



Government Gazette

of the State of

New South Wales

Number 440—Compulsory Acquisitions

Friday, 10 September 2021

The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It also contains local council, non-government and other notices.

Each notice in the Government Gazette has a unique reference number that appears in parentheses at the end of the notice and can be used as a reference for that notice (for example, (n2019-14)).

The Gazette is compiled by the Parliamentary Counsel's Office and published on the NSW legislation website (www.legislation.nsw.gov.au) under the authority of the NSW Government. The website contains a permanent archive of past Gazettes.

To submit a notice for gazettal, see the Gazette page.

SYDNEY WATER CORPORATION
ABN 49 776 225 038

Sydney Water Act 1994

Land Acquisition (Just Terms Compensation) Act 1991

ERRATUM

In the notice published by Sydney Water Corporation in the *New South Wales Government Gazette* No. 394 of 20 August 2021, n2021-1753, the words in Schedule 2 contained an error. This notice corrects that error by deleting the words in Schedule 2 and replacing those words with the following:

"Freehold land comprising Lot 211 in DP 1272676.

Easement for access and services over that part of Lot 212 in DP 1272676 denoted '(A)' in DP 1272676 with such rights and on such terms as are contained in Part 1, and Part 11 of Schedule 8 to the Conveyancing Act 1919, benefiting Lot 211 in DP 1272676."

The Gazettal date of 20 August 2021 remains unchanged.

Dated: 8 ~~September~~ 2021


Signed for and on behalf of SYDNEY WATER CORPORATION of 1 Smith Street, Parramatta by GRANT MAY, its duly authorised delegate under section 50(3)(a) of the *Interpretation Act 1987*.

TRANSPORT ADMINISTRATION ACT 1988

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

Notice of Compulsory Acquisition of Interest in Land for the Purposes of the Transport Administration Act 1988

Sydney Metro by its delegate declares, with the approval of Her Excellency the Governor, that the construction lease described in the Schedules below is acquired by compulsory process under the provisions of the *Land Acquisition (Just Terms Compensation) Act 1991* as authorised by section 38C and clause 11 of Schedule 1 of the *Transport Administration Act 1988* for the purposes of the *Transport Administration Act 1988*.

Peter Regan
Chief Executive
Sydney Metro

SCHEDULE 1

A construction lease on the terms set out in Schedule 2, and over that part of that piece or parcel of land situated in the Local Government Area of Sydney, Parish of Alexandria and County of Cumberland, comprising Lot 1 in Deposited Plan 1251888.

(Sydney Metro Document Number: SM-21-001025)

SCHEDULE 2



Construction Lease

Sydney Metro

ABN 12 354 063 515

CONTENTS

CLAUSE	PAGE
1. DEFINITIONS AND INTERPRETATION	3
1.1 Definitions	3
1.2 Interpretation.....	4
1.3 Business Day	5
1.4 Excluding liability	5
1.5 Exclusion of implied covenants and powers	6
2. SYDNEY METRO'S OBLIGATIONS	6
2.1 Permitted Use.....	6
2.2 Utilities and services	6
2.3 Handover obligations.....	6
3. COMPLIANCE WITH LAWS AND WHS REQUIREMENTS	6
3.1 Compliance with Laws	6
3.2 Principal Contractor.....	7
3.3 Work Health and Safety	7
4. QUIET ENJOYMENT AND RIGHTS OF INSPECTION	7
5. RISK AND INDEMNITY	7
6. GST.....	8
6.1 Payment of GST.....	8
6.2 Tax invoice/adjustment note	8
6.3 Change in the GST Law.....	9
6.4 Indemnities and reimbursement	9
7. FURTHER LEASE.....	9
7.1 Parties to negotiate	9
7.2 Holding over.....	9
8. TERMINATION	9
9. GENERAL	10
9.1 Governing law	10
9.2 Sydney Metro and the Landlord as public authorities	10

PARTIES:

- (1) The owner of the Premises (**Landlord**); and
- (2) Sydney Metro (ABN 18 804 239 602) a NSW Government agency constituted by section 38 of the Transport Administration Act 1988 (NSW) of Level 43, 680 George Street, Sydney NSW 2000 (**Sydney Metro**).

RECITALS

- (A) Sydney Metro requires access to the Premises for the Permitted Use for the purposes of the Project.
- (B) Sydney Metro has compulsorily acquired a lease on the terms of this document from the Landlord in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW).

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

The following definitions apply in this document:

Business Day means any day other than:

- (a) a day that is a Saturday, Sunday or public holiday generally in Sydney; or
- (b) 27, 28, 29, 30 or 31 December.

