



New South Wales

Environmental Planning and Assessment Amendment (Quality of Construction) Bill 2003

Explanatory note

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

Overview of Bill

The objects of this Bill are:

- (a) to amend the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000* with respect to the following matters:
 - (i) functions of certifying authorities,
 - (ii) investigation of certifying authorities,
 - (iii) improper influence with respect to the conduct of certifying authorities,
 - (iv) the appointment and functions of principal contractors,
 - (v) construction certificates,
 - (vi) occupation certificates,
 - (vii) conditions of development consents and complying development certificates,

- (viii) time for giving notices,
- (ix) offences and penalties,
- (x) other miscellaneous matters,
- (xi) savings and transitional provisions,

and to make a consequential amendment to the *Environmental Planning and Assessment (Savings and Transitional) Regulation 1998*, and

- (b) to amend the *Building Legislation Amendment (Quality of Construction) Act 2002* to remove certain uncommenced amendments from that Act that will be re-enacted with modifications in the proposed Act.

Outline of provisions

Clause 1 specifies 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 to be appointed by proclamation, except for sections 3 and 5 and Schedule 1 [27], [32], [39] and [42]–[44] to that Act which will commence on the date of assent to the proposed Act.

Clause 3 is a formal provision giving effect to the Schedule of amendments to the *Environmental Planning and Assessment Act 1979* (**Schedule 1**).

Clause 4 is a formal provision giving effect to the Schedule of amendments to the *Environmental Planning and Assessment Regulation 2000* and the *Environmental Planning and Assessment (Savings and Transitional) Regulation 1998* (**Schedule 2**).

Clause 5 repeals certain uncommenced amendments in the *Building Legislation Amendment (Quality of Construction) Act 2002* as referred to in the Overview above.

Schedule 1 Amendment of Environmental Planning and Assessment Act 1979

The various amendments to the *Environmental Planning and Assessment Act 1979* (**the 1979 EP&A Act**) in Schedule 1 to the proposed Act are explained below. To assist locating related amendments to the *Environmental Planning and Assessment Regulation 2000* (**the 2000 EP&A Regulation**), the effect of some of the amendments in Schedule 2.1 is also described below.

Functions of certifying authorities

Schedule 1 [7], [8], [10] and [11] amend sections 81A and 86 of the 1979 EP&A Act to require a principal certifying authority, rather than the person by whom he or she is appointed, to notify the relevant consent authority and council of the appointment at least 2 days before work commences for which the person is the principal certifying authority.

Proposed sections 81A (2) (b1) (ii) and (4) (b1) (ii) and 86 (1) (a1) (ii) of the 1979 EP&A Act will require a principal certifying authority to notify the person having the benefit of a development consent or complying development certificate of any critical stage or other inspections that will need to be carried out at various times in relation to proposed development for which the principal certifying authority has been appointed.

Schedule 1 [9] and [12] amend sections 81A and 86 of the 1979 EP&A Act to exempt Crown development from certain requirements of those sections.

Schedule 2.1 [7]–[10] and [15]–[18] make consequential amendments to clauses 103 and 135 of the 2000 EP&A Regulation to the amendments made to the 1979 EP&A Act relating to principal certifying authorities.

Schedule 1 [18] substitutes section 109E (1) of the 1979 EP&A Act, so as to provide that the appointment of a principal certifying authority for any development is to be made by the person having the benefit of the relevant development consent or complying development certificate, and inserts a new section 109E (1A) so as to prohibit such an appointment being made by a builder who is going to carry out the development unless the builder is the owner of the land concerned.

Schedule 1 [19] inserts new section 109E (3) and (4) into the 1979 EP&A Act to set out other functions of a principal certifying authority for building work or subdivision work. A principal certifying authority is required to be satisfied:

- (a) that a construction certificate is issued before work over which the principal certifying authority has control commences, and
- (b) that any head contractor for the work is the holder of the appropriate licence under, and is covered by the appropriate insurance required by, the *Home Building Act 1989* before any such residential building work commences, and
- (c) that any owner-builder who will carry out the work is the holder of an owner-builder permit under that Act before any such residential building work commences, unless excepted from that requirement, and

- (d) that, while the work is being carried out, it is inspected on such occasions as are prescribed by the regulations or otherwise required by the principal certifying authority before the principal certifying authority issues an occupation certificate or subdivision certificate for the building or work concerned, and
- (e) that compliance certificates have been issued for each matter as to which the principal certifying authority must be satisfied before issuing the relevant occupation certificate or subdivision certificate but in respect of which the principal certifying authority proposes to rely on compliance certificates issued by other persons, and
- (f) that any preconditions to the issue of an occupation certificate or subdivision certificate have been complied with before the certificate is issued.

A principal certifying authority must also comply with any other requirements imposed on principal certifying authorities by the regulations.

Schedule 2.1 [35] inserts a new clause 162A into the 2000 EP&A Regulation to specify occasions on which building work must be inspected, for the purposes of proposed section 109E (3) (d) of the 1979 EP&A Act. These compulsory inspections for building work are called *critical stage inspections* and will need to be supplemented by any other inspections required by a principal certifying authority. This item also inserts a new clause 162B into that regulation requiring a principal certifying authority to keep records of inspections conducted, as referred to in proposed section 109E (3) (d) of the 1979 EP&A Act.

Schedule 2.1 [11] and [19] insert new clauses 103A and 135A into the 2000 EP&A Regulation which set out what is required to be included in a notice of critical stage inspections that must be given to the person having the benefit of a development consent or a complying development certificate by a principal certifying authority before work is commenced.

Schedule 1 [20] inserts a new section 109EA into the 1979 EP&A Act, replacing the existing section 109E (3) to be repealed by **Schedule 1 [19]**. New section 109EA will require the approval of an accreditation body to the replacement of a principal certifying authority who was accredited by that body and the approval of a consent authority or the council to the replacement of the consent authority or the council by another principal certifying authority.

Schedule 2.1 [34] replaces clause 162 of the 2000 EP&A Regulation. New clause 162 requires notice to be given to the consent authority and, if the consent authority is not the council, to the council of his or her appointment by a replacement principal certifying authority.

Schedule 1 [33] replaces section 109ZG (2) of the 1979 EP&A Act so as to relax the existing provision that prohibits an accredited certifier from issuing a Part 4A certificate for work in which he or she has been involved so that it no longer applies merely because he or she has been involved in preparing the plans and specifications for the work.

Schedule 1 [40] inserts new section 148A into the 1979 EP&A Act. That section will create offences if an accredited certifier performs his or her functions as a certifying authority otherwise than impartially.

Investigation of certifying authorities

Schedule 1 [37] inserts a new Division 1B into Part 6 of the 1979 EP&A Act. The new Division contains provisions enabling a Departmental auditor appointed by the Director-General of the Department of Infrastructure, Planning and Natural Resources (*the Director-General*) to investigate the work and activities of a council (proposed section 118P) or an accredited certifier (proposed section 118Q) acting in the capacity of a certifying authority. The powers of a Departmental auditor are set out in proposed section 118R.

Schedule 1 [29] repeals section 109U of the 1979 EP&A Act as a consequence of enacting proposed Division 1B, and **Schedule 1 [30]** makes a consequential amendment to section 109ZA of that Act.

