



1 November 2006

Jo Woodbury
Senior Research Officer
Senate Environment, Communications, Information Technology and the Arts
Committee,
Parliament House,
Canberra, ACT 2600

Dear Ms Woodbury

Environment and Heritage Legislation Amendment Bill 2006

The Property Council welcomes the opportunity to comment on the above Bill.

As discussed, the relatively short notice has meant that the Property Council cannot be represented at the November 6 Senate hearings.

The Property Council, as the pre-eminent national property industry body comprises the leading developers, financiers, owners and managers of investment property in Australia. Property Council members currently own more than \$300 billion of domestic assets. Members of the Property Council own and develop property assets in the areas of commercial, retail, industrial, residential, tourism and infrastructure around the nation.

In addition the Property Council member base incorporates all leading property investment, development and transactional advisors to the industry, ranging from law, banking, engineering, design, construction, forecasting and property management, to name but some.

The Property Council recognises the national significance of environmental management of our natural and built assets, and the Council supports and actively advocates best practice in environmental policy for Australia.

The Property Council has a particular interest in the processes applying to the assessment of development proposals across Australia, and has been most active in the development of a series of best practice principles for development assessment under state and local government laws. The Commonwealth Government sponsored Development Assessment Forum has produced a ten point set of best practice principle in this regard. The Property Council has strongly advocated those principles to all states and territories.

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In addition the Property Council has supported action to ensure that the regulatory environment in Australia is based upon sound principles of proportionality and efficiency, policy drivers that are simple to understand and administer, stakeholder consultation processes, and clear and transparent assessment procedures.

The interaction of the jurisdictional responsibilities of the various levels of government in managing the matters under the subject legislation and Bill remain complex and potentially overlapping, and require ongoing consideration of the most effective legislative approaches.

In this regard the Property Council views the amendments as generally worthwhile in improving the efficiency of the administration of the Act and as a step towards providing greater certainty of process.

Yours Sincerely,
Bryan Moulds
National Executive Director, Sustainable Growth