

Department of Planning, Industry and Environment
Design and Place SEPP – Explanation of intended Effect
Via NSW Planning Portal

To Whom It May Concern,

Submission from the Board of Surveying and Spatial Information (BOSSI)

Thank you for the opportunity to make a submission on the Explanation of Intended Effect (EIE) for a Design and Place SEPP (D&P SEPP).

The Board of Surveying and Spatial Information (BOSSI) (constituted under the *Surveying and Spatial Information Act 2002*) have a primary responsibility for the registration of land and mining surveyors in NSW. Since at least 1953 registered land surveyors have been formally examined for competency and endorsed by the NSW Government (through BOSSI and its predecessors) to undertake town planning work.

Registered land surveyors have a long history in designing and contributing to the urban fabric and growth of the State, as such they play a critical and integral part in the design of our urban spaces. Recognised as a 'land development specialist' they are quite often the first and last consultant on any development site, encompassing all aspects of the process from the initial site investigations and assessments to the detailed environmental and urban design; through to the final subdivision and land titling requirements. Their knowledge and experience leads to better design and development outcomes for urban land. They design and create liveable communities which respect the environment and build a sense of place and well-being for the future residents.

BOSSI supports the intent on the D&P SEPP but has concerns about Sections 2.4 and 3.1.1 as outlined in the EIE.

The scales of development outlined in Section 2.4 for precinct and significant development (10ha, 1000 people, 50 lots, bounded by streets on all sides) are routinely designed by registered land surveyors. Registered land surveyors have a long history in the design and creation of residential projects up to and well in excess of the above thresholds.

Section 3.1.1 refers to the necessary design skills for the planning proposals in Section 2.4. We believe the experience and knowledge of registered land surveyors should clearly identify them as 'suitably qualified design professionals' in the design of residential estates of such size under the provisions of the SEPP.

To provide some background context on the qualification and experience requirements of a registered land surveyor. In addition to completing an approved 4 year degree (which contains subjects on town planning, road and drainage design, environmental assessment and legislation), and 2 years practical experience, in order to earn their certificate of competency, registered land surveyors are required to complete a town planning assessment through a project-based examination interview.

The full requirements for the assessment are outlined in *BOSSI Determination – Board Examinations* which is published on the BOSSI website. A summary of the project and competency requirements can be found in attachment 1 at the end of this submission.

Town planning is only 1 component of the land surveyor registration process – in order to gain their certificate of competency and registration they are also required to pass competency exams in

- engineering design
- strata and community title
- urban surveying
- rural surveying

It is a condition of registration that registered surveyors maintain competency through annual Continuing Professional Development (CPD) and under the BOSSI Ethics and Code of Professional Conduct are required to only practice within their areas of expertise and competence.

BOSSI welcomes the opportunity to facilitate a meeting with DPIE to further discuss our submission and the critical need for registered land surveyors across NSW in the creation and design of places and communities.

Yours Sincerely,



Narelle Underwood
Surveyor-General of NSW
President – Board of Surveying & Spatial Information

28 April 2021

Attachment 1 –

NSW Registered Land Surveyors – Board Examination – Town Planning

The assessment process involves the presentation of a Town Planning project at the viva voce exam. The project allows the candidate to demonstrate competence in town planning, land development, subdivision design and the relevant legislation that is encountered when undertaking these activities.

There are several different types of projects that can be submitted for examination with the minimum requirements outlined in the Determination. The minimum project requirements for a residential subdivision are 20 hectares or 50 lots.

Candidates must demonstrate competency in the following topics amongst other things:

- legal framework and hierarchy of planning instruments
- development application and approval process (including NSW Planning Portal)
- consent authority standards
- principles of subdivision design
- environmental considerations
- appreciation of site features, opportunities and constraints
- design and document preparation
- cost estimate and economic feasibility
- preparation of a planning report
- working with specialist consultants
- communication with stakeholders and authorities
- development application
- project management
- *Work Health and Safety Act 2011*
- ethics and professional conduct
- spatial information competencies as may be related to town planning

A minimum of 2 examiners assess each candidate in a 1.5-hour face to face examination interview where the candidate must demonstrate competency in all areas as outlined above.