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(24)

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12 NOV 1969

HEIGHT OF BUILDINGS ACT, 1912-1967.
*Printed in accordance with the provisions of the
Amendments Incorporation Act, 1906.*

[Certified 29th August, 1968.]

New South Wales.

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23/6/70



ANNO TERTIO
GEORGII V REGIS.

Act No. 58, 1912⁽¹⁾, as amended by Act No. 1, 1916^{(2)*};
Act No. 35, 1937⁽³⁾; Act No. 3, 1952⁽⁴⁾; Act No. 12,
1957⁽⁵⁾; Act No. 33, 1965⁽⁶⁾; and Act No. 47, 1967⁽⁷⁾.

The Act No. 58, 1912, is also amended or otherwise affected in
certain respects which cannot be dealt with under section 2
of the Amendments Incorporation Act, 1906, by Act No.
47, 1967.

42767

An

- (1) Height of Buildings (Metropolitan Police District) Act, 1912, No. 58. Assented to, 10th December, 1912.
- (2) Height of Buildings (Amendment) Act, 1916, No. 1. Assented to, 14th March, 1916.
- (3) Statute Law Revision Act, 1937, No. 35. Assented to, 23rd December, 1937.
- (4) Height of Buildings (Amendment) Act, 1952, No. 3. Assented to, 2nd April, 1952. Date of commencement, 3rd January, 1956, sec. 1 (3) and Gazette No. 112 of 7th October, 1955, p. 2955.
- (5) Height of Buildings (Amendment) Act, 1957, No. 12. Assented to, 8th April, 1957.
- (6) Decimal Currency Act, 1965, No. 33. Assented to, 20th December, 1965. Date of commencement of sections four and eleven, 14th February, 1966, secs. 1 (3), 2 (1) and the Currency Act 1965 (Commonwealth), sec. 2 (2).
- (7) Height of Buildings (Amendment) Act, 1967, No. 47. Assented to, 9th October 1967. Date of commencement, 8th December, 1967, sec. 1 (3) and Gazette No. 135 of 8th December, 1967, p. 4510.

* Section 1 of the Act No. 1, 1916, enacts "This Act shall not apply to any building which has been commenced to be erected before the commencement of this Act, and in respect of which the provisions of the Height of Buildings (Metropolitan Police District) Act, 1912, have been complied with."

Height of Buildings (Metropolitan Police District).

An Act to regulate the height of buildings within the Metropolitan Police District; and for purposes consequent thereon or incidental thereto.

BE it enacted by the King'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 "Height of Buildings (Metropolitan Police District) Act, 1912."*

Inter-pretation.

Substituted section, Act No. 1, 1916, s. 2. Amended, Act No. 3, 1952, s. 2 (a). Substituted section, Act No. 12, 1957, s. 2 (a).

2. (1) In this Act unless inconsistent with the context or subject matter—

"Building" includes part of a building.

"Committee" means the Height of Buildings Advisory Committee appointed under this Act.

"Panel" means the Height of Buildings Advisory Panel appointed under this Act.

Definition of "height".

(2) In this Act "height"—

(a) in relation to a building which has a frontage to a public road means the measurement taken from the mean level of the frontage at the street alignment immediately in front of the face of the building to the top of the highest portion of the building which is intended to be occupied or used or which is occupied or used by any person for any purpose;

(b) in relation to a building the fronts of which abut the street alignments of two parallel public roads or two public roads which although not parallel follow generally the same direction and the distance

between

* By Act No. 33, 1965, s. 11 (2), the Height of Buildings (Metropolitan Police District) Act, 1912, as amended by subsequent Acts and by Act No. 33, 1965, may be cited as the Height of Buildings Act, 1912-1965.

By Act No. 47, 1967, s. 1 (2), the Height of Buildings Act, 1912-1965, as amended by Act No. 47, 1967, may be cited as the Height of Buildings Act, 1912-1967.

