 prescribed entity under division 7.3.3—set out a summary of
3 the entity’s advice given under section 149 and any response
4 by the planning and land authority; and

5 (d) contain anything else prescribed by regulation.

6 *Note* If the notice is given to a person who may apply to the ACAT for
7 review of the decision to which it relates, the notice must be a
8 reviewable decision notice (see s 408 (2)).

9 **31 Sections 184 to 187**

10 *omit*
11 the ACAT or

12 **32 Restrictions on public availability—comments,
13 applications, representations and proposals
14 New section 411 (1) (aa)**

15 *insert*
16 (aa) a person who makes consultation comments on a proposed
17 technical amendment; or

18 **33 Section 411 (2), definition of *relevant document*, new
19 paragraph (aa)**

20 *insert*
21 (aa) in relation to a person who makes consultation comments on a
22 proposed technical amendment—the consultation comments;
23 or

1 **34** **Restrictions on public availability—security**
2 **Section 412 (5), definition of *relevant document*, new**
3 **paragraphs (ba) and (bb)**

4 *insert*

5 (ba) a proposed technical amendment;

6 (bb) consultation comments on a proposed technical amendment;

7 **35** **Dictionary, definition of *public consultation period***

8 *substitute*

9 *public consultation period*, for a draft EIS—see section 218.

10 **36** **Dictionary, new definition of *public notification period***

11 *insert*

12 *public notification period*, for a development application—
13 see section 157.

14 **37** **Further amendments, mentions of *consultation***

15 *omit*

16 consultation

17 *substitute*

18 notification

19 *in*

- 20 • section 125
21 • sections 153 to 157
22 • section 169

1 **Part 8 Planning and Development**
2 **Regulation 2008**

3 **38 Public consultation period—Act, s 157, def *public***
4 ***consultation period*, par (a)**
5 **Section 28 heading**

6 *omit*

7 **consultation**

8 *substitute*

9 **notification**

10 **39 Content of scoping documents—Act, s 213 (1)**
11 **Section 54 (3)**

12 *omit*

1 **Part 9** **Surveyors Act 2007**

2 **40** **Section 49**

3 *substitute*

4 **49** **Only surveyors to carry out surveys**

5 A person commits an offence if the person—

6 (a) carries out a survey; and

7 (b) is not a surveyor, or supervised by a surveyor, when the survey
8 is carried out.

9 Maximum penalty: 50 penalty units, imprisonment for 6 months or
10 both.

11 *Note* The register-general may issue directions for the supervision of people
12 assisting surveyors under s 55.

1 **Part 10 Unit Titles Act 2001**

2 **41 Unit title applications—general requirements**
3 **Sections 17 (4) and (5) and note**

4 *substitute*

- 5 (4) The application must include—
- 6 (a) if the parcel is prescribed by regulation—a unit title assessment
7 report that is not more than 3 months old; and
- 8 (b) a plan prepared by a registered surveyor showing anything
9 prescribed by regulation.

10 *Note Unit title assessment report—see s 22B.*

- 11 (5) If the application provides for a staged development, it must
12 include—
- 13 (a) a development statement prepared in accordance with the
14 regulations; and
- 15 (b) on the completion of each stage of the development, the
16 documents mentioned in subsection (4).

- 17 (6) In this section:

18 *stage*, of a development, means a stage identified in the
19 development statement.

20 **42 Unit title applications—approval**
21 **New section 20 (1A)**

22 *insert*

- 23 (1A) If a unit title application provides for staged development, the
24 planning and land authority may approve a stage of the development
25 (a *development stage*) as if the stage were a unit title application.

1 **43 Section 20 (2)**

2 *omit*

3 unit title application that provides for a staged development

4 *substitute*

5 development stage

6 **44 Section 20 (2) (b)**

7 *omit*

8 first

9 *substitute*

10 development

11 **45 Section 20 (8), definition of *first stage***

12 *substitute*

13 *stage*, of a staged development, means a stage identified in the
14 development statement.

1 **Part 11 Unit Titles Regulation 2001**

2 **46 Unit title assessment report—contents—Act, s 22B (5) (a)**
3 **New section 2D (1) (c) (ia)**

4 *insert*

5 (ia) the licence number;

6 **47 Section 2D (1) (i)**

7 *omit*

8 other than a condition that applied only in the construction stage of
9 the development

10 *substitute*

11 in relation to the completed development

12 **48 Section 2D (2)**

13 *substitute*

14 (2) If the unit title assessment report is in relation to a stage of a staged
15 development, the unit title assessor need only report on those
16 matters mentioned in subsection (1) that relate to the stage.

17 **49 Section 2D (3), new definition of *stage***

18 *insert*

19 ***stage***, of a development, means a stage identified in the
20 development statement.

Endnotes

1 Presentation speech

Presentation speech made in the Legislative Assembly on 2011.

2 Notification

Notified under the Legislation Act on 2011.

3 Republications of amended laws

For the latest republication of amended laws, see www.legislation.act.gov.au.

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