Appointment and functions of head contractors

Schedule 1 [7] and [10] insert proposed new sections 81A (2) (b2) and 86 (1) (a2) into the 1979 EP&A Act. These provisions require the person having the benefit of a development consent or complying development certificate to appoint a head contractor for any building work to be carried out in accordance with a development consent or complying development certificate (otherwise than by an owner-builder). A person may be appointed as head contractor for residential building work only if the person is the holder of a contractor licence under the *Home Building Act 1989*.

The person having the benefit of the development consent or complying development certificate must notify the principal certifying authority of the appointment of a head contractor and (unless that person is appointed as the head contractor) must notify the head contractor of all critical stage and other inspections that will need to be carried out in connection with the work.

Obligations relating to the carrying out of building work are imposed on head contractors, as described below in explanations of particular amendments. They are required to give the principal certifying authority sufficient notice for critical stage and other inspections to be made by certifying authorities and to maintain a sign showing their particulars on a building site.

Construction certificates

Schedule 1 [5] amends section 80 (12) of the 1979 EP&A Act so as to ensure that not only original plans and specifications for which a construction certificate is issued, but also variations to the construction certificate and those plans and specifications, form part of a development consent.

Schedule 1 [6] omits from section 80 of the 1979 EP&A Act certain provisions that require a development consent to identify the classification of a proposed building. **Schedule 2.1 [28] and [29]** amend clause 147 of the 2000 EP&A Regulation to make this a requirement of a construction certificate.

Schedule 2.1 [28] re-enacts in clause 147 of the 2000 EP&A Regulation the provision omitted from section 80 of the 1979 EP&A Act with respect to the classification of buildings.

Occupation certificates

Schedule 1 [21] inserts new subsections (1A)–(1D) into section 109H of the 1979 EP&A Act. Requirements for interim occupation certificates are removed from the regulations into this section (see subsections (1C) and (1D)). **Schedule 1 [23]** makes a consequential amendment by repealing section 109H (3). **Schedule 1 [22]** amends section 109H (2) to acknowledge that a final occupation certificate will be issued to allow a use of a building (and not a change of building use).

Proposed section 109H (1) (b1) intended to be inserted by the *Building Legislation Amendment (Quality of Construction) Act 2002* has not been re-enacted because it is now seen to impose an impractical requirement.

Schedule 1 [24] amends section 109M of the 1979 EP&A Act so as to set the maximum penalty for occupying a new building for which an occupation certificate has not been issued at 5 penalty units (\$550) for a class 1a or class 10 building (a dwelling-house or ancillary building) and 1,000 penalty units (\$110,000) for any other building.

Schedule 1 [25] amends section 109N of the 1979 EP&A Act so as to remove a minor ambiguity of expression.

Schedule 2.1 [32] amends clause 156 of the 2000 EP&A Regulation so as to repeal a provision that currently exempts class 1a and class 10 buildings (dwelling-houses and ancillary buildings) from the requirement for an occupation certificate.

Other miscellaneous matters

Schedule 1 [1] and [2] amend section 4 (1), the provision containing definitions for the purposes of the 1979 EP&A Act, so that references to the *Building Code of Australia* may be updated by the regulations under that Act and so as to insert new definitions of *critical stage inspections*, *head contractor*, *owner-builder* and *residential building work* which are used in other amendments.

Schedule 1 [3] and [4] amend section 22 of the 1979 EP&A Act so as to specifically allow the Minister to establish committees for the purposes of administration of the Act and to appoint a Chairperson to such a committee.

Schedule 1 [13] amends section 105 of the 1979 EP&A Act to authorise a consent authority or council to impose a fee with respect to the lodging of a complying development certificate with it.

Schedule 1 [14] amends section 109C of the 1979 EP&A Act so as to make it clear that a single compliance certificate can deal with a number of matters.

Schedule 1 [15] and [16] amend section 109D of the 1979 EP&A Act to allow the council of the area in which the development is carried out to issue a compliance, construction, occupation or subdivision certificate.

Schedule 1 [17] amends section 109D (3) of the 1979 EP&A Act so as to remove a minor ambiguity of expression.

Schedule 1 [26] amends section 109Q of the 1979 EP&A Act so as to enable the regulations under Part 4A of that Act to authorise the imposition of a fee with respect to Part 4A certificates that are lodged with a consent authority or council.

Schedule 1 [27] and [28] amend section 109T of the 1979 EP&A Act so as to allow an accreditation body:

- (a) to impose conditions on a person's accreditation by the body in accordance with its authorisation as an accreditation body, and
- (b) to rely on a certificate of currency issued by an insurance company or an appropriate current insurance policy when determining whether or not an accredited certifier is covered by the required insurance.

Schedule 1 [30] and [31] amend section 109ZA of the 1979 EP&A Act so as:

- (a) to update cross-references to other sections, and
- (b) to increase the maximum fine that may be ordered by the Administrative Decisions Tribunal to be paid by an accredited certifier found guilty of unsatisfactory professional conduct or professional misconduct from 300 penalty units (currently \$33,000) to 1,000 penalty units (currently \$110,000).

Schedule 1 [32] amends section 109ZF of the 1979 EP&A Act so that complaints against a person who was an accredited certifier, but whose right to practise as such has been suspended, or whose accreditation has lapsed, may be made and dealt with in the same way as complaints against an accredited certifier whose accreditation has been withdrawn.

Schedule 1 [34] amends section 109ZN of the 1979 EP&A Act so as to allow a council employee to act as an accredited certifier outside the council area if covered by the council's general insurance policy in relation to those activities.

Schedule 1 [35] amends section 116G of the 1979 EP&A Act so as to remove an unnecessary cross-reference to another provision of the Act.

Schedule 1 [36] amends section 118A of the 1979 EP&A Act so as to make it clear that a principal certifying authority's power of entry on to land applies only for the purpose of the exercise of functions of a principal certifying authority under that Act and the 2000 EP&A Regulation.

Schedule 1 [38] amends section 121H of the 1979 EP&A Act so as to require a council to notify the principal certifying authority for any development being carried out before it gives an order under Division 2A of Part 6 of that Act in respect of any aspect of the development.

Schedule 1 [39] amends section 127 of the 1979 EP&A Act so as to allow proceedings for an offence against the Act or regulations made under it to be commenced not later than 2 years after the offence was alleged to be committed.

Schedule 1 [41] amends section 157 of the 1979 EP&A Act to add a further regulation-making power that will specifically allow regulations to be made under that Act for the purpose of signs relating to the carrying out of development or persons involved with the carrying out of development.

Savings and transitional provisions

Schedule 1 [42] and [44] amend Schedule 6 to the 1979 EP&A Act so as to enact certain savings and transitional provisions consequent on the amendments to that Act by the proposed Act explained above and so as to enable the regulations under that Act to enact further savings and transitional provisions.

Schedule 1 [43] repeals certain savings inserted into that Act prematurely by amendments made by the *Building Legislation Amendment (Quality of Construction) Act 2002*.

Schedule 2 Amendment of regulations

The various amendments to the *Environmental Planning and Assessment Regulation 2000 (the 2000 EP&A Regulation)* that are not referred to above are explained below, as is the amendment to the *Environmental Planning and Assessment (Savings and Transitional) Regulation 1998 (the 1998 EP&A Regulation)*.

Conditions of development consents and complying development certificates

Schedule 2.1 [3] amends clause 98 of the 2000 EP&A Regulation so as to make it a condition of a development consent that any insurance required for residential building work by the *Home Building Act 1989* must be in place before the work is commenced. **Schedule 2.1 [22]** amends clause 136A (renumbered clause 133) of that regulation to make a parallel requirement a condition of a complying development certificate.