Height of Buildings (Metropolitan Police District).

between such roads at the street alignments immediately in front of the faces of the building measured between the closest points is more than eighty feet means—

(i) in respect of any part of the building which extends from the front thereof at the lower of such public roads to a line drawn across the building at a point not less than half the distance between such public roads measured between the closest points the measurement taken from the mean level of the frontage at the street alignment of the public road which is the lower immediately in front of the face of the building to the top of the highest portion of the afore-said part of the building which is intended to be occupied or used or which is occupied or used by any person for any purpose;

(ii) in respect of the part of such building other than that to which subparagraph (i) of this paragraph applies the measurement taken from the mean level of the frontage at the street alignment of the public road which is the higher immediately in front of the face of the building to the top of the highest portion of the building which is intended to be occupied or used or which is occupied or used by any person for any purpose;

(c) in relation to a building the fronts of which abut the street alignments of two parallel public roads or two public roads which although not parallel follow generally the same direction and the distance between such roads at the street alignments immediately in front of the faces of the building measured between the closest points is not more than eighty feet means the measurement taken from the mean level of the frontage at the street alignment of the public road which is the higher immediately in front of the face of the building to the top of the highest portion of the

Height of Buildings (Metropolitan Police District).

the building which is intended to be occupied or used or which is occupied or used by any person for any purpose;

(d) in relation to a building which has no frontage to a public road means the measurement from the mean level before excavation of the ground upon which the building is erected to the top of the highest portion of the building which is intended to be occupied or used or which is occupied or used by any person for any purpose;

(e) in relation to a building in respect of which the height cannot be determined in accordance with any of the foregoing provisions of this subsection means the height as determined in accordance with such method as the Minister on the recommendation of the Committee prescribes.

In this subsection "public road" means a road, street or other public thoroughfare not less than twenty-one feet in width.

The following classes of structure shall not, if constructed in conformity with a design approved by the Minister be taken into account in determining the height of any building:—

- (a) water tanks or reservoirs or air conditioning, ventilating, lift or elevator machinery or other machinery whatsoever upon the top of such building and any structures enclosing such tanks, reservoirs or machinery;
- (b) wireless towers upon the top of a building occupied only during reasonable periods for maintenance purposes and not used for advertising signs of any description.

Application
of Act.

Substituted
section,
Act No. 3,
1952, s. 2 (b).

3. (1) This Act shall apply to—

- (a) the Sydney Metropolitan Area with boundaries as defined in Schedule Four to the Local Government Act, 1919, as amended by subsequent Acts;
- (b) the City of Newcastle; and

(c)

Height of Buildings (Metropolitan Police District).

(c) any area to which the provisions of this Act are applied in accordance with subsection two of this section.

(2) The Governor may, by proclamation* to be published in the Gazette, declare that any area, with boundaries as therein defined, shall be an area in respect of which the provisions of this Act shall apply.

The Governor may in like manner revoke or vary any such proclamation.

(3) This Act shall bind the Crown.

4. (1) A building shall not—

(a) be erected of a greater height than eighty feet unless the skyline and the plans of such building have been approved by the Minister;

Height of
buildings.
Amended,
Act No. 1,
1916, s. 3.
Substituted
section,
Act No. 3,
1952, s. 2 (b).

(b) under any circumstances be erected of a greater height than one hundred and fifty feet unless the skyline and the plans of such building have been approved by the Minister upon the recommendation of the Committee.

Amended,
Act No. 12,
1957, s. 2
(b) (i).

(2) A building whether erected before or after the commencement of the Height of Buildings (Amendment) Act, 1952, shall not—

(a) be rebuilt, reconstructed or increased to a greater height than eighty feet unless the skyline and the plans of such building as so rebuilt, reconstructed or increased have been approved by the Minister;

(b) under any circumstances be rebuilt, reconstructed or increased to a greater height than one hundred and fifty feet unless the skyline and the plans of such building as so rebuilt, reconstructed or increased have been approved by the Minister upon the recommendation of the Committee.

Amended,
Ibid. s. 2
(b) (ii).

(3)

* A proclamation under section 3 (2) was published in Government Gazette No. 36 of 24th March, 1961, p. 840, declaring "that the whole of the State of New South Wales (excluding those parts to which the said Act applies by virtue of paragraphs (a) and (b) of subsection (1) of the said section, viz., the Sydney Metropolitan Area with boundaries as defined in Schedule Four to the Local Government Act, 1919, as amended by subsequent Acts, and the City of Newcastle), shall be an area in respect of which the provisions of the said Act shall apply."

Height of Buildings (Metropolitan Police District).

