

City of Sydney Act 1988 No 48

[1988-48]



New South Wales

Status Information

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Provisions in force

The provisions displayed in this version of the legislation have all commenced.

Notes—

- **See also**
[City of Sydney Amendment Bill 2023](#)

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the [Interpretation Act 1987](#).

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City of Sydney Act 1988 No 48



New South Wales

An Act relating to the constitution of the City of Sydney and the City of South Sydney; to make provisions for planning and major development within the City of Sydney; to establish a Central Sydney Traffic and Transport Committee for the Sydney Central Business District; to repeal and amend certain enactments; and for other purposes.

Part 1 Preliminary

1 Name of Act

This Act may be cited as the *City of Sydney Act 1988*.

2 Commencement

- (1) Subject to this section, this Act commences on a day or days to be appointed by proclamation.
- (2) Sections 1 and 2 commence on the date of assent.
- (3) (Repealed)

3 Principal Act and traffic and transport legislation

- (1) The *Local Government Act 1993* is referred to in this Act as the Principal Act.
- (2) This Act (Parts 4 and 4A and Schedules 1 and 2 excepted) shall be construed with, and as if it formed part of, the Principal Act.
- (3) In the event of an inconsistency between this Act and the Principal Act, this Act shall prevail to the extent of the inconsistency.
- (4) In the event of an inconsistency between Part 4A of this Act and any traffic and transport legislation, this Act prevails to the extent of the inconsistency.

4 Definitions

- (1) In this Act—

Central Sydney Traffic and Transport Committee (or **CSTTC**) means the Central Sydney Traffic and Transport Committee established by this Act.

City Council means the Council of the City of Sydney.

general manager means the general manager of the City Council.

Planning Act means the [Environmental Planning and Assessment Act 1979](#).

Planning Committee means the Central Sydney Planning Committee constituted by this Act.

Sydney Central Business District (or **Sydney CBD**)—see section 4A.

traffic and transport legislation means the following Acts and the regulations made under those Acts—

- (a) the [Transport Administration Act 1988](#),
- (b) the [Roads Act 1993](#),
- (c) an Act that forms part of the road transport legislation as defined in the [Road Transport Act 2013](#),
- (d) the [Barangaroo Delivery Authority Act 2009](#),
- (e) the [Sydney Harbour Foreshore Authority Act 1998](#),
- (f) the [Passenger Transport Act 1990](#),
- (g) an Act that is prescribed by the regulations for the purposes of this definition.

Note—

The [Interpretation Act 1987](#) contains definitions and other provisions that affect the interpretation and application of this Act.

- (2) In this Act—
 - (a) a reference to a function includes a reference to a power, authority and duty, and
 - (b) a reference to the exercise of a function includes, where the function is a duty, a reference to the performance of the duty.
- (3) Notes included in this Act do not form part of this Act.

4A Sydney Central Business District

- (1) In this Act—

Sydney Central Business District (or **Sydney CBD**) means the land in the City of Sydney shown as being the Sydney Central Business District on the [Central Sydney Traffic and Transport Committee Operational Area Map](#).

- (2) The reference in subsection (1) to the [Central Sydney Traffic and Transport Committee](#)

Operational Area Map is a reference to the map by that name presented to the Speaker of the Legislative Assembly (by or on behalf of the Member of the Assembly who introduced the Bill for the Act inserting this definition in this Act) when the Bill was introduced into the Assembly, as amended or replaced from time to time by maps of land in the City of Sydney declared in accordance with this section to amend or replace that map.

- (3) The declaration that a map amends or replaces the **Central Sydney Traffic and Transport Committee Operational Area Map** is to be made by the regulations.
- (4) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (5) For the purposes of this Act, a map may be in, and may be kept and made available in, electronic or paper form, or both.

Note—

The maps adopted by this Act are to be made available on the official NSW legislation website in connection with this Act.

Part 2

5-13 (Repealed)

Part 3 Elections

Division 1 Enrolment for elections for the City Council

14 Definitions

- (1) For the purposes of this Division—
 - (a) **owner** means, subject to subsections (1AA), (3) and (4)—
 - (i) a joint or several owner of rateable land, and
 - (ii) the holder or resident manager of a lease, promise or contract of lease from the Crown of rateable Crown land,
but does not include—
 - (iii) a lessee of rateable land (not being Crown land) or a person who merely occupies any such rateable land under a licence or other agreement, or
 - (iv) where rateable land is held on trust, a beneficiary under the trust,
 - (b) **ratepaying lessee** means, subject to subsections (1A), (3) and (4), a person who has been continuously, during the period of 3 months preceding the relevant date, the lessee (whether jointly or severally) of rateable land and who is liable, under a

lease in writing or other document of title relating to the land, to pay to any person the whole or any part of any local government rates which may be made or levied in respect of the land and where the annual amount payable by the lessee (or by the lessee together with another person or other persons) for the lease and local government rates is at least \$4,000 (or, if the regulations prescribe a greater amount, the greater amount so prescribed),

- (c) **occupier** means, subject to subsections (2), (3) and (4), a person who has been continuously, during the period of 3 months preceding the relevant date, in actual occupation of rateable land (jointly or severally, but not as owner or ratepaying lessee) where the annual amount payable by the person (or by the person together with another person or other persons) for the right to that occupation is at least \$4,000 (or, if the regulations prescribe a greater amount, the greater amount so prescribed),
- (d) **resident** means a person who is, on the relevant date, enrolled, within the meaning of the [Electoral Act 2017](#), in respect of an address that is within the City of Sydney,
- (e) **rateable land** includes all land in the City of Sydney on which any rate is leviable or levied under the Principal Act, but does not include a utility lot within the meaning of the [Strata Schemes Management Act 2015](#),
- (f) **relevant date** means, for the purposes of determining—
 - (i) whether a person is entitled to have the person’s name included in a roll of electors—the date on which that determination is made, or
 - (ii) whether a person is entitled to vote at an election—the date prescribed under the Principal Act for the closing of the residential roll for the election, and
- (g) **joint** and **jointly**, in relation to owning, holding or occupying land, includes owning, holding or occupying in common.

(1AA) If the joint owners of any rateable land under subsection (1) (a) consist of 3 or more natural persons, only 2 of those natural persons may be owners of the rateable land for the purposes of this Division.

(1A) If the joint ratepaying lessees of any rateable land under subsection (1) (b) consist of 3 or more natural persons, only 2 of those natural persons may be ratepaying lessees of the rateable land for the purposes of this Division.

(2) If the joint occupiers of any rateable land under subsection (1) (c) consist of 3 or more natural persons, only 2 of those natural persons may be occupiers of the rateable land for the purposes of this Division.

(3) If, because of the operation of subsection (1AA), (1A) or (2), only 2 natural persons

from among a number of joint owners, joint ratepaying lessees or joint occupiers may be owners, ratepaying lessees or occupiers for the purposes of this Division, those 2 natural persons are to be determined as follows—

- (a) in accordance with a written nomination signed by the majority of those joint owners, joint ratepaying lessees or joint occupiers submitted to the general manager before the nomination cut-off date for an election, or

Note—

See section 16B for further provisions regarding these nominations.

- (b) if no such nomination is made, 2 natural persons determined by the general manager having regard to the alphabetical order of the names of the joint owners, joint lessees or joint occupiers (considering surname first, then given names) or on such other basis as the general manager considers appropriate in the circumstances of the case.

- (3A) If the joint owners, ratepaying lessees or occupiers of rateable land (within the meaning of subsection (1)) consist of corporations or a combination of natural persons and corporations (of at least one natural person and one corporation), section 16AA (2) applies and has effect despite anything to the contrary in this section.
- (4) Despite subsection (1), a person is not an owner, ratepaying lessee or occupier of rateable land for the purposes of this Division merely because the person owns, holds or occupies—
 - (a) a parcel of land designed, constructed or used solely or principally for the parking of no more than 2 motor vehicles, or
 - (b) a self-storage unit used for the storage of boats, motor vehicles or goods.
- (5) If the City of Sydney is divided into wards, this Division applies to each ward in the same way as it applies to the area of the City of Sydney.
- (6) Despite subsection (3) (b), if a person referred to in that paragraph is—
 - (a) otherwise entitled to be enrolled under this Act, or
 - (b) not entitled to vote at an election of members of the Legislative Assembly or an election of members of the Commonwealth House of Representatives,that person is to be disregarded for the purposes of that paragraph.
- (7) In this section, ***nomination cut-off date***, for an election, means the date that is 28 days before the closing date for the election.

15 Right to be enrolled as an elector

- (1) A person is entitled to be enrolled as an elector for the City of Sydney if the person

is—

- (a) an owner of rateable land in the City of Sydney, or
- (b) a ratepaying lessee or occupier of rateable land in the City of Sydney, or
- (c) a resident of the City of Sydney.

(2) A person is not entitled to be enrolled as an elector under subsection (1) unless the person (or, in the case of a corporation, a person nominated or taken to have been nominated as the elector by the corporation) is entitled to vote at an election of members of the Legislative Assembly or an election of members of the Commonwealth House of Representatives.

(3) Sections 266 and 269–272 of the Principal Act do not apply to the City of Sydney.

16 Provisions relating to right to be enrolled as an elector

(1), (2) (Repealed)

(3) If the same person or group of persons is the owner, ratepaying lessee or occupier of 2 or more parcels of rateable land (whether in one or more of those capacities), all those parcels shall be taken to be a single parcel of land for the purposes of this Division and (if applicable) to be held by the person or group in only one of those capacities.

(4) If a person is entitled to be enrolled as an elector because the person is a resident of the City of Sydney, the person is taken not to be entitled to be enrolled as an elector in any other capacity.

(5) (Repealed)

16AA Corporations

(1) If a corporation is the sole owner, ratepaying lessee or occupier of any rateable land, the corporation may submit a nomination in writing to the general manager of the names of 2 natural persons to be enrolled as electors instead of the corporation.

(2) If the joint owners, ratepaying lessees or occupiers of any rateable land consist of corporations or a combination of natural persons and corporations (of at least one natural person and one corporation), the majority of the joint owners, ratepaying lessees or occupiers may submit a nomination in writing to the general manager of the names of 2 natural persons to be enrolled as electors instead of the joint owners, ratepaying lessees or occupiers.

(3) A corporation may make a nomination or be part of a majority of joint owners, ratepaying lessees or occupiers making a nomination under this section only once, regardless of how many parcels of rateable land it owns, leases or occupies or jointly

owns, leases or occupies.