Schedule 2.1 [4] and [23] insert clauses 98A and 98B (in relation to development consents) and clauses 136B and 136C (in relation to complying development certificates) into the 2000 EP&A Regulation. Clauses 98A and 136B require the erection of signage at building and demolition sites identifying the principal certifying authority for the work and the head contractor, and stating that unauthorised entry to the site is prohibited. Clauses 98B and 136C require the council to be given notice of the head contractor's licence number or owner-builder's permit number, and the name of the insurer for the work, under the *Home Building Act 1989*. The requirements are imposed as conditions of a development consent or complying development certificate.

Schedule 2.1 [2], [20] and [21] make consequential amendments to the 2000 EP&A Regulation.

Plans

Schedule 2.1 [6] amends clause 100 of the 2000 EP&A Regulation so as to require a notice of determination of a development application that is granted to include a copy of any endorsed plans relating to the development.

Schedule 2.1 [12] amends clause 122 of the 2000 EP&A Regulation to require a notice of determination of an application for modification of a development consent that is granted to include a copy of any endorsed plans relating to the modified consent.

Schedule 2.1 [14] amends clause 134 of the 2000 EP&A Regulation so as to require a complying development certificate for any development to include a copy of any endorsed plans relating to the development.

Time for giving notices

Schedule 2.1 [13], [25], [27], [31] and [33] amend clauses 130, 138, 142, 151 and 160 of the 2000 EP&A Regulation so as to shorten, from 7 days to 2 days, the time within which certain notices are to be given to the council by an accredited certifier with respect to complying development certificates, compliance certificates, construction certificates, occupation certificates and subdivision certificates.

Notice of modification of construction certificate

Schedule 2.1 [30] amends clause 148 of the 2000 EP&A Regulation so as to require the Commissioner of NSW Fire Brigades to be notified if the construction certificate for a proposed building that had originally been referred to the Commissioner for evaluation is subsequently modified in such a manner that the building concerned is no longer such as to require evaluation by the Commissioner.

Records

Schedule 2.1 [39] and [41] amend clauses 200 and 202 of the 2000 EP&A Regulation so as to require an accreditation body to keep telephone numbers for its accredited certifiers in its register and the Director-General to keep telephone numbers of all accredited certifiers on the central register.

Schedule 2.1 [42] amends clause 205 of the 2000 EP&A Regulation so as to require an accredited certifier to keep a record of each critical stage inspection required to be made by the accredited certifier. **Schedule 2.1 [43]** amends the same clause to require that record to be kept for 15 years after the time of the inspection.

Schedule 2.1 [40] corrects a cross-reference.

Other miscellaneous matters

Schedule 2.1 [1] replaces clause 51 (1) of the 2000 EP&A Regulation so as to declare that a development application may be rejected by a consent authority within 7 days of receiving it if it does not contain information, or is not accompanied by any document, required by that regulation.

Schedule 2.1 [5] amends clause 100 of the 2000 EP&A Regulation so as to require a notice of determination of a development application that allows development involving a building to specify the class of the building if a construction certificate is not required.

Schedule 2.1 [7]–[9] amend clause 103 of the 2000 EP&A Regulation so as to require the name of the person appointing the principal certifying authority (instead of the name of the person giving the notice) to be specified in a notice of appointment of a principal certifying authority and to update a cross-reference in that clause.

Schedule 2.1 [24] amends clause 138 (1) (e) of the 2000 EP&A Regulation so as to require formal particulars of title to be included in a compliance certificate.

Schedule 2.1 [26] inserts a new clause 139A into the 2000 EP&A Regulation which makes it clear that an application for a construction certificate may be withdrawn and allows the whole or part of the application fee for the certificate to be retained by the certifying authority in such a case.

Schedule 2.1 [36] replaces clause 163 of the 2000 EP&A Regulation. The new clause will require a head contractor for a building site and an owner-builder to give the principal certifying authority at least 48 hours notice before commencing any building work that requires a prior critical stage inspection so that the inspection may be carried out before the work is commenced.

Schedule 2.1 [37] and [38] amend clauses 170 and 175 of the 2000 EP&A Regulation so as to allow a final fire safety certificate and an annual fire safety statement for a building to be issued on behalf of (instead of always by) the owner of the building.

Schedule 2.1 [44] inserts new Part 13A (clause 227A) into the 2000 EP&A Regulation. The clause will require a principal certifying authority and a head contractor for building work, subdivision work or demolition work each to make sure that a sign displaying specified particulars is erected and maintained on the building site until that work is carried out.

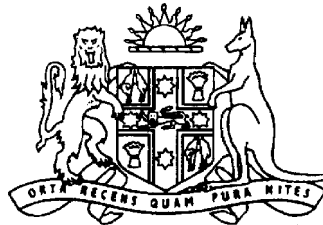
Schedule 2.1 [45] makes a minor amendment to Schedule 1 to the 2000 EP&A Regulation confirming that details of a development consent are required in an application for a construction certificate only if a relevant consent has been granted.

Environmental Planning and Assessment (Savings and Transitional) Regulation 1998

Schedule 2.2 omits clause 51 of the 1998 EP&A Regulation so as to terminate a savings provision that allows certain activities to be carried out under former provisions of the *Local Government Act 1993*, rather than those of the 1979 EP&A Act.

Environmental Planning and Assessment Amendment (Quality of Construction) Bill 2003

Explanatory note



New South Wales

Environmental Planning and Assessment Amendment (Quality of Construction) Bill 2003

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Environmental Planning and Assessment Amendment (Quality of Construction) Bill 2003

No. , 2003

A Bill for

An Act to amend the *Environmental Planning and Assessment Act 1979* and certain regulations with respect to the quality of building construction; and for other purposes.

The Legislature of New South Wales enacts:

1 Name of Act

This Act is the *Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003*.

2 Commencement

- (1) Except as provided by subsection (2), this Act commences on a day or days to be appointed by proclamation.
- (2) Sections 3 and 5 and Schedule 1 [27], [32], [39] and [42]–[44] commence on the date of assent to this Act.

3 Amendment of Environmental Planning and Assessment Act 1979 No 203

The *Environmental Planning and Assessment Act 1979* is amended as set out in Schedule 1.

4 Amendment of environmental planning and assessment regulations

The *Environmental Planning and Assessment Regulation 2000* and the *Environmental Planning and Assessment (Savings and Transitional) Regulation 1998* are amended as set out in Schedule 2.

5 Repeal of certain uncommenced amendments

Schedule 1.1 [6]–[13], [15]–[30], [32], [33], [36] and [41], 1.2 [1]–[24] and 1.3 to the *Building Legislation Amendment (Quality of Construction) Act 2002* are repealed.

Schedule 1 Amendment of Environmental Planning and Assessment Act 1979

(Section 3)

[1] Section 4 Definitions

Omit “of that name published on behalf of the Australian Building Codes Board in October 1996” from the definition of *Building Code of Australia* in section 4 (1).

Insert instead “, published by or on behalf of the Australian Building Codes Board, that is prescribed for purposes of this definition by the regulations”.

[2] Section 4

Insert in alphabetical order in section 4 (1):

critical stage inspections means the inspections prescribed by the regulations for the purposes of section 109E (3) (d).

head contractor for building work means the person responsible for the overall co-ordination and control of the carrying out of the building work.

