

*This PUBLIC BILL originated in the LEGISLATIVE ASSEMBLY, and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.*

I. P. K. VIDLER,  
*Clerk of the Legislative Assembly.*

*Legislative Assembly Chamber,  
Sydney, 3 April, 1973.*

## New South Wales



ANNO VICESIMO SECUNDO

**ELIZABETHÆ II REGINÆ**

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**Act No.           , 1973.**

An Act to make further provisions relating to the management and leasing of lands vested in the Sydney Cove Redevelopment Authority; to make certain provisions relating to the powers of the Height of Buildings Advisory Committee within the area controlled by that Authority; for these and other purposes to amend the Sydney Cove Redevelopment Authority Act, 1968; and for purposes connected therewith.

BE



*Sydney Cove Redevelopment Authority (Amendment).*

**B**E it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows :—

1. This Act may be cited as the "Sydney Cove Redevelopment Authority (Amendment) Act, 1973".

2. The Sydney Cove Redevelopment Authority Act, 1968, is amended—

Amendment  
of Act  
No. 56,  
1968.

(a) by inserting in section 3 next after the definition of "Authority" the following new definitions :—

Sec. 3.  
(Interpre-  
tation.)

"building area" means a parcel of land—

(a) which—

(i) is part of a building site;  
and

(ii) resulted from a subdivision referred to in paragraph (b) of subsection (1) of section 19; and

(b) which has been allocated by the Authority for building purposes;

"building site" means a parcel of land referred to in subparagraph (i) of paragraph (a) of subsection (2) of section 13;

(b) by omitting from section 13 (2) (a) (i) the words ", in this Act referred to as "building sites";"

Sec. 13.  
(Redevelop-  
ment of  
development  
area and  
preparation  
of scheme  
therefor.)

(c) by inserting in section 17 (2) after the words "building site" wherever occurring the words "or building area";

Sec. 17.  
(Approved  
scheme may  
be varied.)

(d)



*Sydney Cove Redevelopment Authority (Amendment).*

- (d) (i) by inserting next after section 19 (1) (a) the following new paragraph :—
- Sec. 19.  
(General powers of Authority.)
- (a1) grant, in a form approved by the Minister, a lease for a term not exceeding ten years—
- 5
- (i) of a building site or building area, or part of a building site or building area (pending redevelopment thereof); or
- 10
- (ii) of a parcel of land or any part of a parcel of land referred to in subparagraph (iii) of paragraph (a) of subsection (2) of section 13;
- 15
- (ii) by inserting in section 19 (1) (b) after the matter “(i), (ii) and (iii)” the words “or into parcels comprising parts of parcels referred to in subparagraph (i).”;
- 20
- (iii) by inserting at the end of section 19 the following new subsection :—
- (4) The provisions of subsections (3) and (4) of section 22 shall apply to and in respect of a lease granted under paragraph (a1) of subsection (1).
- 25
- (e) by inserting in section 22 (1) and (2) after the words “building site” wherever occurring the words “or building area”;
- Sec. 22.  
(Authority may erect buildings or grant leases.)
- (f) (i) by omitting from section 25 (2) (b) the word “site” and by inserting instead the words “building area”;
- 30
- Sec. 25.  
(Effect of consent by Authority.)
- (ii) by omitting from section 25 (2) (c) the words “building site” and by inserting instead the words “building area”;
- (iii)



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*Sydney Cove Redevelopment Authority (Amendment).*

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(iii) by inserting at the end of section 25 the following new subsections :—

5 (3) A reference in any other Act or in any rule, regulation, by-law or ordinance to a site in relation to a building shall, for the purposes of subsection (2), be construed as a reference to the building area in relation to that building.

10 (4) Notwithstanding the provisions of section 4C (a) of the Height of Buildings (Metropolitan Police District) Act, 1912, the Height of Buildings Advisory Committee appointed under that Act, in examining and reporting upon an application for approval under that Act in respect of a building in the development area, shall have regard only to the following matters :—

20 (a) the likely fire hazards and provisions for detecting and fighting fires in connection with the building; and

(b) any other matters of public safety relating to or associated with the building.