- (4) A natural person nominated under this section is entitled to be enrolled as an elector on the relevant roll.

16AB Nominations of electors by corporations

- (1) A person may not be nominated under section 16AA unless the person, at the time of the nomination—
- (a) in relation to a nomination under section 16AA (1)—is a director or company secretary (however styled) of the corporation, and
 - (b) in relation to a nomination under section 16AA (2)—is a director or company secretary (however styled) of the corporation (or any of the corporations concerned) or is a joint owner, ratepaying lessee or occupier of the rateable land (as relevant), and
 - (c) has reached 18 years of age or will attain the age of 18 years on or before the date of the next ordinary election of councillors, and
 - (d) has consented in writing to be nominated, and
 - (e) is entitled to vote at an election of members of the Legislative Assembly or an election of members of the Commonwealth House of Representatives, and
 - (f) is not, for any other reason, already entitled to be enrolled as an elector for the City of Sydney.
- (2) A nomination under section 16AA is revoked if—
- (a) the person nominated—
 - (i) in relation to a nomination under section 16AA (1)—ceases to be a director or company secretary of the corporation, or
 - (ii) in relation to a nomination under section 16AA (2)—ceases to be a director or company secretary of the corporation (or any of the corporations concerned) or a joint owner, ratepaying lessee or occupier of the rateable land (as relevant), or
 - (iii) dies, or
 - (iv) submits a notice of resignation to the general manager containing the details required by the regulations (if any), or
 - (v) for any other reason becomes entitled to be enrolled as an elector for the City of Sydney, or

- (b) a notice of revocation is submitted by the corporation (or the majority of the joint owners, ratepaying lessees or occupiers concerned) to the general manager containing the details required by the regulations (if any), or
 - (c) the entitlement to be enrolled under section 16AA ceases to exist.
- (3) If the general manager receives a nomination under section 16AA in respect of any rateable land in respect of which 2 persons have already been nominated and the corporation (or the joint owners, ratepaying lessees or occupiers concerned)—
- (a) nominates one natural person but does not revoke the nomination of either of the 2 people previously nominated—the general manager must refuse to accept the nomination, or
 - (b) nominates 2 natural persons—the nomination is taken to revoke all previous nominations.
- (4) If the general manager refuses to accept a nomination under subsection (3) (a), he or she must advise the corporation (or the joint owners, ratepaying lessees or occupiers concerned) that submitted the nomination of that refusal and give reasons for the refusal.

16AC Deeming of nomination of electors on behalf of corporations

- (1) This section applies if a corporation is the sole owner, ratepaying lessee or occupier of any rateable land in the City of Sydney and the general manager has not received by the nomination cut-off date for an election a nomination in writing under section 16AA made by the corporation of 2 natural persons who are to be taken to be entitled to be enrolled as an elector instead of the corporation.
- (2) If the corporation has validly nominated one natural person by that nomination cut-off date, the following person is taken to have been nominated by the corporation under section 16AA as the second natural person who is to be entitled to be enrolled as an elector instead of the corporation—
- (a) the company secretary (however styled) of the corporation or, if there is more than one company secretary, the company secretary whose name appears first in an alphabetical list of the names of the company secretaries (however styled) of the corporation,
 - (b) if the corporation's sole eligible company secretary is the validly nominated person or no company secretary is entitled to be enrolled as an elector—the director (however styled) of the corporation whose name appears first in an alphabetical list of the names of the directors (however styled) of the corporation.
- (3) If the corporation has not validly nominated any natural persons by that nomination cut-off date, the first 2 persons from a list comprised in the following manner are

taken to have been nominated by the corporation under section 16AA—

- (a) first, the name of the company secretary or the names of the company secretaries (however styled) of the corporation listed in alphabetical order,
 - (b) then, the names of the directors (however styled) of the corporation listed in alphabetical order.
- (4) Despite subsections (2) and (3), if a person who is taken to have been nominated by the corporation under one of those subsections is—
- (a) otherwise entitled to be enrolled under this Act, or
 - (b) not entitled to vote at an election of members of the Legislative Assembly or an election of members of the Commonwealth House of Representatives,
- that person is to be disregarded for the purposes of the subsection.
- (5) Information that is available from the Australian Securities and Investments Commission concerning the name, address and age of the persons specified in subsections (2) and (3) may be collected and used for the purposes of this section.
- (6) The general manager must advise the corporation in writing of any person who has been enrolled as a nominee of the corporation under this section.
- (7) In any alphabetical list of names for the purposes of this section, surnames are to be considered before given names.
- (8) In this section, ***nomination cut-off date***, for an election, means the date that is 28 days before the closing date for the election.

16A Partnerships

- (1) This section applies for the purposes of this Division and sections 267 and 268 of the Principal Act.
- (2) If a person is an owner, ratepaying lessee or occupier of rateable land in the person's capacity as a partner of a firm—
 - (a) the person is taken not to be an owner, ratepaying lessee or occupier of that rateable land, and
 - (b) the firm is taken to be a corporation that is the owner, ratepaying lessee or occupier of that rateable land.
- (3) For a firm taken to be a corporation under subsection (2)—
 - (a) each partner of the firm is taken to be a director of the corporation, and
 - (b) the managing partner or chief executive of the firm, however styled, is taken to be

the company secretary of the corporation.

16B Nominations where more than 2 owners, 2 ratepaying lessees or 2 occupiers—other than corporations

- (1) This section applies in relation to a nomination made under section 14 (3) (a) (a ***nomination***).
- (2) A person may not be nominated unless the person—
 - (a) has reached 18 years of age or will attain the age of 18 years on or before the date of the next ordinary election of councillors, and
 - (b) has consented in writing to be nominated, and
 - (c) is entitled to vote at an election of members of the Legislative Assembly or an election of members of the Commonwealth House of Representatives, and
 - (d) is not, for any other reason, already entitled to be enrolled as an elector for the City of Sydney.
- (3) A nomination is revoked if—
 - (a) a person nominated—
 - (i) dies, or
 - (ii) submits a notice of resignation to the general manager containing the details required by the regulations (if any), or
 - (iii) for any other reason becomes entitled to be enrolled as an elector for the City of Sydney, or
 - (b) a notice of revocation made by the majority of the joint owners, ratepaying lessees or occupiers is submitted to the general manager containing the details required by the regulations (if any), or
 - (c) the entitlement under section 15 ceases to exist.
- (4) If the general manager receives a nomination in respect of any rateable land in respect of which 2 persons have already been nominated and the nomination—
 - (a) nominates one person but does not revoke the nomination of either of the 2 people previously nominated—the general manager must refuse to accept the nomination, or
 - (b) nominates 2 persons—the nomination is taken to revoke all previous nominations.
- (5) If the general manager refuses to accept a nomination under subsection (4) (a), he or she must advise the owners, ratepaying lessees or occupiers concerned of that refusal

and give reasons for the refusal.

17 Roll of electors

In the application of Division 2 of Part 6 of Chapter 10 of the Principal Act to an election for the City of Sydney—

- (a) a reference in that Division to persons entitled to be enrolled as electors because they are non-resident owners of land within an area is to be read as a reference to persons entitled under section 15 (1) (a) to be enrolled as electors, and
- (b) a reference in that Division to persons entitled to be enrolled as electors because they are ratepaying lessees or occupiers of land within an area is to be read as a reference to persons entitled under section 15 (1) (b) to be enrolled as electors, and
- (c) a reference in that Division to persons entitled to be enrolled as electors because they are residents of an area is to be read as a reference to persons entitled under section 15 (1) (c) to be enrolled as electors.

17A, 18 (Repealed)

18A General manager to prepare roll of non-resident owners and roll of occupiers and ratepaying lessees

- (1) As soon as is practicable after the roll of non-resident owners of rateable land and the roll of occupiers and ratepaying lessees for an election lapses, the general manager is to prepare for the next election the following rolls and keep the rolls updated—
 - (a) ***the roll of non-resident owners of rateable land***, being a roll of persons who are entitled to be enrolled as electors as owners of rateable land in the City of Sydney,
 - (b) ***the roll of occupiers and ratepaying lessees***, being a roll of persons who are entitled to be enrolled as electors as ratepaying lessees or occupiers of rateable land in the City of Sydney.
- (2) The general manager is to use the non-residential roll electoral information register kept under section 18D as the basis for the rolls prepared under this section.
- (3) Sections 299 and 300 of the Principal Act do not apply to any election for the City of Sydney.
- (4) The general manager must ensure that the address of a person who is a silent elector under a law of the State or of the Commonwealth is not entered on any roll prepared under this section.

18B Electoral Commissioner to verify non-residential rolls of electors

- (1) As soon as practicable after the closing date for an election for the City of Sydney, the

general manager must provide the Electoral Commissioner with the roll of non-resident owners of rateable land and the roll of occupiers and ratepaying lessees.

- (2) The Electoral Commissioner is to review those rolls and is to notify the general manager if any person on either of those rolls—
 - (a) will not be of or above the age of 18 years on the polling day of the election, or
 - (b) is not entitled to vote at an election of members of the Legislative Assembly or an election of members of the Commonwealth House of Representatives, or
 - (c) is a silent elector under a law of the State or of the Commonwealth, or
 - (d) does not reside at the address shown for the person on the roll concerned, but resides at another address, or
 - (e) without limiting paragraph (d), does not reside at the address shown for the person on the roll concerned, but resides at an address in the City of Sydney and, for that reason, is entitled to be enrolled as a resident of the City of Sydney.
- (3) If the general manager receives such a notification from the Electoral Commissioner, the general manager is to correct the roll—
 - (a) in the case of a person who will not be of or above the age of 18 years on the polling day of the election or who is not entitled to vote at an election of members of the Legislative Assembly or an election of members of the Commonwealth House of Representatives—by removing the name of the person, and
 - (b) in the case of a person who is a resident of the City of Sydney—by removing the name of the person, and
 - (c) in the case of a person who is a silent elector—by removing the residential address of the silent elector, and
 - (d) in the case of a person who does not reside at the address shown for the person on the roll concerned, but resides at another address—by replacing the incorrect residential address with the correct residential address of the person.
- (4) For the avoidance of doubt, if the general manager removes the name of a person under subsection (3) (a) or (b) that was recorded on a roll by operation of section 14 (3) (b) or 16AC, the general manager is not to insert the name of any other person on that roll in that person's place.
- (5) The costs of the Electoral Commissioner with respect to the carrying out of any function under this section are to be met by the City Council and are recoverable from the City Council as a debt. Any dispute as to the amount of those costs is to be determined by the Chief Executive of the Office of Local Government.