Note. If any residential building work is involved, the head contractor must be the holder of a contractor licence under the *Home Building Act 1989*.

owner-builder has the same meaning as in the *Home Building Act 1989*.

residential building work has the same meaning as in the *Home Building Act 1989*.

[3] Section 22 Establishment of other committees

Insert “Minister or” before “Director-General” in section 22 (1).

[4] Section 22 (3)

Omit the subsection. Insert instead:

- (3) The person who establishes a committee under this section may appoint one of the members as Chairperson of the committee.

[5] Section 80 Determination	1
Insert “, together with any variations to the construction certificate or plans and specifications that are effected in accordance with this Act or the regulations,” before “are taken” in section 80 (12).	2 3 4
[6] Section 80 (13) and (14)	5
Omit the subsections, including the note appearing after subsection (14).	6
[7] Section 81A Effects of development consents and commencement of development	7 8
Omit section 81A (2) (a) and (b). Insert instead:	9
(a) a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and	10 11 12 13
(b) the person having the benefit of the development consent has:	14 15
(i) appointed a principal certifying authority for the building work, and	16 17
(ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and	18 19 20
(b1) the principal certifying authority has, no later than 2 days before the building work commences:	21 22
(i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and	23 24 25
(ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and	26 27 28 29
(b2) the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:	30 31 32
(i) appointed a head contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and	33 34 35
(ii) notified the principal certifying authority of any such appointment, and	36 37

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- (iii) unless that person is the head contractor, notified the head contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and

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[8] Section 81A (4) (a), (b) and (b1)

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Omit section 81A (4) (a) and (b). Insert instead:

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- (a) a construction certificate for the subdivision work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and
- (b) the person having the benefit of the development consent has appointed a principal certifying authority for the subdivision work, and
- (b1) the principal certifying authority has, no later than 2 days before the subdivision work commences:
 - (i) notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
 - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the subdivision work, and

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[9] Section 81A (6) and (7)

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Insert after section 81A (5):

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(6) Crown building work

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Subsections (2) and (4) do not apply in relation to Crown building work that is certified, in accordance with section 116G, to comply with the technical provisions of the State's building laws.

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(7) Penalty for contravention of subsection (2) or (4)

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The maximum penalty that may be imposed for a contravention of subsection (2) or (4) is 300 penalty units.

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[10] Section 86 Commencement of complying development	1
Omit section 86 (1) (a). Insert instead:	2
(a) the person having the benefit of the complying development certificate has:	3
(i) appointed a principal certifying authority for the building work, and	4
(ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and	5
(a1) the principal certifying authority has, no later than 2 days before the building work commences:	6
(i) notified the council of his or her appointment, and	7
(ii) notified the person having the benefit of the complying development certificate of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and	8
(a2) the person having the benefit of the complying development certificate, if not carrying out the work as an owner-builder, has:	9
(i) appointed a head contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and	10
(ii) notified the principal certifying authority of any such appointment, and	11
(iii) unless that person is the head contractor, notified the head contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and	12
[11] Section 86 (2) (a) and (a1)	13
Omit section 86 (2) (a). Insert instead:	14
(a) the person having the benefit of the complying development certificate has appointed a principal certifying authority for the subdivision work, and	15
(a1) the principal certifying authority has, no later than 2 days before the subdivision work commences, notified the council of his or her appointment, and	16

[12] Section 86 (3) and (4)	1
Insert after section 86 (2):	2
(3) Crown development	3
Subsections (1) and (2) do not apply in relation to development carried out by the Crown.	4 5
(4) Penalty for contravention of subsection (1) or (2)	6
The maximum penalty that may be imposed for a contravention of subsection (1) or (2) is 300 penalty units.	7 8
[13] Section 105 Regulations—Part 4	9
Insert after section 105 (1) (n):	10
(n1) authorising a consent authority or council to impose a fee with respect to the lodging of any complying development certificate with it, whether pursuant to a requirement made by or under this Act or otherwise,	11 12 13 14
[14] Section 109C Part 4A certificates	15
Insert after section 109C (1):	16
(1A) A single compliance certificate may deal with any number of matters, whether of the same or of a different kind.	17 18
[15] Section 109D Certifying authorities	19
Omit “or accredited” wherever occurring in section 109D (1) (a), (b) and (c).	20 21
Insert instead “, the council or an accredited”.	22
[16] Section 109D (1) (d) (i)	23
Insert “or the council” after “authority”.	24
[17] Section 109D (3)	25
Insert “work” after “the subdivision”.	26

[18] Section 109E Principal certifying authorities	1
Omit section 109E (1). Insert instead:	2
(1) The person having the benefit of a development consent or complying development certificate for development involving building work or subdivision work may appoint the consent authority, the council or an accredited certifier as the principal certifying authority for the development.	3 4 5 6 7
(1A) Despite subsection (1), such an appointment may not be made by any contractor or other person who will carry out the building work or subdivision work unless the contractor or other person is the owner of the land on which the work is to be carried out.	8 9 10 11 12
[19] Section 109E (3) and (4)	13
Omit the subsections (but not the note appearing after subsection (4)).	14
Insert instead:	15
(3) A principal certifying authority for building work or subdivision work to be carried out on a site is required to be satisfied:	16 17 18
(a) that a construction certificate has been issued for the building work or subdivision work that is authorised by a development consent, and over which the principal certifying authority has control, before the work commences on the site, and	19 20 21 22 23
(b) that the head contractor for the work is the holder of the appropriate licence and is covered by the appropriate insurance, in each case as required by the <i>Home Building Act 1989</i> , before any residential building work over which the principal certifying authority has control commences on the site, unless the work is to be carried out by an owner-builder, and	24 25 26 27 28 29 30
(c) that the owner-builder is the holder of any owner-builder permit required under the <i>Home Building Act 1989</i> , before an owner-builder commences on the site any residential building work over which the principal certifying authority has control, and	31 32 33 34 35

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- (d) that building work or subdivision work on the site has been inspected by the principal certifying authority or another certifying authority on such occasions (if any) as are prescribed by the regulations and on such other occasions as may be required by the principal certifying authority, before the principal certifying authority issues an occupation certificate or subdivision certificate for the building or work, and
- (e) that a compliance certificate has been issued by another certifying authority, before the principal certifying authority issues an occupation certificate or subdivision certificate for the building or work in reliance on that compliance certificate, and
- (f) that any preconditions required by a development consent or complying development certificate to be met for the work before the issue of an occupation certificate or subdivision certificate have been met, before the principal certifying authority issues the occupation certificate or subdivision certificate.
- (4) A principal certifying authority must also comply with such other requirements of a like or different nature as may be imposed on principal certifying authorities by the regulations.

[20] Section 109EA

Insert after section 109E:

109EA Replacement of certifying authorities

- (1) Unless the relevant authority so approves in writing, a person may not be appointed to replace another person as the principal certifying authority for development.
- (2) For the purposes of this section, the *relevant authority* is:
- (a) if the person previously appointed is an accredited certifier, the accreditation body by which the person is accredited, or
- (b) if the person previously appointed is the consent authority or the council, the consent authority or the council.