25 (g) by inserting in section 46 (2) after the words "building site" the words "or building area". Sec. 46.  
(Regulations.)

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BY AUTHORITY:

V. C. N. BLIGHT, C.B.E., GOVERNMENT PRINTER, NEW SOUTH WALES—1973  
[5c]



No. , 1973.

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## A BILL

To make further provisions relating to the management and leasing of lands vested in the Sydney Cove Redevelopment Authority; to make certain provisions relating to the powers of the Height of Buildings Advisory Committee within the area controlled by that Authority; for these and other purposes to amend the Sydney Cove Redevelopment Authority Act, 1968; and for purposes connected therewith.

[Sir CHARLES CUTLER—28 *March*, 1973.]

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scheme may  
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- (i) of a building site or building area, or part of a building site or building area (pending redevelopment thereof); or
- (ii) of a parcel of land or any part of a parcel of land referred to in subparagraph (iii) of paragraph (a) of subsection (2) of section 13;
- (ii) by inserting in section 19 (1) (b) after the matter “(i), (ii) and (iii)” the words “or into parcels comprising parts of parcels referred to in subparagraph (i).”;
- (iii) by inserting at the end of section 19 the following new subsection :—
- (4) The provisions of subsections (3) and (4) of section 22 shall apply to and in respect of a lease granted under paragraph (a1) of subsection (1).
- (e) by inserting in section 22 (1) and (2) after the words “building site” wherever occurring the words “or building area”;
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(Regulations.)

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BY AUTHORITY:

V. C. N. BLIGHT, C.B.E., GOVERNMENT PRINTER, NEW SOUTH WALES—1973

[5c]



*PROOF*

**SYDNEY COVE REDEVELOPMENT AUTHORITY  
(AMENDMENT) BILL, 1973**

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**EXPLANATORY NOTE**

THE objects of this Bill are—

- (a) to extend the Sydney Cove Redevelopment Authority's powers to grant leases of building sites so as to allow the granting of leases of parts of building sites (hereinafter referred to as "building areas");
- (b) to allow the Authority to grant for terms not exceeding ten years leases of—
  - (i) building sites or building areas, or parts thereof. (pending redevelopment); and
  - (ii) parcels of land or parts thereof retained with, and in association with, historical buildings;
- (c) to provide that the Height of Buildings Advisory Committee, in dealing with an application for approval in respect of a building within the Sydney Cove development area, shall only have regard to matters relating to fire hazards and any other matters of public safety; and
- (d) to make other provisions of a minor or ancillary nature.



STANLEY GORE BELLEVILLE AND A. TWISS  
(MEMORANDUM FOR THE)

STANLEY GORE

The following is a summary of the information received from Stanley Gore regarding the proposed development of the Belleville area. The information was obtained from a meeting held on the 15th day of June, 1911, at the residence of Stanley Gore, Belleville, Ontario.

Stanley Gore is the owner of the Belleville area, which is situated on the north side of the Belleville River, and is bounded by the river to the east and south, and by the Belleville River to the west. The area is approximately 100 acres in extent, and is situated on a high bank of the river, and is well adapted for the purpose of a residential or industrial development.

The proposed development of the Belleville area is to be carried out in stages, and the first stage is to be the construction of a dam across the Belleville River, and the construction of a canal to the north of the dam, and the construction of a road to the north of the canal. The dam is to be 100 feet high, and the canal is to be 10 feet wide and 10 feet deep. The road is to be 10 feet wide and 10 feet high.

The dam is to be constructed of concrete, and the canal is to be constructed of masonry. The road is to be constructed of gravel. The dam is to be completed in the year 1912, and the canal and road are to be completed in the year 1913.

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PROOF

No. , 1973.

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[Sir CHARLES CUTLER—28 March, 1973.]

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2. The Sydney Cove Redevelopment Authority Act, 1968, is amended—

Amendment of Act No. 56, 1968.