18C Confirmation of non-residential rolls of electors

- (1) As soon as practicable after correcting the roll of non-resident owners of rateable land and the roll of occupiers and ratepaying lessees under section 18B (3) (if required), the general manager is to confirm the rolls.
- (2) References in section 301 of the Principal Act to the non-residential roll prepared and confirmed under section 299 for the area and the roll of occupiers and ratepaying lessees prepared and confirmed under section 300 for the area are, in the operation of that section in respect of the City of Sydney, to be read as references to, respectively, the roll of non-resident owners of rateable land and the roll of occupiers and ratepaying lessees prepared and confirmed under this Act.
- (3) A roll prepared and confirmed under this Act lapses after the election for which it is prepared and confirmed.

18D Non-residential roll electoral information register

- (1) The general manager is to keep and maintain records of the following in a non-residential roll electoral information register (the **Register**)—
 - (a) persons entitled to be enrolled under section 15 (1) (a) and (b),
 - (b) persons nominated to be enrolled under section 16AA,
 - (c) persons who may be taken to be entitled to be enrolled under section 16AC.
- (2) The Register is to include—
 - (a) the surname, given name or names, date of birth and sex of each such person, and
 - (b) the residential address of the person, and
 - (c) whether the person is a silent elector under a law of the State or of the Commonwealth, and
 - (d) any other particulars that the general manager considers necessary to carry out his or her functions under this Act, and
 - (e) any other particulars of a kind as are prescribed by the regulations.
- (3) The Register is to be kept in an electronic form.
- (4) The general manager must maintain and regularly revise the Register to ensure that it is accurate.
- (5) The general manager must ensure that the Register is not available for public inspection.

- (6) The general manager, or a member of staff of the City Council who is authorised by the general manager, may require any of the following persons to answer questions regarding the enrolment of persons under this Act—
- (a) an owner of rateable land in the City of Sydney,
 - (b) a ratepaying lessee or an occupier of rateable land in the City of Sydney,
 - (c) a person in charge of, or who is the agent for the owner of, rateable land in the City of Sydney,
 - (d) a resident of the City of Sydney.
- (7) A person must not—
- (a) without reasonable excuse, refuse or fail to answer such a question, or
 - (b) give an answer to such a question that the person knows is false or misleading in a material particular.

Maximum penalty—20 penalty units.

- (8) The general manager may request the assistance of the Electoral Commissioner, and the Electoral Commissioner is to provide that assistance, in ascertaining the following information concerning a person who the general manager believes is entitled to be enrolled as an elector for the City of Sydney—
- (a) the age of the person,
 - (b) the residential address of the person,
 - (c) whether the person is entitled to vote at an election of members of the Legislative Assembly or an election of members of the Commonwealth House of Representatives,
 - (d) whether the person is a silent elector under a law of the State or of the Commonwealth,
 - (e) other information that the regulations may prescribe.

18E Enrolment letters

- (1) The general manager must, at least 90 days before the closing date for an election for the City of Sydney, send enrolment letters in accordance with this section.
- (2) The general manager must send an enrolment letter addressed to each person who the general manager believes is entitled to be enrolled on a non-residential roll stating the following—
 - (a) that an election for the City of Sydney is to be held,

- (b) the date the election is to be held,
 - (c) that, in the opinion of the general manager, the person the enrolment letter is addressed to is entitled to be enrolled as an elector on the roll of non-resident owners of rateable land or the roll of occupiers and ratepaying lessees for the election,
 - (d) that the person will be enrolled on such a roll on the date prescribed for the closing of the roll of electors for the election,
 - (e) that, in relation to a natural person who the general manager believes is entitled to be enrolled as nominee of a corporation under section 16AC, the person will be enrolled on such a roll as the nominee of the corporation unless, at least 28 days before the date prescribed for the closing of the roll of electors for the election, another person is nominated by the corporation,
 - (f) the date prescribed for the closing of the roll of electors for the election.
- (3) The general manager is also to send a letter to each corporation that the general manager believes is the sole owner, ratepaying lessee or occupier of rateable land in the City of Sydney stating the following—
- (a) that an election for the City of Sydney is to be held,
 - (b) the date the election is to be held,
 - (c) that, in the opinion of the general manager, the corporation the enrolment letter is addressed to is entitled to nominate 2 natural persons to be enrolled instead of the corporation,
 - (d) if the corporation has not already made such a nomination—that 2 natural persons who the general manager believes are entitled to be enrolled as nominees of a corporation under section 16AC will be enrolled unless, at least 28 days before the date prescribed for the closing of the roll of electors for the election, 2 natural persons are nominated by the corporation,
 - (e) the date prescribed for the closing of the roll of electors for the election.
- (4) In this section, ***non-residential roll*** means the roll of non-resident owners of rateable land or the roll of occupiers and ratepaying lessees.

18F City Council may engage service providers to assist with electoral rolls and register

The City Council may engage a person or body to assist the general manager in the carrying out of the general manager's functions under this Division in relation to the following—

- (a) the preparation of rolls for elections,

- (b) the keeping and maintenance of the non-residential roll electoral information register.

19, 19A (Repealed)

Division 2 Voting at elections for the City Council

20, 21 (Repealed)

22 Compulsory voting

- (1) Electors whose names are on the residential roll, the non-residential roll or the roll of occupiers and ratepaying lessees must vote at a contested election for the City of Sydney, unless exempt from voting under the Principal Act or this Act. Section 286 of the Principal Act does not apply to a contested election for the City of Sydney.
- (2) In the application of Division 4 of Part 6 of Chapter 10 of the Principal Act to any such election—
 - (a) a reference in those provisions to a resident is to be read as including a reference to a person included on the non-residential roll or the roll of occupiers and ratepaying lessees for the election, and
 - (b) a reference in those provisions to a residential roll is to be read as including a reference to the non-residential roll or the roll of occupiers and ratepaying lessees for the election.

Division 3 Election of Lord Mayor

23 Election by electors

The Lord Mayor of Sydney is to be elected by the electors in accordance with section 282 (1) of the Principal Act.

23A Lord Mayor must also be candidate for election as councillor

A person who is a candidate for election as the Lord Mayor of Sydney must also be a candidate for election as a councillor of the City of Sydney at the same time. Section 283 of the Principal Act applies accordingly.

Division 4 Council poll or constitutional referendum

24 Applicable provisions of Principal Act and this Part

- (1) The provisions of this Part apply (and the provisions of sections 266 and 269–272 of the Principal Act do not apply) to a council poll or constitutional referendum in the City of Sydney.
- (2) However, section 22 (1) applies to a constitutional referendum but not a council poll in the City of Sydney.

25-30 (Repealed)

Part 4 Planning in the City of Sydney

Division 1 Preliminary

31 Definitions

In this Part—

major development means development carried out or proposed to be carried out on land within or partly within the City of Sydney, being—

- (a) development the estimated cost of which exceeds 50 million dollars, or
- (b) development the subject of a development application which, if unconditional consent were to be granted to the application, would not comply with an environmental planning instrument that applies to the land concerned, or
- (c) development the subject of a development application, or development of a specified class, that the Minister administering Part 4 of the Planning Act has requested the Planning Committee to deal with.

TfNSW means Transport for NSW constituted under the [Transport Administration Act 1988](#).

32 Relationship of this Part and other provisions to Planning Act

- (1) This Part, section 61 and Schedule 1 are to be construed with, and as if they formed part of, the Planning Act.
- (2) This Act does not affect the application of any provision of the Planning Act except to such extent (if any) as is necessary to give effect to the provisions of this Act.
- (3), (4) (Repealed)

Division 2 Constitution of the Central Sydney Planning Committee

33 The Planning Committee

- (1) There is constituted by this Act a committee of the City Council to be known as the Central Sydney Planning Committee.
- (2) The Planning Committee has the functions conferred or imposed on it by or under this or any other Act.
- (3) A function exercised by the Planning Committee shall be taken to have been exercised by the City Council.
- (4) The Planning Committee is not subject to the control or direction of the City Council

and the City Council has no power to affect (by amendment or revocation or otherwise) a decision of the Planning Committee.

- (5) Any difference arising between the City Council and the Planning Committee may be dealt with under section 742 of the Principal Act as if it were a difference between councils.
- (6) The Planning Committee is, by virtue of this subsection, a corporation.

34 Members of Planning Committee

- (1) The Planning Committee is to consist of the following 7 members—
 - (a) the Lord Mayor of Sydney,
 - (b) 2 councillors of the City of Sydney elected by the City Council,
 - (c) 4 persons (2 of whom are senior State government employees and 2 of whom are not State or local government employees) appointed by the Minister administering Part 4 of the Planning Act, each having expertise in at least one of architecture, building, civic design, construction, engineering, transport, tourism, the arts, planning or heritage.
- (2) The Minister administering Part 4 of the Planning Act is to obtain the concurrence of the Minister administering the *Public Works Act 1912* before appointing a senior State government employee under subsection (1) (c) if the employee is appointed because of his or her expertise in architecture or civic design.
- (3) At least one of the senior State government employees appointed under subsection (1) (c) must be either the Secretary of the Department of Planning and Environment or another Public Service senior executive (within the meaning of the *Government Sector Employment Act 2013*) employed in the Department of Planning and Environment.

35 Provisions relating to members, procedure etc of the Planning Committee

Schedule 1 has effect.

36 Access to records etc of City Council

The Planning Committee is entitled—

- (a) to have access to, and to make copies of and take extracts from, records of the City Council relevant to the exercise of its functions, and
- (b) to the use of the staff and facilities of the City Council in order to exercise its functions.

37 Subcommittees

- (1) The Planning Committee may establish subcommittees to assist it in connection with the exercise of any of its functions.
- (2) It does not matter that any or all of the members of a subcommittee are not members of the Planning Committee.
- (3) The procedure for the calling of meetings of a subcommittee and for the conduct of business at those meetings shall be as determined by the Planning Committee or (subject to any determination of the Planning Committee) by the subcommittee.

38 Delegation

The Planning Committee may, with the approval of the Minister, delegate to a person any of its functions, other than this power of delegation.

Division 3 Environmental planning functions of the Planning Committee

39 Planning Committee's role in planning controls

- (1) The City Council must not prepare a planning proposal or submit a planning proposal to be made unless the Planning Committee has approved of the planning proposal.
- (2) The Planning Committee may require the City Council to prepare a planning proposal, or to submit a planning proposal to be made, to enable the carrying out of non-complying major development the subject of the requirement. The City Council must exercise such of the Council's functions (including functions under the Planning Act) as may be necessary to cause the required planning proposal to be made or approved.
- (3) In this section—

non-complying major development means major development the subject of a development application which, if unconditional consent were to be granted to the application, would not comply with an environmental planning instrument that applies to land to which the application applies.