(3) A building of a greater height than eighty feet whether erected before or after the commencement of the Height of Buildings (Amendment) Act, 1952, shall not be altered in any manner whatsoever unless the plans of such alterations have been approved by the Minister.

Amended,
Act No. 12,
1957, s. 2
(b) (iii).

(4) The Minister in granting any approval under this section may impose such conditions as he may think fit.

Such conditions shall in the case of a building erected of, or rebuilt, reconstructed or increased to a greater height than one hundred and fifty feet include conditions—

- (a) specifying the ratio which the total floor space of the building shall bear to the area of the site of the building to the intent that the number of persons to be accommodated shall not exceed the number which would have been accommodated had the building been erected in all parts to a height of one hundred and fifty feet;
- (b) specifying the area of the site of the building and the location thereof to be set aside for the loading or unloading of goods.

(5) The erection, rebuilding, reconstruction, increase in height or alteration of any building which has been commenced before the commencement of the Height of Buildings (Amendment) Act, 1952, may be continued and completed after such commencement as if the Height of Buildings (Amendment) Act, 1952, had not been enacted.

(6) In this section "building" shall not include a building used exclusively for the purposes of public worship, a chimney stack, sewer ventilator or gasometer or any building exempted from the operation of this section.

Occupation
and use of
buildings
of greater
height than
eighty feet.
New section
added,
Act No. 3,
1952, s. 2 (b).

4A. (1) Where a building—

- (a) has been erected, rebuilt, reconstructed or increased to a greater height than eighty feet or altered in accordance with the plans approved and any conditions imposed by the Minister under section four of this Act; or

(b)

Height of Buildings (Metropolitan Police District).

- (b) is in the course of being so erected, rebuilt, reconstructed, increased in height or altered,

the proprietor of such building shall not occupy or use or permit any person to occupy or use such building or any completed portion thereof, as the case may be, for any purpose until the Minister has, by writing under his hand, signified his approval thereto in the manner prescribed.

(2) Such signification of approval shall state—

- (a) the classification of the building;
- (b) the purpose or purposes for which such building or completed portion thereof, as the case may be, may be occupied or used;
- (c) the conditions (if any) subject to which the building or any portion thereof may be occupied or used.

The purpose or purposes referred to in paragraph (b) of this subsection shall be the purpose or purposes for which such building or completed portion thereof, as the case may be, was erected, rebuilt, reconstructed, increased in height or altered.

(3) Any approval given under this section may from time to time be varied by the Minister.

(4) No approval or variation thereof shall be withheld under this section if—

- (a) the Board of Fire Commissioners of New South Wales has reported to the Minister that adequate provision has been made in the building or portion thereof to which the approval relates for preventing and extinguishing fires and protecting and saving life and property in case of fire; and
- (b) the proprietor of the building to which the approval relates has certified to the Minister in the manner prescribed that such building has been erected, rebuilt, reconstructed, increased in height or altered in accordance with the plans approved and any conditions imposed by the Minister under section four of this Act, or is in the course of being so erected, rebuilt, reconstructed, increased in height or altered, as the case may require.

4B.

Height of Buildings (Metropolitan Police District).

Height of
Buildings
Advisory
Committee.

New section
added,
Act No. 12,
1957, s. 2 (e).
Amended,
Act No. 47,
1967, s. 2
(1) (a).

4r. (1) There shall be a Height of Buildings Advisory Committee which shall consist of ten members appointed by the Governor.

(2) Of the members so appointed—

Amended,
Ibid. s. 2
(1) (b) (i).

(a) one shall be appointed upon the nomination of the Minister and shall be a member or servant of the State Planning Authority of New South Wales;

Amended,
Ibid. s. 2
(1) (b) (ii).

(b) one shall be appointed upon the nomination of the Minister for Public Works and shall be an architect of the Public Works Department;

Repealed,
Ibid. s. 2
(1) (c).

(c) * * * *

(d) one shall be appointed upon the nomination of the Minister and shall be a person who is an expert on traffic matters;

(e) one shall be the City Building Surveyor of the City of Sydney or the person for the time being acting in that position;

(f) one shall be the Director of Civil Defence or the person for the time being acting in that position;

(g) one shall be appointed upon the nomination of the Board of Fire Commissioners of New South Wales;

(h) one shall be appointed upon the nomination of the Local Government Association of New South Wales;

(i) one shall be appointed upon the nomination of the New South Wales Chapter of the Royal Australian Institute of Architects;

(j) one shall be appointed upon the nomination of the Institution of Engineers, Australia (Sydney Division);

(k) one shall be appointed upon the nomination of the Australian Planning Institute (Sydney Division).