[21] Section 109H Restrictions on issue of occupation certificates

Insert before subsection (1):

- (1A) There are two kinds of occupation certificates, as follows:
- (a) an *interim occupation certificate* that authorises a person to commence occupation or use of a partially completed new building, or to commence a new use of part of a building resulting from a change of building use for an existing building,
 - (b) a *final occupation certificate* that authorises a person to commence occupation or use of a new building, or to commence a new use of a building resulting from a change of building use for an existing building.

It is not necessary for an interim occupation certificate to be issued before a final occupation certificate is issued with respect to the same building.

(1B) An occupation certificate must not be issued unless any preconditions to the issue of the certificate that are specified in a development consent or complying development certificate have been met.

(1C) An interim occupation certificate must not be issued to authorise a person to commence to occupy or use a partially completed new building unless the certifying authority is satisfied:

- (a) that a development consent or complying development certificate is in force with respect to the building, and
- (b) in the case of a building erected pursuant to a development consent but not a complying development certificate, that a construction certificate has been issued with respect to the plans and specifications for the building, and
- (c) that the partially completed building is suitable for occupation or use in accordance with its classification under the *Building Code of Australia*, and
- (d) that such other requirements as are required by the regulations to be complied with before such a certificate may be issued have been complied with.

(1D)	An interim occupation certificate must not be issued to authorise a person to commence a new use in part of a building resulting from a change of building use of an existing building unless the certifying authority is satisfied:	1
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	(a) that a development consent or complying development certificate is in force with respect to the change of building use, and	5
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	(b) that the part of the building is suitable for occupation or use in accordance with its classification under the <i>Building Code of Australia</i> , and	8
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	(c) that such other requirements as are required by the regulations to be complied with before such a certificate may be issued have been complied with.	11
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[22]	Section 109H (2)	14
	Insert “a new use of a building resulting from” after “commence”.	15
[23]	Section 109H (3)	16
	Omit the subsection.	17
[24]	Section 109M Occupation and use of new building requires occupation certificate	18
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	Omit “Maximum penalty: 25 penalty units.” from section 109M (1).	20
	Insert instead:	21
	Maximum penalty:	22
	(a) in the case of a class 1a or class 10 building, as referred to in the <i>Building Code of Australia</i> —5 penalty units, or	23
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	(b) in the case of any other building—1,000 penalty units.	25
[25]	Section 109N Change of building use of existing building requires occupation certificate	26
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	Omit “commence” from section 109N (1). Insert instead “effect”.	28

[26] Section 109Q Regulations under Part 4A	1
Insert at the end of the section:	2
(2) In particular, the regulations may authorise a consent authority or council to impose a fee with respect to any Part 4A certificate that is lodged with it, whether pursuant to a requirement of this Act or the regulations or otherwise.	3 4 5 6
[27] Section 109T Accreditation of accredited certifiers	7
Insert “, and may impose conditions on their accreditation,” after “certifiers” in section 109T (1).	8 9
[28] Section 109T (2A)	10
Insert after section 109T (2):	11
(2A) For the purposes of subsection (2) (b), an accreditation body may rely on a certificate of currency or an appropriate current insurance policy that has been issued by an insurer and that states that, in respect of a specified period, a specified accredited certifier is covered by the required insurance (within the meaning of section 109ZN).	12 13 14 15 16 17
[29] Section 109U Auditing of accredited certifiers	18
Omit the section.	19
[30] Section 109ZA Tribunal may make certain disciplinary findings	20
Omit “section 109U or 109Z” from section 109ZA (1).	21
Insert instead “section 109Z or 118Q”.	22
[31] Section 109ZA (2) (e)	23
Omit “300”. Insert instead “1,000”.	24
[32] Section 109ZF General provisions concerning disciplinary proceedings	25 26
Omit section 109ZF (2). Insert instead:	27
(2) A complaint against an accredited certifier may be made and dealt with even though the person’s right to practise as an accredited certifier has been suspended or his or her accreditation has been withdrawn or lapsed. For that purpose,	28 29 30 31

a reference in this Division to an accredited certifier includes a reference to a person whose right to practise as such has been suspended or whose accreditation has been withdrawn or lapsed.	1 2 3 4
[33] Section 109ZG Conflicts of interest	5
Insert after section 109ZG (1):	6
(1AA) Subsection (1) (a) does not make it an offence for an accredited certifier (otherwise than as a principal certifying authority) to issue a compliance certificate of the kind referred to in section 109C (1) (a) (i) for any aspect of development in respect of which he or she has been involved in the preparation of plans and specifications.	7 8 9 10 11 12
[34] Section 109ZN Accredited certifiers	13
Insert after section 109ZN (2):	14
(3) For the purposes of this section, an accredited certifier who is employed by a council to exercise the functions of a certifying authority on its behalf, whether within or beyond its area, is covered by the required insurance if the council is indemnified by its general insurance policy against any liability to which it may become subject as a result of the exercise of those functions by the accredited certifier.	15 16 17 18 19 20 21
[35] Section 116G Building, demolition and incidental work	22
Omit section 116G (6).	23
[36] Section 118A Power of entry	24
Insert “under this Act and the regulations” after “functions” in section 118A (2B).	25 26

[37] Part 6, Division 1B	1
Insert after Division 1A:	2
Division 1B Investigation of certifying authorities	3
118O Definitions	4
In this Division:	5
<i>Departmental auditor</i> means a Departmental auditor appointed under section 118P or 118Q.	6 7
<i>Tribunal</i> means the Administrative Decisions Tribunal.	8
118P Investigation of councils acting as certifying authorities	9
(1) The Director-General may appoint a member of staff of the Department as a Departmental auditor to investigate the work and activities of a council in its capacity as a certifying authority.	10 11 12 13
(2) The Departmental auditor must report to the Director-General on the results of the investigation.	14 15
(3) The Director-General must send a copy of the report to the Director-General of the Department of Local Government and to the council.	16 17 18
(4) A report furnished to the council under this section must be presented at the next meeting of the council after the report is received.	19 20 21
(5) Within 40 days after it receives a report under this section, a council must give written notice to the Director-General of the things done or proposed to be done to give effect to any recommendations contained in the report.	22 23 24 25
118Q Investigation of accredited certifiers acting as certifying authorities	26 27
(1) The Director-General may appoint a member of staff of the Department as a Departmental auditor to investigate the work and activities of an accredited certifier in his or her capacity as a certifying authority.	28 29 30 31
(2) The Departmental auditor must report to the Director-General on the results of the investigation.	32 33