40 Determination of major development applications

- (1) The Planning Committee has and may exercise the functions of the City Council under Parts 4, 5, 6 and 8 of the Planning Act in relation to the carrying out of major development, to the exclusion of the City Council (subject to any delegation under this section).
- (2) The Planning Committee may delegate to an authorised person or body the exercise of any of the Committee's functions under subsection (1) with respect to a particular application for development consent or with respect to any class of applications for

development consent. A delegation can be given subject to conditions. A delegation does not (despite section 38) require the approval of the Minister.

(3) The Planning Committee, or a delegate, must not exercise a function under this section that will result in the making of a decision that will have, or that might reasonably be expected to have, a significantly adverse financial impact on the City Council until after it has consulted with the City Council.

(4) In this section—

authorised person or body means the City Council, the general manager, the Chairperson of the Planning Committee, or any subcommittee of the Planning Committee.

41 Consultation with Minister or public authority

- (1) Where an environmental planning instrument which applies to land within the City of Sydney provides that a development application shall not be determined by the granting of consent without the consent, permission, approval or concurrence of a Minister or public authority (other than the City Council or TfNSW) to development specified in the instrument, the Planning Committee shall, in relation to an application to carry out major development, forward forthwith a copy of the application to that Minister or public authority (unless consent to the application is refused).
- (2) Where development referred to in subsection (1) is designated development, the Planning Committee shall comply with the provisions of section 79C of the Planning Act and with the provisions of subsection (1) concurrently.

42 Minister or public authority may make representations

- (1) A Minister or public authority (other than TfNSW) referred to in section 41 shall not grant or purport to grant a consent, permission, approval or concurrence so referred to but may, with respect to development the subject of a development application so referred to, make representations to the Planning Committee in relation to—
 - (a) any matter which would, but for section 41, have been relevant to the granting of the Minister's or authority's consent, permission, approval or concurrence, and
 - (b) the matters stated pursuant to section 30 (3) of the Planning Act and applicable in relation to the development application.
- (2) The exercise or purported exercise of a function by a Minister or public authority in contravention of this section is of no effect.

43 Representations to be taken into consideration

- (1) Without limiting the generality of section 79C of the Planning Act, in determining a development application relating to the carrying out of major development, the

Planning Committee shall take into consideration any representations made in relation to the development to which the development application relates in accordance with section 42 by a Minister or public authority within 40 days after a copy of the application was forwarded to that Minister or public authority.

- (2) Subsection (1) does not prevent the Planning Committee from taking into consideration any such representation made after the expiry of the 40-day period but before the development application is determined.

44 Validity of consents

The failure of the Planning Committee to comply with sections 41–43 in relation to a development application does not invalidate or otherwise affect a development consent given by the Planning Committee with respect to the development to which the application relates.

45 Section 79B of the Planning Act not to apply

Section 79B of the Planning Act does not apply to or in respect of major development except in respect of a requirement in an environmental planning instrument that consent not be granted to the development without the consent, permission, approval or concurrence of TfNSW.

Division 4 Other functions

46 Definition

In this Division—

authorisation means—

- (a) a consent, permission, approval, concurrence, licence, permit or other authority of, or
- (b) the exercise of a function by,

a Minister or public authority (not being a court) other than under Division 3 or as prescribed by the regulations.

47 Nomination of authorisations by applicant

An applicant for consent to carry out major development may nominate, in the development application, any authorisations the applicant requires in order to carry out the development in the manner proposed by the applicant.

48 Decision by the Planning Committee as to nomination

- (1) On receipt of the application, the Planning Committee shall decide which (if any) of the authorisations the Planning Committee proposes to deal with under this Division.

- (2) The Planning Committee shall notify the applicant as soon as practicable of its decision.

49 Decision by the Planning Committee to deal with an authorisation under this Division

- (1) If the Planning Committee decides to deal with an authorisation under this Division, the Planning Committee shall—
 - (a) notify the Minister or public authority concerned of its decision,
 - (b) forward a copy of the development application to that Minister or public authority, and
 - (c) require that Minister or public authority to finally determine the matter requiring the authorisation within such time as the Planning Committee may specify having regard to any law (other than this Act) governing the granting of the authorisation or the exercise of the function comprising the authorisation.
- (2) The Planning Committee may, before or after the expiration of the time specified under this section, extend that time from time to time.

50 Determination of matter by the Planning Committee

- (1) If the Minister or public authority concerned has not finally determined the matter requiring the authorisation within the time (or the extended time) specified by the Planning Committee, the Planning Committee may give notice to that Minister or public authority of the manner in which and the conditions (if any) subject to which the Planning Committee proposes to determine that matter in accordance with this Division.
- (2) If, within 14 days after receipt of a notice under this section, the Minister or public authority concerned has not finally determined the matter, the Planning Committee may determine the matter.
- (3) The Planning Committee shall determine any matter under this section as if it were the Minister or public authority concerned and its determination shall have effect in all respects as if it were a determination of that Minister or public authority.
- (4) The Planning Committee may exercise any function of the Minister or public authority concerned in order to give effect to its determination and the exercise of the function shall have effect in all respects as if it were exercised by that Minister or public authority.

51 Directions by the Minister

The Minister may at any time direct the Planning Committee not to exercise a function under this Division in relation to such matters (if any) as the Minister may specify.

Part 4A Central Sydney Traffic and Transport Committee

Division 1 Preliminary

51A Object of Part

The object of this Part is to establish a committee consisting of representatives of the State government and the City Council to provide for effective co-ordination of transport and traffic management in so much of the City of Sydney as comprises the Sydney Central Business District.

51B Definitions

In this Part—

public road has the same meaning as it has in the [Roads Act 1993](#).

road related area means—

- (a) an area that divides a public road, or
- (b) a footpath or nature strip adjacent to a public road, or
- (c) an area that is open to the public and is designated for use by cyclists or animals, or
- (d) an area that is not a public road and that is open to or used by the public for driving, riding or parking vehicles, or
- (e) a shoulder of a public road, or
- (f) any other area that is open to or used by the public and that has been declared under section 51Q to be an area to which provisions of this Part apply.

road work, in relation to a public road or road related area within the meaning of this Part, has the same meaning as it has in relation to a road in the [Roads Act 1993](#) and **carry out road work** includes carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a road work.

Sydney CBD parking authority, in relation to an area within the Sydney CBD, has the same meaning in relation to that area as it has for that area in the [Road Transport \(General\) Regulation 2021](#).

Sydney CBD roads authority means the following roads authorities (within the meaning of the [Roads Act 1993](#))—

- (a) for a public road within the Sydney Central Business District vested in the Barangaroo Delivery Authority—that Authority,
- (b) for a public road within the Sydney Central Business District vested in the Sydney

Harbour Foreshore Authority—that Authority,

- (c) for any other public road within the Sydney Central Business District other than a public road for which another public authority is declared under the [Roads Act 1993](#) to be the roads authority—the City Council.

traffic includes vehicular, pedestrian and all other forms of traffic.

traffic control facility, in relation to a public road or road related area within the meaning of this Part, has the same meaning as it has in relation to a road or road related area in Part 6 of the [Transport Administration Act 1988](#) and **carry out traffic control work** includes carry out any activity in connection with the construction, erection, installation, maintenance, repair, removal or replacement of a traffic control facility.

51C Relationship of Part to other Acts

This Part does not affect the application of any provision of the Planning Act or any traffic and transport legislation except to the extent (if any) as is necessary to give effect to the provisions of this Part.

Division 2 Establishment of the Central Sydney Traffic and Transport Committee

51D Central Sydney Traffic and Transport Committee

- (1) There is established by this Act a committee consisting of representatives of the State government and the City Council to be known as the Central Sydney Traffic and Transport Committee.
- (2) The CSTTC has the functions conferred or imposed on it by or under this or any other Act.
- (3) The CSTTC is, by virtue of this section, a corporation.
- (4) Transport for NSW must provide the CSTTC with such administrative support, including staff and facilities, as is reasonably necessary for CSTTC to exercise its functions.

51E Area of operations and ambit of powers of CSTTC

- (1) The **area of operations** of the CSTTC means the Sydney Central Business District.
- (2) A function conferred or imposed by or under this Act on the CSTTC may be exercised only in relation to its area of operations.

51F Status of CSTTC

The CSTTC is, for the purposes of any Act, a NSW Government agency.

51G Members of CSTTC

- (1) The CSTTC is to consist of the following 7 members—
 - (a) the Secretary of the Department of Transport, who is to be the Chairperson,
 - (b) 3 persons nominated by the City Council and appointed by the Minister,
 - (c) 3 persons representing the State government and appointed by the Minister.
- (2) Schedule 2 contains provisions relating to the members and procedures of CSTTC.

51H Functions of CSTTC

- (1) CSTTC has the following functions—
 - (a) providing high-level co-ordination of the development of traffic and transport policies, plans and projects affecting the Sydney CBD,
 - (b) assessing the impact of decisions and actions with respect to traffic and transport management within the Sydney CBD on the efficiency and effectiveness of the transport network that provides access to, and movement in, the whole or any part of the Sydney CBD for persons and goods,
 - (c) coordinating the management by Sydney CBD roads authorities and Sydney CBD parking authorities of traffic and transport in the whole or any part of the Sydney CBD,
 - (d) reviewing and approving certain projects within the Sydney CBD having a significant impact on public roads, road related areas, traffic or transport in the whole or any part of the Sydney CBD,
 - (e) promoting the efficiency and safety of the public transport network in the Sydney CBD,
 - (f) such other functions as may be conferred or imposed on it by or under this or any other Act.
- (2) Without limiting the matters it may consider, in exercising its functions the CSTTC is to take into consideration the potential impact of traffic and transport management decisions and actions on the following—
 - (a) the future economic welfare and development of Sydney and the State,
 - (b) the efficient functioning of businesses in the whole or any part of the Sydney CBD,
 - (c) the maintenance of access for freight within the whole or any part of the Sydney CBD,
 - (d) the efficiency and traffic safety of the public transport network in the Sydney CBD,

(e) the needs of commuters, residents, pedestrians and visitors in the whole or any part of the Sydney CBD.

- (3) The CSTTC may, for the purpose of exercising its functions, give such directions under this Part as it considers necessary to a Sydney CBD roads authority or Sydney CBD parking authority.
- (4) The CSTTC is to act as expeditiously as practicable in exercising its functions.