(3)

Height of Buildings (Metropolitan Police District).

(3) The provisions of the Public Service Act, 1902, or of any Act amending that Act, shall not apply to or in respect of the appointment of a member of the Committee and a member shall not, in his capacity as such member, be subject to the provisions of the Public Service Act, 1902, or any Act amending that Act.

(4) (a) Each member of the Committee shall, subject to this section, hold office for a term of five years and shall, if otherwise qualified, be eligible for reappointment upon the expiration of his term of office: Provided that a person appointed to fill the vacant office of a member shall hold office only for the residue of his predecessor's term of office, but shall if otherwise qualified be eligible for reappointment.

(b) A member shall be deemed to have vacated his office if he—

(i) dies;

(ii) resigns his office in writing under his hand addressed to the Governor;

(iii) being one of the members referred to in subparagraphs (a) to (f) inclusive of subsection two of this section, ceases to hold the qualification by virtue of which he was appointed; or

(iv) is removed from office by the Governor.

(c) The Governor may, for any cause which appears to him sufficient, remove any member from office.

(5) The person referred to in paragraph (a) of subsection two of this section shall be chairman of the Committee.

(6) The Committee shall annually elect one of its members to be deputy chairman.

(7) The procedure for the calling of meetings of the Committee and for the conduct of business at such meetings shall, subject to any regulations in relation thereto, be as determined by the Committee.

(8)

Height of Buildings (Metropolitan Police District).

(8) At any meeting of the Committee five members shall form a quorum and any meeting at which a quorum is present shall have all the powers, authorities, duties and functions conferred or imposed upon the Committee.

(9) (a) At any meeting of the Committee the chairman, or in his absence the deputy chairman, shall preside.

(b) If the chairman and deputy chairman are both absent from any meeting the members present may elect one of their number to preside at the meeting; and the member so elected while so presiding shall have the powers, authorities, duties and functions of the chairman.

(10) (a) At any meeting of the Committee the decision of a majority of the members present shall be the decision of the Committee.

(b) The chairman or deputy chairman or member presiding shall have a deliberative vote and, where the members present at any meeting are equally divided in opinion upon any matter, shall have a second or casting vote.

(11) No act or proceeding of the Committee shall be invalidated or prejudiced by reason only of the fact that at the time when such act or proceeding was done, taken or commenced, there was a vacancy in the offices of members.

(12) Each member of the Committee shall be entitled to receive such fees and travelling expenses as may from time to time be fixed by the Governor.

4c. The Committee shall—

- (a) examine and report upon all applications for approvals under this Act to erect a building of a greater height than one hundred and fifty feet or to rebuild, reconstruct or increase a building to a greater height than one hundred and fifty feet and make recommendations to the Minister as to whether or not such approvals should be given.

In

Powers and functions of Committee.
New section added, Act No. 12, 1957, s. 2 (c).

Height of Buildings (Metropolitan Police District).

In its examination of such applications the Committee shall have regard to the following matters :—

- (i) the proposed use and occupancy of the building;
 - (ii) the total floor plan area of the building in relation to the area of the site of the building;
 - (iii) the number of persons likely to occupy the building;
 - (iv) the adequacy of natural light and air to the building;
 - (v) the adequacy of natural light and air to adjoining sites and adjacent public roads or other thoroughfares;
 - (vi) the traffic likely to be generated by the use and occupancy of the building;
 - (vii) the provision for the loading and unloading of goods in or from the building;
 - (viii) the provision of off-street car parking facilities in the building;
 - (ix) the area of the site of the building at street level available for pedestrian movement;
 - (x) the likely fire hazards and provisions for detecting and fighting fires in connection with the building;
 - (xi) the appearance of the building;
 - (xii) any other matters of public safety and convenience relating to or associated with the building;
 - (xiii) any matters relating to the building or the site of the building specially submitted by the council of the area in which the building is located;
- (b) report on any matter affecting the administration of this Act or the regulations thereunder which may be referred to it by the Minister.

4d.

Height of Buildings (Metropolitan Police District).