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- (3) The Director-General must send a copy of the report to the accredited certifier. 1
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- (4) If satisfied, as a result of any such investigation, that the accredited certifier is or may be guilty of unsatisfactory professional conduct or professional misconduct within the meaning of Part 4B, the Director-General: 3
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- (a) may also furnish a copy of the report to the relevant accreditation body and any person prescribed by the regulations, and 7
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- (b) may apply to the Tribunal for a disciplinary finding against an accredited certifier with respect to any matter arising from the report. 10
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- (5) If the Director-General applies to the Tribunal as referred to in subsection (4) (b), the Director-General may, by order in writing served on the accredited certifier, suspend the accredited certifier's authority to exercise the functions of an accredited certifier pending the Tribunal's decision on the application. 13
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- (6) An order under subsection (5) may be varied or revoked by the Tribunal at any time before or during proceedings on an application referred to in subsection (4) (b). 19
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- 118R Powers of Departmental auditor** 22
- (1) A Departmental auditor may direct a person to do any one or more of the following: 23
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- (a) to appear personally before the Departmental auditor at a time and place specified in the direction, 25
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- (b) to give evidence (including evidence on oath), 27
- (c) to produce to the Departmental auditor any document that is in that person's custody or under that person's control, 28
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- (d) to grant to the Departmental auditor such authorities as may be necessary to enable the Departmental auditor to gain access to any document that is in the custody or under the control of any other person. 31
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- (2) A person to whom such a direction is given must not fail to comply with the direction. 35
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(3)	For the purposes of this section, a Departmental auditor may administer an oath.	1 2
(4)	A Departmental auditor may take copies of or extracts from any document to which the Departmental auditor gains access under this section.	3 4 5
(5)	For the purposes of this section, a Departmental auditor is taken to have been authorised by the Director-General to enter premises under Division 1A, and, subject to the regulations, may exercise the functions conferred on a person so authorised by or under that Division.	6 7 8 9 10
[38]	Section 121H Notice to be given of proposed order	11
	Insert after section 121H (4):	12
(5)	Notice to principal certifying authority	13
	If a council proposes to give an order in relation to building work or subdivision work for which the council is not the principal certifying authority, the council must give the principal certifying authority notice of its intention to give the order.	14 15 16 17 18
[39]	Section 127 Proceedings for offences	19
	Omit section 127 (5) and (6). Insert instead:	20
(5)	Proceedings for an offence against this Act or the regulations may be commenced not later than 2 years after the offence was alleged to be committed.	21 22 23
[40]	Section 148A	24
	Insert after section 148:	25
148A	Improper influence with respect to conduct of accredited certifier acting as certifying authority	26 27
(1)	An accredited certifier must not, on an understanding that he or she will act otherwise than impartially in the exercise of his or her functions as a certifying authority, seek or accept, or offer or agree to accept, any benefit of any kind, whether on his or her own behalf or on behalf of any other person.	28 29 30 31 32
	Maximum penalty: 10,000 penalty units or imprisonment for 2 years, or both.	33 34

(2)	A person must not, on an understanding that an accredited certifier will act otherwise than impartially in the exercise of his or her functions as a certifying authority, give, or offer or agree to give, any benefit of any kind, whether to the accredited certifier or to any other person.	1 2 3 4 5
	Maximum penalty: 10,000 penalty units or imprisonment for 2 years, or both.	6 7
(3)	In this section, a reference to the functions of a certifying authority includes a reference to the functions of a principal certifying authority under section 109E.	8 9 10
[41]	Section 157 Regulations	11
	Insert after section 157 (1) (c):	12
	(c1) the content, form, erection, maintenance and removal of signs relating to the carrying out of development or persons involved with the carrying out of development, or	13 14 15 16
[42]	Schedule 6 Savings, transitional and other provisions	17
	Insert at the end of clause 1 (1):	18
	<i>Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003</i>	19 20
[43]	Schedule 6, Part 12	21
	Omit clauses 46–56 and 58–60.	22
[44]	Schedule 6	23
	Insert at the end of the Schedule, with appropriate Part and clause numbers:	24 25
Part	Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003	26 27 28
	Definition	29
	In this Part, <i>the 2003 amending Act</i> means the <i>Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003</i> .	30 31 32

Saving of appointment of Chairperson by Director-General	1
The substitution of section 22 (3) by the 2003 amending Act does not affect any appointment of a Chairperson under that provision as in force before the substitution.	2 3 4
Nature of construction certificate	5
Section 80 (12), as amended by the 2003 amending Act, extends to any variation to a construction certificate, plan or specification that lawfully occurred before the commencement of that amendment.	6 7 8 9
Commencement of development under development consents	10
Section 81A, as amended by the 2003 amending Act, extends to building work or subdivision work the subject of a development consent granted before the commencement of those amendments unless the work had begun before that commencement.	11 12 13 14 15
Commencement of development under complying development certificates	16 17
Section 86, as amended by the 2003 amending Act, extends to building work or subdivision work the subject of a complying development certificate issued before the commencement of those amendments unless the work had begun before that commencement.	18 19 20 21 22
Part 4A certificates	23
Section 109C (1A), as inserted by the 2003 amending Act, extends to matters arising before the commencement of that subsection.	24 25 26
Appointment of principal certifying authorities	27
Section 109E, as amended by the 2003 amending Act, extends to any development consent or complying development certificate issued before the commencement of those amendments for which a principal certifying authority needs to be appointed.	28 29 30 31 32
Replacement of certifying authorities	33
Section 109EA, as inserted by the 2003 amending Act, extends to the replacement of a certifying authority or principal certifying authority who had been appointed before the commencement of that section.	34 35 36 37

Saving of occupation certificates	1
An occupation certificate issued in accordance with section 109H, as in force before it was amended by the 2003 amending Act, is taken to have been issued in accordance with that section, as so amended.	2 3 4 5
Previously suspended, withdrawn or lapsed accreditation	6
Section 109ZF (2), as inserted by the 2003 amending Act, extends to complaints that were made but not finally dealt with before the date of assent to that Act and to a person whose right to practise as an accredited certifier was suspended, or whose accreditation was withdrawn or lapsed, before that date.	7 8 9 10 11 12
Conflicts of interest	13
Section 109ZG (1AA), as inserted by the 2003 amending Act, extends to matters arising before the commencement of that subsection.	14 15 16
Investigation of certifying authorities	17
(1) Subject to subclause (2), Division 1B of Part 6, as inserted by the 2003 amending Act, extends to matters arising before the commencement of that Division.	18 19 20
(2) Section 109U, as in force immediately before its repeal by the 2003 amending Act, continues to apply to any investigation that had commenced before the repeal of that section as if that Act had not been enacted.	21 22 23 24
Proceedings for offences	25
Section 127 (5), as substituted by the 2003 amending Act, does not apply to offences arising before the commencement of that amendment.	26 27 28
Improper influence with respect to conduct of accredited certifier	29 30
Section 148A, as inserted by the 2003 amending Act, does not apply to conduct occurring before the commencement of that section.	31 32 33

Conditions of development consent

Clauses 98A and 98B of the *Environmental Planning and Assessment Regulation 2000*, as inserted by the 2003 amending Act, do not apply to work that had been commenced before the commencement of those clauses.

Conditions of complying development certificate

Clauses 136B and 136C of the *Environmental Planning and Assessment Regulation 2000*, as inserted by the 2003 amending Act, do not apply to work that had been commenced before the commencement of those clauses.

Time limits for accredited certifiers

The amendments to clauses 130, 138, 142, 151 and 160 of the *Environmental Planning and Assessment Regulation 2000* made by the 2003 amending Act do not apply to any determination made under any of those clauses, or any certificate issued under any of those clauses, before the commencement of those amendments.

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Schedule 2 Amendment of regulations

(Section 4)

2.1 Environmental Planning and Assessment Regulation 2000

[1] Clause 51 Rejection of development applications

Omit clause 51 (1). Insert instead:

- (1) A consent authority may reject a development application within 7 days after receiving it if:
 - (a) the application is illegible or unclear as to the development consent sought, or
 - (b) the application does not contain any information, or is not accompanied by any document, specified in Part 1 of Schedule 1.

[2] Part 6, Division 8A, heading

Insert before clause 98:

Division 8A Prescribed conditions of development consent

[3] Clause 98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

Insert “before any building work authorised to be carried out by the consent commences” after “is in force” in clause 98 (1) (b).