Claim means any claim, action, demand or proceeding for payment of money (including damages):

- (a) under, arising out of, or in any way in connection with, this lease; and
- (b) otherwise at law including:
 - (i) under or for breach of any statute;
 - (ii) in tort for negligence or otherwise, including negligent misrepresentation; or
 - (iii) for restitution, including restitution based on unjust enrichment.

Commencing Date means the date on which the acquisition notice in respect of this lease is published in the Government Gazette.

Contractor means the contractor or contractors, as the case may be, engaged by Sydney Metro from time to time to carry out the Works.

Dilapidation Report means the report prepared by Sydney Metro prior to Sydney Metro accessing the Premises pursuant to the Previous Lease that detailed the condition of the Premises as at that date.

Government Authority includes any governmental or semi-governmental or local government authority, administrative or judicial body or tribunal, department, commission, public authority, agency, Minister, officer, statutory corporation or instrumentality.

Government Gazette means the official journal published by the NSW Government containing proclamations and notifications, including land acquisition notices.

GST Law means the same as "GST law" means in *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Law means:

- (a) Commonwealth, New South Wales or local government legislation including regulations, by-laws and other subordinate legislation;
- (b) principles of law or equity established by decisions of courts; and
- (c) any approvals (including any condition or requirement under them).

Permitted Use means investigation, design, construction, testing, commissioning and access for the purpose of carrying out the Project.

Premises means Lot 1 in Deposited Plan 1251888.

Previous Lease means the lease for the Premises acquired by Sydney Metro pursuant to NSW Government Gazette No 102 of 6 September 2019 which expired on 31 December 2020.

Project means the Sydney Metro City & Southwest project.

Sydney Metro's Agents means:

- (a) Sydney Metro's employees, officers, consultants, agents, contractors and invitees or any of them;
- (b) the Contractor; and
- (c) the Contractor's employees, officers, consultants, agents, contractors and invitees or any of them.

Term means the term of the lease granted pursuant to this document, beginning on the Commencing Date and ending on the earlier of:

- (a) the Terminating Date; and
- (b) such earlier date as determined in accordance with clause 8.

Terminating Date means 31 December 2022.

WHS Act means the *Work Health and Safety Act 2011* (NSW).

WHS Legislation means legislation relating to health and safety at work including:

- (a) the WHS Act; and
- (b) the WHS Regulation.

WHS Regulation means the Work Health and Safety Regulation 2017 (NSW).

Works means any works carried out on the Premises by Sydney Metro or its Contractors.

1.2 Interpretation

In this lease:

- (a) headings are for convenience only and do not affect interpretation; and

- (b) the following rules apply in interpreting this lease unless the context makes clear a rule is not intended to apply:
- (i) an obligation or a liability assumed by, or a right conferred on, 2 or more persons binds or benefits them jointly and severally;
 - (ii) **person** includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
 - (iii) a reference to a party includes that party's executors, administrators, successors and permitted assigns, including persons taking by way of novation and, in the case of a trustee, includes a substituted or an additional trustee;
 - (iv) a reference to a document (including this lease) is to that document as varied, novated, ratified or replaced from time to time;
 - (v) a reference to a statute includes its delegated legislation and a reference to a statute or delegated legislation or a provision of either includes consolidations, amendments, re-enactments and replacements;
 - (vi) a word importing the singular includes the plural (and vice versa), and a word indicating a gender includes every other gender;
 - (vii) a reference to a party, clause, schedule, exhibit, attachment or annexure is a reference to a party, clause, schedule, exhibit, attachment or annexure to or of this lease, and a reference to this lease includes all schedules, exhibits, attachments and annexures to it;
 - (viii) if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning;
 - (ix) **includes** in any form is not a word of limitation;
 - (x) a reference to **\$** or **dollar** is to Australian currency; and
 - (xi) terms defined in the GST Law have the same meaning in this document unless the context otherwise requires.
 - (xii) if a party is a member of a GST group, references to GST which the party must pay and to input tax credits which the party is entitled to claim include GST which the representative member of the GST group of which the party is a member must pay and input tax credits to which the representative member is entitled.

1.3 **Business Day**

If the day on or by which anything is to be done under this lease is not a Business Day, that thing must be done no later than the next Business Day.

1.4 **Excluding liability**

Any provision of this lease which seeks to limit or exclude a liability of a party is to be construed as doing so only to the extent permitted by law.

1.5 **Exclusion of implied covenants and powers**

The covenants and powers implied by section 84, section 84A, section 85, section 86, section 132, section 133, section 133A and section 133B of the *Conveyancing Act 1919* (NSW) do not apply to this lease.