51I Subcommittees

- (1) The CSTTC may establish subcommittees to assist it in connection with the exercise of any of its functions.
- (2) It does not matter that any or all of the members of a subcommittee are not members of the CSTTC.
- (3) The procedure for the calling of meetings of a subcommittee and for the conduct of business at those meetings are to be as determined by the CSTTC or (subject to any determination of the CSTTC) by the subcommittee.

51J Delegation of CSTTC's functions

- (1) The CSTTC may delegate to an authorised person any of its functions, other than this power of delegation.
- (2) A delegate may sub-delegate to an authorised person any function delegated by the CSTTC if the delegate is authorised in writing to do so by the CSTTC.
- (3) In this section, **authorised person** means—
- (a) a member of staff of Transport for NSW, or
 - (b) the City Council or the general manager, or
 - (c) a person, or committee of persons, of a class approved by the Minister or prescribed by the regulations.

Division 3 Powers of CSTTC

51K Excluded matters

- (1) The provisions of this Part do not apply to or in respect of any work or scheme carried out or proposed to be carried out on a public road or road related area in the Sydney CBD—
- (a) by a public sector agency, other than a Sydney CBD roads authority or Sydney CBD parking authority in its capacity as such an authority, or
 - (b) without limiting paragraph (a), by Transport for NSW (whether or not it is

exercising a function of a roads authority under section 64 of the *Roads Act 1993*),
or

- (c) in an emergency, or
- (d) for the purposes of a sporting, cultural or other special event, or
- (e) in the nature of temporary traffic control measures to facilitate the carrying out of any construction, engineering or demolition work, including the excavation, site preparation or remediation of land, or
- (f) specified, or of a kind described, in a notice given for the purposes of this paragraph under subsection (2), or
- (g) in the nature of routine operational maintenance of infrastructure, including, but not limited to, maintenance of roads and road related areas, and the installation or maintenance of water or utility pipes, bus shelters, seating, lighting or street furniture.

(2) For the purposes of subsection (1) (f), CSTTC may, by notice in writing given to—

- (a) a Sydney CBD roads authority—specify roadwork or traffic control work, or describe roadwork or traffic control work of a kind, being roadwork or traffic control work that CSTTC considers to be unlikely to have a significant impact on a public road, road related area, traffic or transport within the Sydney CBD, or
- (b) a Sydney CBD parking authority—specify a scheme with respect to parking, or describe a scheme with respect to parking of a kind, being a scheme that CSTTC considers to be unlikely to significantly alter the availability of on-street parking in the Sydney CBD.

51L Sydney CBD roads authorities to notify CSTTC of proposal to carry out road work and traffic control work

- (1) A Sydney CBD roads authority may not carry out road work or traffic control work on a public road or road related area within the Sydney CBD unless it has forwarded particulars of the proposed work to CSTTC at least 28 days (or such lesser period as is agreed to by the CSTTC in a particular case) before the proposed commencement of the work.
- (2) If it appears to the CSTTC that the proposed work may have a significant impact on a public road, road related area, traffic or transport within the Sydney CBD, CSTTC may, within that period of 28 days or the agreed lesser period, by an order in writing signed by the Chairperson of CSTTC, direct the Sydney CBD roads authority—
 - (a) to vary the carrying out of the work, or
 - (b) to defer the carrying out of the work for a specified period, or

(c) not to carry out the work.

- (3) A Sydney CBD roads authority must comply with any direction given under this section.
- (4) For the assistance of Sydney CBD roads authorities, the CSTTC may from time to time issue guidelines (not inconsistent with subsection (1)), relating to the matters with respect to which particulars are required to be forwarded in order to comply with subsection (1).

51M Sydney CBD parking authorities to notify CSTTC of proposal to carry out certain parking schemes

- (1) A Sydney CBD parking authority may not establish or operate any scheme under the *Road Transport Act 2013* with respect to parking on any public road or road related area within the Sydney CBD unless it has forwarded particulars of the proposed scheme to CSTTC at least 28 days (or such lesser period as is agreed to by the CSTTC in a particular case) before the proposed scheme is established or operated.
- (2) A reference in subsection (1) to the **operation** of a scheme includes any substantial increase of fees.
- (3) If it appears that the proposed scheme may significantly alter the availability of on-street parking in the Sydney CBD, CSTTC may, within that period of 28 days or the agreed lesser period, by an order in writing signed by the Chairperson of CSTTC, direct the Sydney CBD parking authority—
- (a) to vary the proposal, or
 - (b) to defer the establishment or operation of the scheme for a specified period, or
 - (c) not to carry out the proposal.
- (4) A Sydney CBD parking authority must comply with any direction given under this section.
- (5) A Sydney CBD parking authority must comply with a direction given under this section even if the scheme concerned has been established or operated in accordance with an approval given by, or guidelines of, Transport for NSW.
- (6) For the assistance of Sydney CBD parking authorities, the CSTTC may from time to time issue guidelines (not inconsistent with subsection (1)), relating to the matters with respect to which particulars are required to be forwarded in order to comply with subsection (1).

51N Planning proposals having a significant impact on traffic and transport in the Sydney

CBD

- (1) The Planning Committee must consult the CSTTC before it exercises a function under Part 4 that will result in the making of a decision that will require, or that might reasonably be expected to require, the carrying out of road works or traffic control works that are likely to have a significant impact on traffic and transport in the Sydney CBD.
- (2) The Planning Committee must take into consideration any representations made by the CSTTC within the period of 21 days (or such other period as is agreed to by the CSTTC and the Planning Committee in a particular case) after consultation takes place.
- (3) The Planning Committee may delegate to a subcommittee of the Planning Committee, or the general manager or another member of the staff of the City Council, any of its functions under this section other than this power of delegation. A delegation can be given subject to conditions. A delegation does not (despite section 38) require the approval of the Minister administering that section.
- (4) The failure of the Planning Committee to comply with this section does not invalidate or otherwise affect any decision made by the Planning Committee.

510 Access to records etc of roads and parking authorities

The CSTTC is entitled to have access to, and to make copies of and take extracts from, records of any Sydney CBD roads authority or Sydney CBD parking authority relevant to the exercise of its functions.

51P Disputes between CSTTC and Sydney CBD roads and parking authorities

- (1) Any dispute arising under this Part between a Sydney CBD roads authority and the CSTTC is to be resolved by consultation—
 - (a) in the case of the Barangaroo Delivery Authority—between the Minister responsible for the Authority and the Minister administering this Part or, if agreement cannot be reached, by the Premier, or
 - (b) in the case of the Sydney Harbour Foreshore Authority—between the Minister responsible for the Authority and the Minister administering this Part or, if agreement cannot be reached, by the Premier, or
 - (c) in the case of the City Council—between the Minister administering the [Local Government Act 1993](#) and the Minister administering this Part or, if agreement cannot be reached, by the Premier.
- (2) Any dispute arising under this Part between a Sydney CBD parking authority and the CSTTC is to be resolved by consultation between the Minister responsible for the relevant authority and the Minister administering this Part or, if agreement cannot be reached, by the Premier.

- (3) In this section, a reference to the Minister responsible for a Sydney CBD parking authority is a reference to—
- (a) in the case of the City Council, the Minister administering the *Local Government Act 1993*, and
 - (b) in the case of a declared organisation that is constituted by or under an Act, the Minister administering that Act, and
 - (c) in the case of a Government Department, the Minister responsible for that Department.

51Q Power to include or exclude areas from operational area

- (1) The Premier may declare, by order published on the NSW legislation website, that this Part, or any specified provision of this Part—
- (a) applies to a specified area of the Sydney CBD that is open to or used by the public, or
 - (b) does not apply to a specified public road or road related area.
- (2) The declaration has effect until it is revoked, or for the period specified in the declaration.

52 (Repealed)

Part 5 Miscellaneous

52A Amount of ordinary rate for year commencing 1 July 1995 and later years

- (1) The City Council may resolve that the amount of the ordinary rate that is to be levied on a parcel of rateable land for the year commencing on 1 July 1995 or for any subsequent year is to be not more than a specified percentage higher than the amount of the ordinary rate levied on the same parcel of rateable land for the previous year.
- (2) The specified percentage is to be stated in the City Council’s resolution and must be the percentage approved by the Minister for the relevant year. The Minister may approve a nil percentage.
- (3) The City Council must levy the ordinary rate in accordance with its resolution.
- (4) The City Council’s resolution does not apply to a parcel of rateable land that did not exist as that parcel of rateable land for the whole of the previous year (because, for example, it was exempt from rating for the whole or a part of that year or it is a lot in a subdivision created during that year).

53-56 (Repealed)

57 Savings, transitional and other provisions

Schedule 3 has effect.

58 Regulations

- (1) The Governor may make regulations, not inconsistent with this Act, for or with respect to any matter that by this Act is required or permitted to be prescribed or that is necessary or convenient to be prescribed for carrying out or giving effect to this Act.
- (2) In particular, the regulations may make provision for or with respect to the following—
 - (a) the form in which applications under Division 4 of Part 4 may be made,
 - (b) the fees to be lodged with applications,
 - (c) the determination of applications,
 - (d) the recording of determinations,
 - (e) the notification of the making of determinations,
 - (f) the giving of effect to determinations,
 - (g) the public availability of determinations,
 - (h) elections for the City of Sydney,
 - (i) without limiting paragraph (h), postal voting by electors enrolled on the roll of non-resident owners of rateable land or the roll of occupiers and ratepaying lessees at elections for the City of Sydney.

Part 6 Special environmental planning powers

59 Rectification of landscape—uncompleted development

- (1) This section applies if the City Council has adopted a local orders policy under Part 3 of Chapter 7 of the Principal Act that specifies the criteria that the City Council must take into consideration in determining whether or not to give an order in accordance with this section.
- (2) Section 164 of the Principal Act does not apply to such a local orders policy.
- (3) The City Council may order the owner or occupier of land to which the *Central Sydney Local Environmental Plan 1996* applies—
 - (a) on which uncompleted development exists, and
 - (b) on which no substantial work to complete the development has been carried out during the period of 18 months (determined consecutively or cumulatively) before

the order is given,

to do such things as are specified in the order to rectify the landscape of the land if the development, because of its uncompleted state, adversely affects the visual amenity of the City of Sydney (or a part of the City of Sydney).