(a) by inserting in section 3 next after the definition of "Authority" the following new definitions :—

Sec. 3. (Interpretation.)

"building area" means a parcel of land—

(a) which—

- (i) is part of a building site; and
- (ii) resulted from a subdivision referred to in paragraph (b) of subsection (1) of section 19; and

(b) which has been allocated by the Authority for building purposes;

"building site" means a parcel of land referred to in subparagraph (i) of paragraph (a) of subsection (2) of section 13;

(b) by omitting from section 13 (2) (a) (i) the words ", in this Act referred to as "building sites";";

Sec. 13. (Redevelopment of development area and preparation of scheme therefor.)

(c) by inserting in section 17 (2) after the words "building site" wherever occurring the words "or building area";

Sec. 17. (Approved scheme may be varied.)

(d)



*Sydney Cove Redevelopment Authority (Amendment).*

- (d) (i) by inserting next after section 19 (1) (a) the following new paragraph :—
- Sec. 19.  
(General powers of Authority.)
- 5 (a1) grant, in a form approved by the Minister, a lease for a term not exceeding ten years—
- (i) of a building site or building area, or part of a building site or building area (pending redevelopment thereof); or
- 10 (ii) of a parcel of land or any part of a parcel of land referred to in subparagraph (iii) of paragraph (a) of subsection (2) of section 13;
- 15 (ii) by inserting in section 19 (1) (b) after the matter "(i). (ii) and (iii)" the words "or into parcels comprising parts of parcels referred to in subparagraph (i).";
- 20 (iii) by inserting at the end of section 19 the following new subsection :—
- (4) The provisions of subsections (3) and (4) of section 22 shall apply to and in respect of a lease granted under paragraph (a1) of subsection (1).
- 25 (e) by inserting in section 22 (1) and (2) after the words "building site" wherever occurring the words "or building area";
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(Authority may erect buildings or grant leases.)
- 30 (f) (i) by omitting from section 25 (2) (b) the word "site" and by inserting instead the words "building area";
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(Effect of consent by Authority.)
- (ii) by omitting from section 25 (2) (c) the words "building site" and by inserting instead the words "building area";

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(iii) by inserting at the end of section 25 the following new subsections :—

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(3) A reference in any other Act or in any rule, regulation, by-law or ordinance to a site in relation to a building shall, for the purposes of subsection (2), be construed as a reference to the building area in relation to that building.

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(4) Notwithstanding the provisions of section 4c (a) of the Height of Buildings (Metropolitan Police District) Act, 1912, the Height of Buildings Advisory Committee appointed under that Act, in examining and reporting upon an application for approval under that Act in respect of a building in the development area, shall have regard only to the following matters :—

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(a) the likely fire hazards and provisions for detecting and fighting fires in connection with the building; and

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(g) by inserting in section 46 (2) after the words "building site" the words "or building area".

Sec. 46.  
(Regulations.)

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BY AUTHORITY:

V. C. N. BLIGHT, C.B.E., GOVERNMENT PRINTER, NEW SOUTH WALES—1973



New South Wales



ANNO VICESIMO SECUNDO

ELIZABETHÆ II REGINÆ

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**Act No. 31, 1973.**

An Act to make further provisions relating to the management and leasing of lands vested in the Sydney Cove Redevelopment Authority; to make certain provisions relating to the powers of the Height of Buildings Advisory Committee within the area controlled by that Authority; for these and other purposes to amend the Sydney Cove Redevelopment Authority Act, 1968; and for purposes connected therewith. [Assented to, 2nd May, 1973.]

BE



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*Sydney Cove Redevelopment Authority (Amendment).*

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**BE** it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows :—

Short title.     **1.** This Act may be cited as the "Sydney Cove Redevelopment Authority (Amendment) Act, 1973".