2. **SYDNEY METRO'S OBLIGATIONS**

2.1 **Permitted Use**

Sydney Metro must use the Premises only for the Permitted Use.

2.2 **Utilities and services**

Sydney Metro must pay all costs for the supply of any services consumed by it on the Premises during the Term.

2.3 **Handover obligations**

- (a) On or before the end of the Term, Sydney Metro will:
 - (i) vacate the Premises and remove from the Premises all its property, scaffolding, loose materials, waste and rubbish;
 - (ii) return the Premises to the Landlord:
 - (A) in a condition commensurate with the condition it was in at the commencing date of the Previous Lease or as otherwise agreed by the parties; and
 - (B) in a condition that satisfies the requirements of any consent or approval granted under the *Environmental Planning and Assessment Act 1979* in respect of the Works that apply to the Premises.
- (b) If the parties have entered into a further lease for the Premises which commences immediately after the end of the Term, then clause 2.3(a) will apply at the end of the term of the further lease.
- (c) The Landlord and Sydney Metro acknowledge and agree that:
 - (i) the infrastructure and landscaping located on the Premises at the commencing date of the Previous Lease will be demolished and/or removed by Sydney Metro; and
 - (ii) unless otherwise agreed in writing between the parties, Sydney Metro will reinstate the infrastructure and landscaping in a condition equivalent to the condition detailed in the Dilapidation Report when this lease ends.

3. **COMPLIANCE WITH LAWS AND WHS REQUIREMENTS**

3.1 **Compliance with Laws**

Sydney Metro must, and must procure that the Contractor will, at all times fully comply with all Laws in any way affecting or applicable to the Works.

3.2 **Principal Contractor**

- (a) In this clause 3.2, the terms "construction work", "construction project", "principal contractor" and "workplace" have the same meanings given to those terms under the WHS Legislation.
- (b) Without limiting Sydney Metro's obligations under any other provision of this lease:
 - (i) to the extent that the work under this lease or any contract or subcontract relating to the Works includes construction work, Sydney Metro:
 - (A) is, for the purpose of Chapter 6 of the WHS Regulation, a person conducting a business or undertaking that has commissioned the construction project(s) that form the whole or part of the work under this lease, the contract or subcontract;
 - (B) will engage the Contractor (as notified to the Landlord by Sydney Metro) in accordance with clause 293(2) of the WHS Regulation as the principal contractor for the work under this lease, the contract or subcontract; and
 - (C) will authorise the Contractor to have management and control of each workplace at which the work under this lease, the contract or subcontract is to be carried out and to discharge the duties of a principal contractor under the WHS Legislation; and
 - (ii) Sydney Metro will procure that the Contractor accepts the engagement as principal contractor and agrees to discharge the duties imposed on a principal contractor by the WHS Legislation,
and the Contractor's engagement and authorisation as a principal contractor will continue:
 - (iii) subject to clause 3.2(b)(iv), until completion of the works (unless sooner revoked by Sydney Metro); and
 - (iv) in respect of any rectification of defects that is construction work, during the period any such work is carried out.

3.3 **Work Health and Safety**

Sydney Metro must carry out any works on the Premises:

- (a) safely and in a manner that does not put the health and safety of persons at risk; and
- (b) in a manner that protects property.

4. **QUIET ENJOYMENT AND RIGHTS OF INSPECTION**

Subject to Sydney Metro complying with its obligations under this lease, Sydney Metro may occupy the Premises during the Term without interference from the Landlord.

5. **RISK AND INDEMNITY**

- (a) Sydney Metro enters, occupies, uses and keeps the Premises, and Sydney Metro's Agents are permitted to access, occupy, use and keep the Premises, at the risk of Sydney Metro.

- (b) Sydney Metro must indemnify the Landlord against:
- (i) the loss, destruction or damage of any of the Landlord's real or personal property; or
 - (ii) any claim against the Landlord or liability the Landlord may have to third parties in respect of or arising out of or in connection with:
 - (A) any illness, personal injury to, or death of, any person; or
 - (B) the loss, destruction or damage of any real or personal property,to the extent caused by, arising out of, or in any way in connection with, the construction of the Works or any failure by Sydney Metro to comply with its obligations under this lease, except to the extent caused or contributed to by the act or omission of the Landlord or the Landlord's employees, agents, contractors or officers.
- (c) Sydney Metro has no liability, nor will the Landlord be entitled to make any Claim against Sydney Metro or Sydney Metro's Agents in respect of:
- (i) loss of income, loss of revenue, loss of profit, loss of financial opportunity, loss of business or loss of business opportunity, loss of contract, loss of goodwill, loss of use or loss of production (whether the loss is direct or indirect); or
 - (ii) direct or indirect financing costs,
- whether present or future, fixed or unascertained, actual or contingent incurred or sustained by the Landlord as a result of any act or omission of Sydney Metro (whether negligent or otherwise).