[4] Clauses 98A and 98B

Insert after clause 98:

98A Erection of signs

- (1) For the purposes of section 80A (11) of the Act, the requirements of subclauses (2) and (3) are prescribed as conditions of a development consent for development that involves any building work, subdivision work or demolition work.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

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- (a) showing the name, address and telephone number of the principal certifying authority for the work, and 1
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- (b) showing the name of the head contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and 3
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- (c) stating that unauthorised entry to the work site is prohibited. 6
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- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. 8
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- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building. 11
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- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws. 15
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- 98B Notification of Home Building Act 1989 requirements** 19
- (1) For the purposes of section 80A (11) of the Act, the requirements of this clause are prescribed as conditions of a development consent for development that involves any residential building work within the meaning of the *Home Building Act 1989*. 20
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- (2) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information: 25
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- (a) in the case of work to be done by the holder of a contractor licence under that Act: 30
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- (i) the name and licence number of the head contractor, and 32
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- (ii) the name of the insurer by whom the work is insured under Part 6 of that Act, 34
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- (b) in the case of work to be done by the holder of an owner-builder permit under that Act, the name and permit number of the owner-builder. 36
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(3)	If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.	1 2 3 4 5 6 7
(4)	This clause does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.	8 9 10 11
[5]	Clause 100 Notice of determination—what is the form of the notice?	12 13
	Omit clause 100 (1) (g). Insert instead:	14
	(g) if the development involves a building but does not require a construction certificate for the development to be carried out, the class of the building under the <i>Building Code of Australia</i> ,	15 16 17 18
[6]	Clause 100 (3)	19
	Insert after clause 100 (2):	20
	(3) A notice of determination of a grant of development consent must include a copy of any relevant plans endorsed by the consent authority.	21 22 23
[7]	Clause 103 Notice under section 81A of the Act of appointment of principal certifying authority	24 25
	Omit "(2) (b) (ii) or (4) (b) (ii)". Insert instead "(2) (b1) (i) or (4) (b1) (i)".	26
[8]	Clause 103 (a)	27
	Omit the paragraph.	28
[9]	Clause 103 (e)	29
	Insert ", and of the person by whom the principal certifying authority was appointed" after "authority".	30 31

[10] Clause 103 (f) (iv)	1
Insert at the end of clause 103 (f) (iii):	2
and	3
(iv) a telephone number on which he or she may be contacted for business purposes,	4 5
[11] Clause 103A	6
Insert after clause 103:	7
103A Notice under section 81A of the Act of critical stage inspections	8 9
A notice given under section 81A (2) (b1) (ii) of the Act must contain the following information:	10 11
(a) the name and accreditation number of the principal certifying authority by whom the notice is given,	12 13
(b) a telephone number on which the principal certifying authority can be contacted for business purposes,	14 15
(c) the registered numbers of the development consent and of the construction certificate,	16 17
(d) a description of the work to be carried out,	18
(e) the address of the land at which the work is to be carried out,	19 20
(f) a list of the critical stage inspections and other inspections required to be carried out in respect of the work.	21 22 23
[12] Clause 122 Notice of determination of application to modify development consent	24 25
Insert after clause 122 (1):	26
(1A) A notice of determination of an application granted for the modification of a development consent must include a copy of any relevant plans endorsed by the consent authority.	27 28 29
[13] Clause 130 Procedure for determining application for complying development certificate	30 31
Omit “7 days” from clause 130 (4). Insert instead “2 days”.	32

[14] Clause 134 Form of complying development certificate	1
Insert after clause 134 (2):	2
(2A) A complying development certificate for any development must include a copy of any relevant plans endorsed by the consent authority.	3 4 5
[15] Clause 135 Notice under section 86 of the Act of appointment of principal certifying authority	6 7
Omit “(1) (a) (ii) or (2) (a) (ii)”. Insert instead “(1) (a1) (i) or (2) (a1)”.	8
[16] Clause 135 (a)	9
Omit the paragraph.	10
[17] Clause 135 (e)	11
Insert “, and of the person by whom the principal certifying authority was appointed” after “authority”.	12 13
[18] Clause 135 (f) (iv)	14
Insert at the end of clause 135 (f) (iii):	15
and	16
(iv) a telephone number on which he or she may be contacted for business purposes,	17 18
[19] Clause 135A	19
Insert after clause 135:	20
135A Notice under section 86 of the Act of critical stage inspections	21
A notice given under section 86 (1) (a1) (ii) of the Act must contain the following information:	22 23
(a) the name and address of the principal certifying authority by whom the notice is given,	24 25
(b) a telephone number on which the principal certifying authority can be contacted for business purposes,	26 27
(c) the registered number of the complying development certificate,	28 29
(d) a description of the work to be carried out,	30

	(e) the address of the land at which the work is to be carried out,	1 2
	(f) a list of the critical stage inspections and other inspections required to be carried out in respect of the work.	3 4 5
[20]	Part 7, Division 2A, heading	6
	Insert after clause 136:	7
	Division 2A Conditions of complying development certificate	8 9
[21]	Clause 136A	10
	Renumber existing clause 133 as clause 136A, and transfer to Division 2A of Part 7 after the heading to that Division (as inserted by item [20]).	11 12
[22]	Clause 136A (as renumbered) Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989	13 14 15
	Insert “and be in force before any building work authorised to be carried out by the certificate commences” after “be entered into” in clause 136A (1) (b).	16 17 18
[23]	Clauses 136B and 136C	19
	Insert after clause 136A (as transferred in accordance with item [21]):	20
	136B Erection of signs	21
	(1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.	22 23 24 25
	(2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:	26 27 28
	(a) showing the name, address and telephone number of the principal certifying authority for the work, and	29 30
	(b) showing the name of the head contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and	31 32 33

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- (c) stating that unauthorised entry to the site is prohibited. 1
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. 2
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- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building. 5
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- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws. 9
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- 136C Notification of Home Building Act 1989 requirements** 13
- (1) A complying development certificate for development that involves any residential building work within the meaning of the *Home Building Act 1989* must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause. 14
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- (2) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information: 19
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- (a) in the case of work to be done by the holder of a contractor licence under that Act: 24
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- (i) the name and licence number of the contractor, 26
and 27
- (ii) the name of the insurer by whom the work is insured under Part 6 of that Act, 28
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- (b) in the case of work to be done by the holder of an owner-builder permit under that Act, the name and permit number of the owner-builder. 30
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- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying 33
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	authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.	1 2 3
(4)	This clause does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.	4 5 6 7
[24]	Clause 138 Compliance certificates	8
	Insert “, and formal particulars of title,” after “address” in clause 138 (1) (e).	9 10
[25]	Clause 138 (3)	11
	Omit “7 days”. Insert instead “2 days”.	12
[26]	Clause 139A	13
	Insert after clause 139:	14
139A	Withdrawal of application for construction certificate	15
(1)	An application for a construction certificate may be withdrawn at any time prior to its determination by service on the certifying authority to which it was made of a notice to that effect signed by the applicant.	16 17 18 19
(2)	The certifying authority may (but is not required to) refund to the applicant the whole or any part of the application fee paid in connection with an application that has been withdrawn.	20 21 22
[27]	Clause 142 Procedure for determining application for construction certificate	23 24
	Omit “7 days” from clause 142 (2). Insert instead “2 days”.	25
[28]	Clause 147 Form of construction certificate	26
	Insert after clause 147 (1) (e):	27
(f)	the classification (in accordance with the <i>Building Code of Australia</i>) of the building to which the certificate relates.	28 29 30