- (4) An order may specify only one or more of the following—
- (a) that the demolition of buildings be completed,
 - (b) that builder's debris and rubble be removed,
 - (c) that a hoarding or other secure fencing be erected,
 - (d) that decorative panels be attached to hoardings and fences,
 - (e) that the land be landscaped,
 - (f) that landscaping items be maintained or, in the case of plants that are dead or damaged, be replaced,
 - (g) that lighting be installed,
 - (h) that such other things of an incidental nature as may be specified in the order be done,
 - (i) that such things as may have been agreed to by the person to whom the order is given be done.
- (5) This section does not authorise the City Council to order the filling-in of an excavation or the installation of drainage works.
- (6) An order under this section is taken to be an order under section 124 of the Principal Act.

60 Rectification of landscape—agreements with owners

- (1) The City Council or the Planning Committee may refuse to consider a development application for the development of land to which the [Central Sydney Local Environmental Plan 1996](#) applies and that is made by or with the consent of the owner of the land unless the owner enters into an agreement with the City Council under which the owner agrees to do such things as may be reasonably required in the agreement in order to rectify the landscape of the land if the development, because of its uncompleted state, adversely affects the visual amenity of the City of Sydney (or a part of the City of Sydney).
- (2) The City Council or the Planning Committee may, in the case of a development application for the development of land to which the [Central Sydney Local Environmental Plan 1996](#) applies that is made by the owner of the land, impose as a

condition of development consent a requirement that the owner enter into an agreement with the City Council under which the owner agrees to do such things as may be reasonably required in the agreement in order to rectify the landscape of the land if the development, because of its uncompleted state, adversely affects the visual amenity of the City of Sydney (or a part of the City of Sydney).

- (3) An agreement must comply with a policy approved by the Minister for the time being administering the Planning Act and adopted by the City Council.
- (4) An agreement may make provision only for one or more of the following—
 - (a) that the demolition of buildings be completed,
 - (b) that builder's debris and rubble be removed,
 - (c) that a hoarding or other secure fencing be erected,
 - (d) that decorative panels be attached to hoardings and fences,
 - (e) that the land be landscaped,
 - (f) that landscaping items be maintained or, in the case of plants that are dead or damaged, be replaced,
 - (g) that lighting be installed,
 - (h) that such other things of an incidental nature as may be specified in the agreement be done,
 - (i) that such things as may have been agreed to by the owner of the land be done.
- (5) An agreement cannot require an owner to fill in an excavation or to install drainage works.
- (6) An agreement binds a successor in title to the land.
- (7) This section does not affect the power of the City Council or the Planning Committee to enter into any other agreement concerning the land or its development or to impose any other conditions of development consent.

61 Development contributions

- (1) Despite Part 4 of the Planning Act, a contributions plan prepared and approved under Division 6 of Part 4 of that Act in respect of the whole or any part of the land to which the *Central Sydney Local Environmental Plan 1996* applies may authorise the imposition of a condition that the applicant for development consent pay a levy to the City Council of 1% of the cost, as estimated by the consent authority, of the proposed development.

- (2) Such a contributions plan cannot authorise the imposition of such a levy on so much of a proposed development as comprises residential accommodation (within the meaning of the *Accommodation Levy Act 1997*) within a place of accommodation to which the *Accommodation Levy Act 1997* applies.
- (3) Such a contributions plan must specify the purposes for which any such levy is to be used. Any such levy must be used for the purposes so specified.
- (4) A contributions plan prepared and approved as referred to in this section—
 - (a) is not subject to any direction of the Minister under Division 6 of Part 4 of the Planning Act, and
 - (b) does not have to comply with clause 26 of the *Environmental Planning and Assessment Regulation 1994* (or any clause made in substitution for or by way of replacement of that clause).
- (5) The City Council must not approve a contributions plan that contains a provision authorised by this section unless it has first obtained the concurrence of the Minister administering Part 4 of the Planning Act.
- (6) If the *Central Sydney Local Environmental Plan 1996* is replaced by another environmental planning instrument, this section continues to apply to the land to which that Plan applied immediately before its repeal.
- (7) A condition authorised by this section is not affected by the enactment of the *Environmental Planning and Assessment Amendment (Development Contributions) Act 2005*. However, this section ceases to apply if a contributions plan is prepared and approved under Division 6 of Part 4 of the Planning Act (as amended by that Act) that authorises the imposition of a levy under section 94A of the Planning Act in relation to the land to which this section applies.

Note—

Section 32 (1) provides that this section is to be construed with, and as if it formed part of, the Planning Act.

62 Waiver of tendering requirements—conditional donations to public space improvement projects

If—

- (a) a person makes a donation, subject to conditions, to carry out a public space improvement project of the City Council, and
- (b) in order to give effect to such a condition, the City Council enters into a contract with the person or another person to carry out the project, or a part of the project,

section 55 of the Principal Act does not apply to the contract.

63 Donations to public space improvement projects

- (1) The City Council must include in any publication that advertises, promotes or disseminates information concerning a public space improvement project a statement to the effect that the acceptance of a donation will not limit or affect the exercise by the City Council of any of its functions, except as provided by section 62.
- (2) The City Council must table a statement at the meeting of the City Council that next follows the making of a donation to a public space improvement project, being a statement that includes the following—
 - (a) the name of the person making the donation,
 - (b) the nature of the donation,
 - (c) any conditions to which the donation was subject.
- (3) The City Council must include in its annual report under section 428 of the Principal Act—
 - (a) a summary of donations made during the year to which the report relates to public space improvement projects, and
 - (b) a list of the public space improvement projects undertaken during that year.

Schedule 1 The Planning Committee

(Section 35)

Part 1 Members

1 Definitions

In this Schedule—

appointed member means a person referred to in section 34 (1) (c).

elected member means a person referred to in section 34 (1) (b).

2 Elected members

- (1) An ordinary election of elected members is to be held—
 - (a) at the same time as the election of the Lord Mayor by the councillors under section 290 (1) (a) of the Principal Act, or
 - (b) at a meeting of the City Council held within 3 weeks of the election of the Lord Mayor by electors of the City of Sydney under section 289 of the Principal Act.
- (2) The office of an elected member commences on the day of the member's election and becomes vacant on the day of the election of the member's successor or on the

occurrence of an extraordinary vacancy.

- (3) An extraordinary election of an elected member shall be held as soon as practicable after the extraordinary vacancy occurs.
- (4) An elected member is eligible (if otherwise qualified) for re-election.
- (5) The City Council may remove an elected member (other than a person who has been appointed under subclause (6) and who is not a councillor of the City of Sydney) at any time.
- (6) If a person is not elected in accordance with this clause, the Minister may appoint any person to be an elected member and the person so appointed shall be taken to have been duly elected.
- (7) If a person appointed by the Minister to be an elected member is not a councillor of the City of Sydney, the Minister may remove the person from office at any time.

3 Chairperson

The Lord Mayor of Sydney shall be the Chairperson of the Planning Committee.

3A Deputy Chairperson

- (1) The members of the Planning Committee are to elect a person from among their number to be the Deputy Chairperson of the Planning Committee.
- (2) The person may be elected for the duration of the person's term of office as a member or for a shorter term.

4 Alternate members

- (1) The Lord Mayor of Sydney may appoint a councillor of the City of Sydney who is not an elected member, or the general manager, to be the alternate member for the Lord Mayor.
- (2) The City Council may appoint an alternate for each of the elected members of the Planning Committee.
- (3) The Minister administering Part 4 of the Planning Act may appoint alternates for the appointed members of the Planning Committee and the appointment of any such alternate may specify the circumstances in which the person so appointed is to act as an alternate.
- (4) A person, other than a person appointed under subclause (3), may not be an alternate member for more than one member of the Planning Committee at the same time.
- (5) A person may not act in the office of more than one member of the Planning Committee at the same time.

- (6) An alternate member may only act in the office of the member for whom that alternate member is the alternate member during the illness or absence of the member and while so acting, the alternate member has, subject to clause 14, all the functions of the member and shall be taken to be the member.

5 Term of office of appointed member

Subject to this Schedule, an appointed member shall hold office for such period (not exceeding 5 years) as may be specified in the member's instrument of appointment, but is eligible (if otherwise qualified) for re-appointment.

6 Remuneration of appointed member or alternate member

- (1) An appointed member, or alternate, is entitled to be paid from the consolidated fund of the City Council such remuneration (including travelling and subsistence allowances) as the Minister may from time to time determine in respect of the member or alternate.
- (2) Remuneration under this clause is not to be paid to an appointed member, or alternate, who is a State government employee.

7 Extraordinary vacancy in office of elected member

An extraordinary vacancy occurs in the office of an elected member if—

- (a) a casual vacancy occurs under the Principal Act in the civic office of the member, or
- (b) the member resigns the office by instrument in writing addressed to the City Council.

8 Vacancy in office of appointed member

- (1) The office of an appointed member becomes vacant if the member—
- (a) dies,
- (b) completes a term of office and is not re-appointed,
- (c) resigns the office by instrument in writing addressed to the Minister,
- (d) is removed from office by the Minister under this clause,
- (e) is absent from 4 consecutive meetings of the Planning Committee of which reasonable notice has been given to the member personally or in the ordinary course of post, except on leave granted by the Minister or unless, before the expiration of 4 weeks after the last of those meetings, the member is excused by the Minister for having been absent from those meetings,
- (f) becomes bankrupt, applies to take the benefit of any law for the relief of bankrupt or insolvent debtors, compounds with his or her creditors or makes an assignment

of his or her remuneration for their benefit,

(g) becomes a mentally incapacitated person, or

(h) is convicted in New South Wales of an offence that is punishable by imprisonment for 12 months or more or is convicted elsewhere than in New South Wales of an offence that, if committed in New South Wales, would be an offence so punishable.

(2) The Minister may remove an appointed member from office at any time.

9 Filling of vacancy in office of appointed member

If the office of an appointed member becomes vacant, a person shall, subject to this Act, be appointed to fill the vacancy.

10 Disclosure of pecuniary interests

(1) Chapter 14 (Part 1 excepted) of the Principal Act applies to and in respect of—

(a) a member of the Planning Committee in the same way as it applies to and in respect of a councillor, and

(b) a member of a subcommittee of the Planning Committee in the same way as it applies to and in respect of a member of a council committee, and

(c) a meeting of the Planning Committee in the same way as it applies to and in respect of a meeting of a council, and

(d) a meeting of a subcommittee of the Planning Committee in the same way as it applies to and in respect of a meeting of a council committee.

(2) The Planning Committee shall cause particulars of any disclosure made pursuant to this clause to be recorded in a book kept for the purpose and that book shall be open at all reasonable hours to inspection by any person on payment of such fee as may be determined by the Planning Committee from time to time.