6. **GST**

6.1 **Payment of GST**

If GST is or will be payable on a supply made under or in connection with this document, to the extent that the consideration otherwise provided for that supply under this document is not stated to include an amount in respect of GST on the supply:

- (a) the consideration otherwise provided for that supply under this document is increased by the amount of that GST; and
- (b) the recipient must make payment of the increase as and when the consideration otherwise provided for, or relevant part of it, must be paid or provided or, if the consideration has already been paid or provided, within seven days of receiving a written demand from the supplier.

6.2 **Tax invoice/adjustment note**

The right of the supplier to recover any amount in respect of GST under this document on a supply is subject to the issuing of the relevant tax invoice or adjustment note to the recipient within the time period within which the recipient is otherwise entitled to the relevant input tax credits.

6.3 **Change in the GST Law**

If the GST Law changes (including without limitation as a result of a change in the GST rate) after the date of this document, any consideration that expressly includes GST must be adjusted to reflect the change in the GST Law.

6.4 **Indemnities and reimbursement**

- (a) Costs actually or estimated to be incurred or revenue actually or estimated to be earned or lost by a party that is required to be reimbursed or indemnified by another party or used as the basis for calculation of consideration for a supply under this document must exclude the amount of GST referable to the cost to the extent to which an entitlement arises or would arise to claim an input tax credit and in relation to revenue must exclude any amount in respect of GST referable to the revenue.
- (b) The parties each indemnify the other against all GST, and losses, liabilities and expenses (including legal liabilities on a full indemnity basis) that the other incurs (directly or indirectly) as a result of a breach of a warranty or other provision in this document relating to GST.

7. **FURTHER LEASE**

7.1 **Parties to negotiate**

If Sydney Metro gives the Landlord a notice before the Terminating Date that it requires a further lease over the Premises for the purposes of the Project, the parties will negotiate in good faith to agree the terms of that further lease.

7.2 **Holding over**

If the Landlord has not granted Sydney Metro a new lease of the Premises as contemplated under clause 7.1 and Sydney Metro continues to occupy the Premises after the Terminating Date with the Landlord's consent, Sydney Metro occupies the Premises under a monthly lease that:

- (a) either party may terminate on 1 month's notice ending on any day by giving notice in writing to the other; and
- (b) is on the same terms as this lease (with any changes appropriate to a monthly lease).

8. **TERMINATION**

- (a) Sydney Metro may terminate this lease at any time during the Term by giving the Landlord one month's prior written notice specifying the date that the lease will come to an end (the **Surrender Date**).
- (b) With effect from but not including the Surrender Date:
 - (i) Sydney Metro, as beneficial owner, surrenders Sydney Metro's interest in this lease and the Premises to the Landlord; and
 - (ii) the Landlord accepts that surrender.
- (c) On or before the Surrender Date, Sydney Metro must leave the Premises and return the Premises to the Landlord in the condition required by clause 2.3.
- (d) With effect from the Surrender Date, each party releases the other from any liability relating to events or circumstances occurring or arising after the Surrender Date.

9. **GENERAL**

9.1 **Governing law**

This lease is governed by and must be construed according to the law applying in New South Wales.

9.2 **Sydney Metro and the Landlord as public authorities**

The Landlord and Sydney Metro acknowledge and agree that nothing in this lease will in any way unlawfully restrict or otherwise unlawfully affect the unfettered discretion of either of Sydney Metro or the Landlord (if applicable) to exercise any of its functions and powers pursuant to any legislation.

ROADS ACT 1993

LAND ACQUISITION (JUST TERMS COMPENSATION) ACT 1991

NOTICE OF COMPULSORY ACQUISITION OF LAND

Inverell Shire Council declares with the approval of Her Excellency the Governor that the lands described in Schedule 1 below, excluding the interest described in Schedule 2 below, are acquired by compulsory process in accordance with the provisions of the Land Acquisition (Just Terms Compensation) Act 1991 for a public road.

Dated at Inverell this 2nd day of September 2021.



.....
General Manager

Schedule 1

Lot 1 DP1263835 being part of the land comprised in 7057/1072492

Lot 2 DP1263835 being part of the land comprised in 7057/1072492

Lot 3 DP1263835 being part of the land comprised in 7018/94779

Schedule 2

Proposed easement for transmission line 45 wide (DP268560) marked (D) in DP1263835 and shown over Lot 1 DP1263835 being part of the land comprised in 7057/1072492