Amendment of Act No. 56, 1968.     **2.** The Sydney Cove Redevelopment Authority Act, 1968, is amended—

Sec. 3. (Interpretation.)     (a) by inserting in section 3 next after the definition of "Authority" the following new definitions :—

"building area" means a parcel of land—

(a) which—

(i) is part of a building site;  
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(ii) resulted from a subdivision referred to in paragraph (b) of subsection (1) of section 19; and

(b) which has been allocated by the Authority for building purposes;

"building site" means a parcel of land referred to in subparagraph (i) of paragraph (a) of subsection (2) of section 13;

Sec. 13. (Redevelopment of development area and preparation of scheme therefor.)     (b) by omitting from section 13 (2) (a) (i) the words " , in this Act referred to as "building sites",";

Sec. 17. (Approved scheme may be varied.)     (c) by inserting in section 17 (2) after the words "building site" wherever occurring the words "or building area";

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- (a1) grant, in a form approved by the Minister, a lease for a term not exceeding ten years—
- (i) of a building site or building area, or part of a building site or building area (pending redevelopment thereof) ; or
- (ii) of a parcel of land or any part of a parcel of land referred to in subparagraph (iii) of paragraph (a) of subsection (2) of section 13 ;
- (ii) by inserting in section 19 (1) (b) after the matter “(i), (ii) and (iii)” the words “or into parcels comprising parts of parcels referred to in subparagraph (i),” ;
- (iii) by inserting at the end of section 19 the following new subsection :—
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- Sec. 22.  
(Authority may erect buildings or grant leases.)
- (f) (i) by omitting from section 25 (2) (b) the word “site” and by inserting instead the words “building area” ;
- Sec. 25.  
(Effect of consent by Authority.)
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(3) A reference in any other Act or in any rule, regulation, by-law or ordinance to a site in relation to a building shall, for the purposes of subsection (2), be construed as a reference to the building area in relation to that building.

(4) Notwithstanding the provisions of section 4C (a) of the Height of Buildings (Metropolitan Police District) Act, 1912, the Height of Buildings Advisory Committee appointed under that Act, in examining and reporting upon an application for approval under that Act in respect of a building in the development area, shall have regard only to the following matters :—

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Sec. 46.  
(Regulations.)

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BY AUTHORITY

V. C. N. BLIGHT, C.B.E., GOVERNMENT PRINTER, NEW SOUTH WALES—1973



*I certify that this PUBLIC BILL, which originated in the LEGISLATIVE ASSEMBLY, has finally passed the LEGISLATIVE COUNCIL and the LEGISLATIVE ASSEMBLY of NEW SOUTH WALES.*

I. P. K. VIDLER,  
*Clerk of the Legislative Assembly.*

*Legislative Assembly Chamber,  
Sydney, 10 April, 1973.*

## New South Wales



ANNO VICESIMO SECUNDO

**ELIZABETHÆ II REGINÆ**

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### **Act No. 31, 1973.**

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BE

*I have examined this Bill, and find it to correspond in all respects with the Bill as finally passed by both Houses.*

J. H. BROWN,  
*Chairman of Committees of the Legislative Assembly.*



*Sydney Cove Redevelopment Authority (Amendment).*

**B**E it enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

Short title.     **1.** This Act may be cited as the "Sydney Cove Redevelopment Authority (Amendment) Act, 1973".

Amendment of Act No. 56, 1968.     **2.** The Sydney Cove Redevelopment Authority Act, 1968, is amended—

Sec. 3. (Interpretation.)     (a) by inserting in section 3 next after the definition of "Authority" the following new definitions:—

"building area" means a parcel of land—

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Sec. 13. (Redevelopment of development area and preparation of scheme therefor.)     (b) by omitting from section 13 (2) (a) (i) the words ", in this Act referred to as "building sites",";

Sec. 17. (Approved scheme may be varied.)     (c) by inserting in section 17 (2) after the words "building site" wherever occurring the words "or building area";

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- (b) any other matters of public safety relating to or associated with the building.

Sec. 46.  
(Regulations.)

(g) by inserting in section 46 (2) after the words "building site" the words "or building area".

*In the name and on behalf of Her Majesty I assent to this Act.*

JOHN R. KERR,  
*By Deputation from  
His Excellency the Lieutenant-Governor.  
Government House,  
Sydney, 2nd May, 1973.*