Disquali-
fication of
certain
members.

New section
added,
Act No. 12,
1957, s. 2 (c).

4D. (1) A member of the Committee shall be disqualified from acting and shall not act as a member on any matter before the Committee relating to any building in respect of which he is in any manner directly or indirectly interested or associated as an architect or engineer.

(2) Where a member is disqualified under this section his place on the Committee when such matter is being dealt with by the Committee shall be taken by a deputy or temporary member of the same profession or calling as the member so disqualified to be selected by the Minister from the members of the panel hereinafter constituted.

A deputy or temporary member when taking the place of a member as aforesaid shall be deemed to be a member of the Committee.

Height of
Buildings
Advisory
Panel.

New section
added,
Ibid.

4E. (1) There shall be a Height of Buildings Advisory Panel which shall consist of six members appointed by the Minister.

(2) Of the members so appointed—

- (a) two shall be appointed upon the nomination of the New South Wales Chapter of the Royal Australian Institute of Architects;
- (b) two shall be appointed upon the nomination of the Institution of Engineers, Australia (Sydney Division);
- (c) two shall be appointed upon the nomination of the Australian Planning Institute (Sydney Division).

Penalties.
Amended,
Act No. 3,
1952, s. 2 (c);
Act No. 33,
1965, s. 4
(2).

5. If any person—

- (a) erects, rebuilds, reconstructs, or increases in height, or causes to be erected, rebuilt, reconstructed or increased in height, any building, or alters or causes to be altered any building, in contravention of this Act;
- (b) fails to comply with any conditions imposed by the Minister pursuant to section four of this Act or to which any approval under section 4A of this Act is subject; or

(c)

Height of Buildings (Metropolitan Police District).

- (c) occupies or uses any building or portion thereof for any purpose or purposes other than the purpose or purposes for which such building or portion may be used pursuant to any approval relating to such building or portion as originally given or varied, as the case may be, under section 4A of this Act,

he shall be liable to a penalty not exceeding five hundred dollars.

The magistrate before whom any such conviction is had may further order that the defendant shall, within a time to be fixed by the order, take down and remove any part of the building, in respect of which the contravention has occurred, or discontinue occupying or using the building or any portion thereof for any purpose or purposes, and if the defendant neglects to comply with such order, he shall be further liable to a penalty not exceeding two hundred dollars for every day during which such neglect continues.

Penalties under this Act may be recovered before a stipendiary magistrate.

6. (1) The Governor may make regulations not inconsistent with this Act :—

- (a) prescribing all matters which by this Act are required or permitted to be prescribed or which are necessary or convenient to be prescribed to carry this Act into effect;
- (b) exempting specified classes of buildings from the operation of section four of this Act;
- (c) for fixing the fees to be paid upon applications for approval under sections four and 4A of this Act and for variations of approval under section 4A of this Act;
- (d) prescribing the procedure for the calling of meetings of the Committee and the conduct of the business at such meetings;
- (e) prescribing the information or particulars to be sent to the Committee in connection with applications in respect of which the Committee is to make examinations, reports and recommendations.

Regulations.
New section
added,
Act No. 1,
1916, s. 4.
Substituted
subsection,
Act No. 3,
1952, s. 2 (d).

New para-
graph added,
Act No. 12,
1957, s. 2 (d).

New para-
graph added,
Ibid.

(1A)

Height of Buildings (Metropolitan Police District).

New subsection added,
Act No. 3,
1952, s. 2 (d).

Amended,
Act No. 33,
1965, s. 4
(2).

(1A) The regulations may impose a penalty not exceeding one hundred dollars for any breach thereof.

(2) Such regulations shall—

- (i) be published in the Gazette;
- (ii) take effect from the date of publication, or from a later date to be specified in such regulations; and
- (iii) be laid before both Houses of Parliament within fourteen sitting days after publication if Parliament is in session, and, if not, then within fourteen sitting days after the commencement of the next session.

Amended,
Act No. 35,
1937, s. 3
and Second
Schedule.

If either House of Parliament passes a resolution of which notice has been given at any time within fifteen sitting days after such regulations have been laid before such House disallowing any regulation, or part thereof, such regulation or part shall thereupon cease to have effect.

Height of Buildings (Metropolitan Police District).

INDEX.