11 Liability of members etc

No matter or thing done by the Planning Committee, any member or any person acting under the direction of the Planning Committee shall, if the matter or thing was done in good faith for the purpose of executing this or any other Act, subject the member or person so acting personally to any action, liability, claim or demand.

Part 2 Procedure

12 General procedure

The procedure for the calling of meetings of the Planning Committee and for the conduct of business at those meetings shall, subject to this Act and the regulations, be as

determined by the Planning Committee.

13 Quorum

The quorum for a meeting of the Planning Committee is 4 members.

14 Presiding member

- (1) The Chairperson of the Planning Committee or, in the absence of the Chairperson, the Deputy Chairperson or, in the absence of both the Chairperson and the Deputy Chairperson, another member elected to chair the meeting by the members present shall preside at a meeting of the Planning Committee.
- (2) The person presiding at any meeting of the Planning Committee has a deliberative vote and, in the event of an equality of votes, a casting vote.
- (3) An alternate member for the Chairperson or Deputy Chairperson shall not preside at a meeting of the Planning Committee unless elected in accordance with this clause.

15 Voting

A decision supported by a majority of the votes cast at a meeting of the Planning Committee at which a quorum is present is the decision of the Planning Committee.

15A Inclusion of items in agenda for meeting

Any 2 members of the Planning Committee may notify the Chairperson of a matter or topic to be included in the agenda for a meeting of the Committee and the Chairperson is to ensure that the matter or topic is included in the agenda.

16 Application of [Local Government Act 1993](#) to meetings

The following provisions apply to and in respect of the members of the Planning Committee in the same way as they apply to and in respect of councillors of a council, except in so far as provision is otherwise made by or under this Act—

- (a) Part 1 of Chapter 4 and Division 2 of Part 2 of Chapter 12 of the [Local Government Act 1993](#),
- (b) the regulations made under that Act (but only in so far as those regulations apply to the conduct of council meetings and the conduct of councillors in respect of such meetings).

Part 3 General

17 Proof of certain matters not required

In any legal proceedings, proof is not required (until evidence is given to the contrary) of—

- (a) the constitution of the Planning Committee, or

- (b) any resolution of the Planning Committee, or
- (c) the appointment of, or the holding of office by, any member of the Planning Committee, or
- (d) the presence of a quorum at any meeting of the Planning Committee.

18 Authentication of documents

A document requiring authentication by the Planning Committee may be sufficiently authenticated if signed by the Chairperson of the Planning Committee or the general manager.

Schedule 2 Provisions relating to members and procedures of Central Sydney Traffic and Transport Committee

1 Definitions

In this Schedule—

appointed member means a person who is appointed as a member of CSTTC by the Minister.

member means a member of CSTTC.

2 Alternate members

- (1) The Secretary of the Department of Transport may, from time to time, appoint a member of staff of Transport for NSW to be his or her alternate as a member.
- (2) A nominee of the City Council may, from time to time, with the approval of the City Council, appoint a person to be his or her alternate as a member.
- (3) A person appointed to represent the State government may, from time to time, with the approval of the Minister, appoint a person to be his or her alternate as a member.
- (4) In the absence of a member, the member's alternate may, if available, act in the place of the member.
- (5) While acting in the place of a member, a person has all the functions of the member and is taken to be the member.

3 Term of office

Subject to this Schedule, an appointed member holds office for such period (not exceeding 3 years) as is specified in the member's instrument of appointment, and is eligible for re-appointment.

4 Vacancy in office

- (1) The office of an appointed member becomes vacant if the member—
 - (a) dies, or
 - (b) completes a term of office and is not re-appointed, or
 - (c) resigns the office by instrument in writing addressed to the Minister, or
 - (d) in the case of a member appointed under section 51G (1) (b)—has his or her nomination revoked by the City Council under subclause (2), or
 - (e) is removed from office by the Minister under this clause, or
 - (f) absents himself or herself from 4 consecutive meetings of the CSTTC of which reasonable notice has been given to the member personally or in the ordinary course of post, unless—
 - (i) the CSTTC has granted the member leave to be absent from those meetings, or
 - (ii) within 4 weeks after the last of those meetings, the member is excused by the CSTTC for having been absent from those meetings, or
 - (g) becomes bankrupt, applies to take the benefit of any law for the relief of bankrupt or insolvent debtors, compounds with his or her creditors or makes an assignment of his or her remuneration for their benefit, or
 - (h) becomes a mentally incapacitated person, or
 - (i) is convicted in New South Wales of an offence that is punishable by imprisonment for 12 months or more or is convicted elsewhere than in New South Wales of an offence that, if committed in New South Wales, would be an offence so punishable.
- (2) The City Council may, by instrument in writing addressed to the Minister, revoke the nomination of a member appointed under section 51G (1) (b).
- (3) The Minister may remove an appointed member from office at any time.

5 Liability of members and others

No matter or thing done by the CSTTC, any member or any person acting under the direction of CSTTC, if the matter or thing was done in good faith for the purpose of executing this or any other Act, subjects the member or person so acting personally to any action, liability, claim or demand.

6 Filling of vacancy of member

If the office of an appointed member becomes vacant, a person is, subject to this Act, to be appointed to fill the vacancy.

7 General procedure

The procedure for the calling of meetings of the CSTTC and for the conduct of business at those meetings is, subject to this Act and the regulations, to be as determined by the CSTTC.

8 Meetings of CSTTC

- (1) The CSTTC must hold at least 4 meetings in each calendar year.
- (2) Meetings of CSTTC (other than meetings referred to in clause 15) are to be open to the public, except as provided by subclause (3).
- (3) If CSTTC is satisfied that it is not in the public interest for a meeting to be open to the public because of the confidential nature of any matter or topic to be included on the agenda for the meeting or for any other reason, it may direct as follows—
 - (a) that the part of the meeting that relates to that matter or topic be closed to the public,
 - (b) that only certain persons may be present during that part of the meeting.
- (4) CSTTC is to give reasonable notice of meetings that are required by this clause to be open to the public.

9 Inclusion of items in agenda for meeting

Any 2 members of the CSTTC may notify the Chairperson of a matter or topic to be included in the agenda for a meeting of the CSTTC and the Chairperson is to ensure that the matter or topic is included in the agenda.

10 Quorum

The quorum for a meeting of the CSTTC is 4 of its members.

11 Voting

A decision supported by a majority of the votes cast at a meeting of the CSTTC at which a quorum is present is the decision of the CSTTC.

12 Remuneration

- (1) An appointed member, or alternate, appointed under section 51G (1) (b) is entitled to be paid such remuneration (including travelling and subsistence allowances), if any, as the City Council may from time to time determine in respect of the member.
- (2) The remuneration of a member or alternate referred to in subclause (1) is to be paid from the consolidated fund of the City Council.
- (3) An appointed member, or alternate, appointed under section 51G (1) (c) is entitled to

be paid such remuneration (including travelling and subsistence allowances), if any, as the Minister may from time to time determine in respect of the member.

- (4) Remuneration under this clause is not to be paid to an appointed member, or alternate, who is a State government employee.

13 Effect of certain other Acts

- (1) The provisions of the *Government Sector Employment Act 2013* relating to the employment of Public Service employees do not apply to an appointed member.

- (2) If by or under any Act provision is made—

- (a) requiring a person who is the holder of a specified office to devote the whole of his or her time to the duties of that office, or
- (b) prohibiting the person from engaging in employment outside the duties of that office,

the provision does not operate to disqualify the person from holding that office and also the office of an appointed member or from accepting and retaining any remuneration payable to the person under this Act as a member.

14 Disclosure of pecuniary interests

- (1) If—

- (a) a member has a direct or indirect pecuniary interest in a matter being considered or about to be considered at a meeting of the CSTTC, and
- (b) the interest appears to raise a conflict with the proper performance of the member's duties in relation to the consideration of the matter,

the member must, as soon as possible after the relevant facts have come to the member's knowledge, disclose the nature of the interest at a meeting of the CSTTC.

- (2) A disclosure by a member at a meeting of the CSTTC that the member—

- (a) is a member, or is in the employment, of a specified company or other body, or
- (b) is a partner, or is in the employment, of a specified person, or
- (c) has some other specified interest relating to a specified company or other body or to a specified person,

is a sufficient disclosure of the nature of the interest in any matter relating to that company or other body or to that person which may arise after the date of the disclosure and which is required to be disclosed under subclause (1).

- (3) Particulars of any disclosure made under this clause must be recorded by the CSTTC in

a book kept for the purpose and that book must be open at all reasonable hours to inspection by any person on payment of the fee determined by the CSTTC.

- (4) After a member has disclosed the nature of an interest in any matter, the member must not, unless the Minister or the CSTTC otherwise determines—
 - (a) be present during any deliberation of the CSTTC with respect to the matter, or
 - (b) take part in any decision of the CSTTC with respect to the matter.
- (5) For the purposes of the making of a determination by the CSTTC under subclause (4), a member who has a direct or indirect pecuniary interest in a matter to which the disclosure relates must not—
 - (a) be present during any deliberation of the CSTTC for the purpose of making the determination, or
 - (b) take part in the making by the CSTTC of the determination.
- (6) A contravention of this clause does not invalidate any decision of the CSTTC.

15 Transaction of business outside meetings or by telephone

- (1) The CSTTC may, if it thinks fit, transact any of its business by the circulation of papers among all the members of the CSTTC for the time being, and a resolution in writing approved in writing by a majority of those members is taken to be a decision of the CSTTC.
- (2) The CSTTC may, if it thinks fit, transact any of its business at a meeting at which members (or some members) participate by telephone, closed-circuit television or other means, but only if any member who speaks on a matter before the meeting can be heard by the other members.
- (3) For the purposes of—
 - (a) the approval of a resolution under subclause (1), or
 - (b) a meeting held in accordance with subclause (2),the Chairperson and each member have the same voting rights as they have at an ordinary meeting of the CSTTC.
- (4) A resolution approved under subclause (1) is, subject to the regulations, to be recorded in the minutes of the meetings of the CSTTC.
- (5) Papers may be circulated among the members for the purposes of subclause (1) by facsimile or other transmission of the information in the papers concerned.

16 First meeting

The Minister may call the first meeting of CSTTC in such manner as the Minister thinks fit.