[29] Clause 147 (1A)	1
Insert after clause 147 (1):	2
(1A) A construction certificate may indicate different classifications for different parts of the same building.	3 4
[30] Clause 148 Modification of construction certificate	5
Insert after clause 148 (2):	6
(3) As soon as practicable after granting an application to modify development in respect of which an application for a construction certificate has previously been referred to the Fire Commissioner under clause 144, but for which (in its modified form) an application for a construction certificate for a building would no longer be required to be so referred, a certifying authority must notify the Fire Commissioner that the building to which the construction certificate relates is no longer a building to which clause 144 applies.	7 8 9 10 11 12 13 14 15
[31] Clause 151 Procedure for determining application for occupation certificate	16 17
Omit “7 days” from clause 151 (2). Insert instead “2 days”.	18
[32] Clause 156 Occupation and use of new buildings: section 109M (2)	19
Omit clause 156 (1) and the second paragraph of the note to the clause.	20
[33] Clause 160 Procedure for determining application for subdivision certificate	21 22
Omit “7 days” from clause 160 (2). Insert instead “2 days”.	23
[34] Clause 162	24
Omit the clause. Insert instead:	25
162 Notice of replacement of principal certifying authority	26
(1) A principal certifying authority appointed to replace another principal certifying authority must ensure that notice of the appointment and of the approval of that appointment is given to the consent authority (and, if the consent authority is not the council, to the council) within 2 days of the appointment.	27 28 29 30 31

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- (2) Nothing in this clause requires any notice to be given to a council that approved the new appointment.

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[35] Clauses 162A and 162B

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Insert after clause 162:

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162A Critical stage inspections required by section 109E (3) (d)

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- (1) For the purposes of section 109E (3) (d) of the Act, the occasions on which building work must be inspected are as set out in this clause.
- (2) The commencement inspection and the final inspection, being the first inspection and last inspection required by subclause (3), (4) or (5) for the class of building concerned, must be carried out by the principal certifying authority, but other inspections may be carried out by the principal certifying authority or another certifying authority.
- (3) In the case of a class 1 or 10 building, the development site must be inspected:
- (a) at the commencement of the building work, and
 - (b) after excavation for, and prior to the placement of, any footings, and
 - (c) prior to pouring any in-situ reinforced concrete building element, and
 - (d) prior to covering of the framework for any floor, wall, roof or other building element, and
 - (e) prior to covering waterproofing in any wet areas, and
 - (f) prior to covering any stormwater drainage connections, and
 - (g) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
- (4) In the case of a class 2, 3 or 4 building, the development site must be inspected:
- (a) at the commencement of the building work, and
 - (b) prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within a building, and

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| (c) prior to covering any stormwater drainage connections, and | 1
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| (d) after the building work has been completed and prior to any occupation certificate being issued in relation to the building. | 3
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| (5) In the case of a class 5, 6, 7, 8 or 9 building, the development site must be inspected: | 6
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| (a) at the commencement of the building work, and | 8 |
| (b) prior to covering any stormwater drainage connections, and | 9
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| (c) after the building work has been completed and prior to any occupation certificate being issued in relation to the building. | 11
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162B Record of inspections conducted under section 109E (3) |
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| (1) The principal certifying authority must make a record of each critical stage inspection carried out with respect to work for which he or she is the principal certifying authority, whether it was carried out by the principal certifying authority or another certifying authority. | 15
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| (2) If an inspection is carried out by a certifying authority who is not the principal certifying authority, the person who carries out the inspection must make a record of the inspection and provide a copy of it forthwith to the principal certifying authority. | 20
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| (3) Each record of an inspection required by this clause must be made as soon as practicable after the inspection is carried out. | 25
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| (4) The record must include details of: | 27 |
| (a) the registered number of the development application and of the construction certificate or complying development certificate, and | 28
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| (b) the address of the property at which the inspection was carried out, and | 31
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| (c) the type of inspection, and | 33 |
| (d) the date on which it was carried out, and | 34 |
| (e) the name and accreditation number of the certifying authority by whom the inspection was carried out, and | 35
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	(f) whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.	1 2
[36]	Clause 163	3
	Omit the clause. Insert instead:	4
	163 Notice to allow inspections	5
	To allow a principal certifying authority or another certifying authority time to carry out critical stage inspections or any other inspections required by the principal certifying authority, the head contractor for a building site, or the owner-builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a critical stage inspection is required before the commencement of the work.	6 7 8 9 10 11 12 13
[37]	Clause 170 What is a final fire safety certificate?	14
	Insert “or on behalf of” before “the owner”.	15
[38]	Clause 175 What is an annual fire safety statement?	16
	Insert “or on behalf of” before “the owner”.	17
[39]	Clause 200 Accreditation bodies’ registers	18
	Insert after clause 200 (2) (a):	19
	(a1) a telephone number or telephone numbers for contacting the person for business purposes,	20 21
[40]	Clause 201 Other documents to be kept by accreditation bodies	22
	Omit “clause 205 (3)” from clause 201 (1) (e).	23
	Insert instead “clause 205 (4)”.	24
[41]	Clause 202 Central register	25
	Insert after clause 202 (2) (a):	26
	(a1) a telephone number or telephone numbers for contacting the person for business purposes,	27 28

[42] Clause 205 Record keeping by accredited certifiers	1
Insert after clause 205 (1) (f):	2
(g) any record of a critical stage inspection required to be made by the accredited certifier.	3 4
[43] Clause 205 (2)	5
Insert “or, in the case of a record of a critical stage inspection, from the time of the inspection” after “issued”.	6 7
[44] Part 13A	8
Insert after clause 227:	9
Part 13A Supplementary provisions for development requiring consent	10 11
227A Signs on development sites	12
(1) This clause applies if there is a person who is the principal certifying authority or the head contractor for any building work, subdivision work or demolition work authorised to be carried out on a site by a development consent or complying development certificate.	13 14 15 16 17
(2) Each such person must ensure that a rigid and durable sign showing the person’s identifying particulars so that they can be read easily by anyone in any public road or other public place adjacent to the site:	18 19 20 21
(a) is erected in a prominent position on the site before the commencement of the work, and	22 23
(b) is maintained on the site at all times while this clause applies until the work has been carried out.	24 25
Maximum penalty: 10 penalty units.	26
(3) In this clause, the <i>identifying particulars</i> for a person means:	27
(a) the name, address and telephone number of the person, and	28 29
(b) in the case of a head contractor, a telephone number on which the head contractor may be contacted at any time for business purposes.	30 31 32

Environmental Planning and Assessment Amendment (Quality of Construction) Bill 2003

Schedule 2 Amendment of regulations

(4) Nothing in this clause requires the erection of more than one sign on a site or prevents the use of an appropriate sign that has already been erected on a site.

Note. See clauses 98A and 136B which require such a sign on a site as a condition of development consent or complying development certificate.

[45] Schedule 1 Forms

Insert “if consent has already been granted for the proposed development,” at the end of clause 5 (e).

2.2 Environmental Planning and Assessment (Savings and Transitional) Regulation 1998

Clause 51 Application of sections 93 and 732 to matters arising under amended EP&A Act 1979

Omit the clause.

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