	Section.	Page.
Act—		
application of	3	4
Crown bound by	3 (3)	5
Advisory Committee	4B, 4C, 4D	8, 10, 12
regulations affecting	6 (1) (d) (e)	13
Application of Act	3	4
Buildings, permissible height of	4 (1)	5
, reconstruction, rebuilding or increase in height	4 (2)	5
Crown, bound by Act	3 (3)	5
Definitions	2	2
Erection etc., of buildings commenced before Height of Buildings (Amendment) Act, 1952	4 (5)	6
Exemptions.. .. .	4 (6)	6
Fees for permits	6 (1)	13
Fire brigades—		
certificate of Board of Fire Commissioners	4A (4)	7
Height of buildings—		
definition	2	2
maximum	4	5
occupation and use of certain buildings	4A	6
Height of Buildings Advisory Panel	4B	12
Lift or elevator machinery etc., on roof	2	2
Occupation and use of buildings of greater height than eighty feet	4A	6
Offences	5	12
Penalties	5	12
breach of regulations	6 (1A)	14
Regulations	6	13
Short title	1	2
Skyline	4 (2)	5
Water tanks on roof	2	2

Form
amended,
1/12/67.

FORM 1.

I,
Minister for the time being administering the Height of Buildings
(Metropolitan Police District) Act, 1912, as amended, do hereby approve of the
building
part of the building situated at
.....
the proprietor(s) of which ^{is}
are
..... being occupied as on and from
used
the day of in the
year as follows.

[State whether approval is given to occupation or use and whether whole or
portion of building is to be occupied or used as case may be. If occupation or
use is for portion of building only, insert description of such portion.]

Classification:

Purpose or Purposes of Occupation or Use:

Conditions:

Minister for Local Government.

Form
amended,
1/12/67.

FORM 2.

I,
We,
of
proprietor(s) of the building situate at
do hereby certify that such building is in the course of being *
has been
..... in accordance with the plans
approved and any conditions imposed by the Minister pursuant to section 4 of the
Height of Buildings (Metropolitan Police District) Act, 1912, as amended, on the
..... day of
in the year

*Here insert
whether
building has
been erected,
rebuilt, re-
constructed,
increased in
height or
altered or
is in the
course of
being erected
rebuilt re-
constructed,
increased in
height or
altered as the
case may be.

Witnessed

Address of Witness

Signed
[being the proprietor(s) of the build-
ing referred to in this certificate.]

Address

Date

BY AUTHORITY:

V. C. N. BLIGHT, GOVERNMENT PRINTER, NEW SOUTH WALES—1967

NEW SOUTH WALES.



REGULATIONS.

HEIGHT OF BUILDINGS ACT, 1912-1967.

[Published in Government Gazette No. 112 of 7th October, 1955, and
amended in Government Gazettes No. 100 of 30th August, 1957,
No. 115 of 16th November, 1962, No. 126 of 13th December, 1963,
and No. 133 of 1st December, 1967.]

1. (1) These Regulations shall commence on the third day of January,
1956.

(2) In these Regulations "the Act" means the Height of Buildings
(Metropolitan Police District) Act, 1912, as amended.

Clause
amended,
30/8/57 and
1/12/67.

2. The Regulations made under the Height of Buildings (Metropolitan
Police District) Act, 1912, published in Gazette No. 175 of 20th October,
1916, as subsequently amended, are hereby repealed.

3. (1) The plans to be submitted for the approval of the Minister pur-
suant to section 4 of the Act, to erect a building of a height greater than
eighty feet but not greater than one hundred and fifty feet, or to rebuild,
reconstruct or increase to a height greater than eighty feet but not greater
than one hundred and fifty feet, any existing building, or to alter any
existing building of a height greater than eighty feet, shall comprise—

Clause
amended,
30/8/57.

- (a) complete working drawings including plans of each floor and
elevations and sections, each of which shall be drawn to a scale
of eight feet to the inch;
- (b) a block plan showing adjoining buildings and public roads and
other thoroughfares; which shall be drawn to a scale of sixteen
feet to the inch.

(2) The plans furnished pursuant to paragraph (1) shall be in
duplicate, one set of which shall be coloured white prints.