Schedule 3 Savings, transitional and other provisions

(Section 57)

Part 1 Preliminary

1 Definitions

In this Schedule—

Commissioners means the Commissioners appointed under the [City of Sydney Act 1987](#).

existing employee means a person who, immediately before the commencement of Part 2 of this Act, was an employee of the City Council.

transferred employee means an existing employee who, in accordance with this Act, is transferred to the service of the South Sydney Council.

Part 2 Staff arrangements

2, 3 (Repealed)

4 Arrangements for the transfer of existing employees

- (1) The Commissioners shall determine, in accordance with any directions of and subject to the approval of the Minister, the arrangements to be made for the transfer of existing employees to the service of the South Sydney Council and for such alterations (if any) to staffing arrangements within the City Council as may, in the opinion of the Commissioners, having regard to those transfers, be necessary or desirable.
- (2) The arrangements (despite any other law, but subject to clauses 5 and 6) may—
 - (a) in relation to existing employees generally—
 - (i) determine amounts of remuneration for specified classes of existing employees, and
 - (ii) authorise the establishment of a voluntary retirement scheme and require the making of payments in accordance with that scheme, and
 - (iii) authorise the making of industrial agreements, and
 - (b) in relation to transferred employees—
 - (i) authorise and require the payment of money by the City Council to the South Sydney Council towards the remuneration and overheads of those employees for such period and in such circumstances as may be determined by the

Commissioners or any other specified person, and

- (ii) authorise and require the payment of money by the City Council to the South Sydney Council towards the leave and retirement benefits of those employees and provide for the administration of that money pending its payment.
- (3) If the Commissioners do not determine those arrangements to the satisfaction of the Minister by such day as may be specified by the Minister, they may be determined by the Minister.
- (4) The Governor may make a proclamation to take effect on or after the commencement of Part 2 of this Act embodying the arrangements.
- (5) More than one such proclamation may be made.
- (6) Any such proclamation has the force of law.

5 Employment, remuneration etc of transferred employees

- (1) On the commencement of Part 2 of this Act, in accordance with the arrangements determined under clause 4, an existing employee may be transferred to the service of the South Sydney Council and, if so transferred—
 - (a) shall become an employee of that council, and
 - (b) shall be taken to have been appointed and employed by that council under the Principal Act in such office (if any) of that council as may be specified in the arrangements.
- (2) An existing employee so transferred who is not taken, under subclause (1) (b), to have been appointed and employed in a specified office shall, on that commencement and until otherwise directed by the South Sydney Council, continue to perform the duties which attached to the existing employee's employment before that commencement.
- (3) The provisions of section 20C (2)–(4) and (6)–(8) of the Principal Act apply to and in respect of an existing employee transferred under this clause in the same way as those provisions apply to a person transferred under section 20C of the Principal Act.

6 Continuation of remuneration and employment

Each existing employee who is affected by an arrangement under this Act—

- (a) shall, subject to Part 5 of the *Industrial Arbitration Act 1940*, be remunerated by the council in whose service the existing employee is appointed and employed after the commencement of the arrangement on terms not less advantageous than those on which the existing employee was remunerated by the City Council immediately before that commencement, and
- (b) shall not have his or her employment as an employee of that council terminated on

the ground of redundancy arising from the operation of this Act.

Part 3 Division of assets etc

7 Arrangements for the division of assets etc

- (1) The Commissioners shall determine, in accordance with any directions of and subject to the approval of the Minister, the arrangements to be made for—
 - (a) the apportionment of assets (including land and interests in land), rights, debts and liabilities of the City Council between it and the South Sydney Council, and
 - (b) the handing over of books, documents, records and papers of the City Council to the South Sydney Council.
- (2) The arrangements shall embody such measures as will facilitate the financial stability of the City of Sydney and the City of South Sydney and for that purpose, in addition to the matters referred to in subclause (1), may (despite any other law)—
 - (a) authorise and require the payment of money by the City Council to or on behalf of the South Sydney Council for such purposes, for such periods and in such circumstances as the Commissioners or any other specified person may decide,
 - (b) authorise and require the City Council to provide (or to assist in the provision of) services within the City of South Sydney either jointly with the South Sydney Council or otherwise for such periods and in such circumstances as the Commissioners or any other specified person may decide,
 - (c) authorise the conduct or provision by the South Sydney Council (under a lease or otherwise and whether in accordance with section 519 of the Principal Act or otherwise) of facilities, undertakings and services of the City Council or within the City of Sydney for such periods and in such circumstances as the Commissioners or any other specified person may decide, and
 - (d) make provision with respect to insurances, including workers' compensation insurance.
- (3) If the Commissioners do not determine those arrangements to the satisfaction of the Minister by such day as may be specified by the Minister, they may be determined by the Minister.
- (4) The Governor may make a proclamation to take effect on or after the commencement of Part 2 of this Act embodying the arrangements.
- (5) More than one such proclamation may be made.
- (6) Any such proclamation has the force of law.

(7) Nothing in this clause limits or affects section 21 of the Principal Act.

8 Vesting of assets etc

Subject to the terms of a proclamation made under clause 7, the following provisions apply on the day on which the proclamation takes effect in respect of any asset, right, debt or liability to the extent to which it is vested in the South Sydney Council by the proclamation—

- (a) all real and personal property (including any estate or interest in, or right to control or manage, real or personal property) that, immediately before that day, was vested in the City Council vests in the South Sydney Council,
- (b) any money that, immediately before that day, was payable to the City Council becomes payable to the South Sydney Council,
- (c) any liquidated or unliquidated claim that, immediately before that day, was enforceable by the City Council becomes enforceable by the South Sydney Council,
- (d) any liquidated or unliquidated claim that, immediately before that day, was enforceable against the City Council becomes enforceable against the South Sydney Council,
- (e) any proceeding pending immediately before that day at the suit of the City Council becomes a proceeding pending at the suit of the South Sydney Council,
- (f) any proceeding pending immediately before that day against the City Council becomes a proceeding pending against the South Sydney Council,
- (g) any contract, agreement or undertaking entered into with the City Council and in force immediately before that day becomes a contract, agreement or undertaking entered into with the South Sydney Council,
- (h) any security or charge given to or by the City Council and in force immediately before that day becomes a security or charge given to or by the South Sydney Council.

Part 4 Making of rates etc

9 (Repealed)

Parts 5, 6

10-21 (Repealed)

Part 7 Miscellaneous

22 Application of statutory instruments

A statutory instrument that applied to the City of Sydney, as constituted immediately

before the commencement of Part 2 of this Act, shall (subject to this Act) continue, on and after that commencement, to apply to the City of Sydney and the City of South Sydney, as constituted by this Act, until varied, amended or repealed.

23, 24 (Repealed)

25 Effect of proclamations under sec 21 (1) of the Principal Act

- (1) Without limiting section 21 (1) of the Principal Act, a proclamation under that subsection may provide—
 - (a) that specified provisions of the Principal Act or the ordinances made under that Act apply or do not apply to or in relation to any matter or thing authorised or required to be done under this Act, and
 - (b) where specified provisions of that Act or those ordinances are applied under paragraph (a), that they so apply with specified modifications by way of omission from, addition to or partial substitution for those provisions, and
 - (c) whether or not specified provisions of that Act or those ordinances are applied under paragraph (a), that specified provisions additional to those of the Principal Act and the ordinances made under that Act apply to or in relation to any matter or thing authorised or required to be done under this Act.
- (2) A provision of a proclamation referred to in this section may—
 - (a) apply generally or be limited in its application by reference to specified exceptions or factors, or
 - (b) apply differently according to different factors of a specified kind, or
 - (c) authorise any matter or thing to be from time to time determined, applied or regulated by any specified person or body,or may do any combination of those things.

26 Draft local environmental plans

Section 39 applies to a draft local environmental plan in course of preparation by the City Council immediately before the commencement of that section.

27 Development applications

Section 40 applies to a development application for consent to carry out major development which has not been finally determined by the City Council immediately before the commencement of that section.

28 Validation

Anything done or omitted (including anything done or omitted under the Principal Act)

before the commencement of a provision of this Act which would have been valid if that provision of this Act had been in force when the thing was done or omitted is validated.

29 Regulations

(1) The regulations may contain provisions of a savings or transitional nature consequent on the enactment of the following Acts—

this Act

City of Sydney Amendment Act 1997

Local Government Legislation Amendment (Elections) Act 1998

Environmental Planning Legislation Amendment Act 2006 (but only to the extent that it amends this Act)

(2) Any such provision may, if the regulations so provide, take effect from the date of assent to the Act concerned or a later day.

(3) To the extent to which any such provision takes effect from a date that is earlier than the date of its publication in the Gazette, the provision does not operate so as—

(a) to affect, in a manner prejudicial to any person (other than the State or an authority of the State), the rights of that person existing before the date of its publication, or

(b) to impose liabilities on any person (other than the State or an authority of the State) in respect of anything done or omitted to be done before the date of its publication.

Part 8 Provisions consequent on enactment of *City of Sydney Amendment Act 1997*

30 Review of amendments

(1) The Minister is to review the amendments made to this Act by the *City of Sydney Amendment Act 1997* to determine whether the policy objectives of the *City of Sydney Amendment Act 1997* remain valid and whether the terms of the amendments made by that Act remain appropriate for securing those objectives.

(2) The review is to be undertaken as soon as possible after the period of 5 years from the date of assent to the *City of Sydney Amendment Act 1997*.

(3) A report on the outcome of the review is to be tabled in each House Of Parliament within 12 months after the end of the period of 5 years.

Part 9 Provision consequent on enactment of *City of Sydney*

Amendment (Electoral Rolls) Act 2003

31 Electoral rolls prepared before commencement of [City of Sydney Amendment \(Electoral Rolls\) Act 2003](#)

A reference in section 18B to a non-residential roll prepared and confirmed for a previous election extends to a roll prepared and confirmed for an election for the City of Sydney under section 299 or 300 of the Principal Act before the commencement of section 18B.

Part 10 Provisions consequent on enactment of [Environmental Planning Legislation Amendment Act 2006](#)

32 Definition

In this Part—

amending Act means the [Environmental Planning Legislation Amendment Act 2006](#).

33 Members of Planning Committee

A person who was a member of the Planning Committee immediately before the substitution of section 34 by the amending Act continues to be a member despite that substitution until such time as the person ceases to be a member in accordance with this Act.

34 Concurrence of RailCorp

Sections 41 (1) and 42 (1), as amended by the amending Act, and section 45, as substituted by that Act, do not apply to or in respect of a development application lodged, but not determined, before the commencement of Schedule 2 to the amending Act and those sections, as in force immediately before that commencement, continue to apply to and in respect of any such application.