(3) The proprietor of the building shall, together with such plans
furnish—

- (a) a specification (in duplicate) of the work to be executed describ-
ing each of the materials to be employed and the mode of con-
struction to be adopted; and
- (b) particulars of the following matters:—

(i) whether an automatic fire alarm system or a wet pipe
system of automatic sprinklers is to be installed;

- (ii) the thickness of fire resisting material proposed to be used for protecting structural steel work;
- (iii) the intended use or occupation of the building and the maximum number of persons to be in occupation of each floor;
- (iv) the height from the footpath to the parapet of the roof of adjoining buildings;
- (v) whether such roofs are flat or pitched; and
- (vi) the general construction of adjoining buildings.

New
Regulation,
30/8/57.

3A. (1) The plans and information to be submitted for the approval of the Minister on the recommendation of the Committee, pursuant to section 4 of the Act, to erect a building of a greater height than one hundred and fifty feet or to rebuild, reconstruct or increase to a greater height than one hundred and fifty feet, any existing building, shall be submitted to the Committee and shall comprise—

- (a) A plan of the site to a scale of sixteen or eight feet to the inch, such plan showing the whole of the site and the area proposed to be built upon and all adjoining public roads and other thoroughfares and the respective widths of such public roads or other thoroughfares as the case may be. Notes shall be placed on this plan showing the approximate location, height, occupancy, number of storeys and construction of adjoining buildings.
- (b) A ground floor plan to a scale of eight feet to the inch showing entrances and exits for pedestrians and vehicles.
- (c) A plan to a scale of eight feet to the inch of each floor where vehicular parking or loading or unloading space is provided showing areas and means of access and egress for such parking, loading and unloading.
- (d) A plan or plans to a scale of eight feet to the inch for typical floors.
- (e) Sectional drawings to a scale of eight feet to the inch showing all floors of the building and levels of adjoining public roads or other thoroughfares. The sections shall be drawn at right angles along the major and minor axes of the proposed building, and shall indicate the proposed use of these floors.
- (f) A preliminary perspective sketch or preliminary elevational drawing.
- (g) A brief description of the proposed construction and the services proposed to be installed such as air conditioning, ventilation, electrical and fire fighting equipment. Such description shall include calculations showing—
 - (i) the gross area of the site in square feet;
 - (ii) the total floor plan area of all floors excluding car parking areas;
 - (iii) the total area available for parking cars and the number of cars proposed to be parked;

- (iv) the floor plan area of each separate floor indicating the proposed use (the floor plan area is to be measured over all outside walls of the building) and,
- (v) the height from each of the adjoining public roads or other thoroughfares.

The description shall include also the following information:—

- (i) The proposed use and occupancy of the building.
- (ii) The number of persons likely to occupy the building.
- (iii) The provisions for detecting and fighting fires in connection with the building.

(2) For the purposes of paragraph one of this Regulation—

- (a) Preliminary sketch drawings in duplicate and not working drawings are to be submitted.
- (b) Floor plans shall show the size and location of stairs, ramps, fire enclosed exits, elevators and/or escalators.

(3) The applicant for any approval under this Regulation shall in addition to the plans and information hereinbefore referred to submit to the Committee, when requested to do so by the Committee, the plans, specifications and particulars required to be submitted under Regulation 3 of these Regulations.

4. (1) The fee to be paid upon an application for approval to erect, rebuild, reconstruct, increase in height or alter a building under section 4 of the Act shall be fifty dollars. Clause amended, 16/11/62 and 1/12/67.

(2) The fee to be paid upon an application for approval or variation of approval to occupy or use a building or any completed portion thereof under section 4A of the Act shall be twenty dollars. Clause amended, 16/11/62 and 1/12/67.

5. (1) The prescribed manner of approval to the occupation of a building or any completed portion thereof pursuant to section 4A of the Act shall be a notification to the proprietor of the building in or to the effect of Form 1 of these Regulations.

(2) The prescribed manner of certification by the proprietor of a building pursuant to paragraph (b) of subsection (4) of section 4A of the Act shall be a certificate in or to the effect of Form 2 of these Regulations.

6. The classes of buildings set out hereunder are exempted from the operation of section 4 of the Act:— New Regulation, 13/12/63.

Industrial type buildings or structures in which the following types of plants are housed for carrying out processes for or associated with the making of iron and steel:—

- Blast furnaces.
- Open hearth furnaces.
- Plate rolling mills.
- Sinter plants.
- Coke making and by-products plants.