

BUILDING AUTHORITIES

#200 COMMONWEALTH BUILDING AUTHORITIES

(a) Department of Health  
Covers hospitals, and nursing homes  
National Health Act, 1953  
Approval of premises for the purpose of payments

(b) Department of Social Security  
National Health Act 1953  
Convalescent Homes

(c) Department of Primary Industry  
Customs Act 1901  
Meat & poultry abattoirs and processors (export)  
Exports (Meat)  
Restrictions on construction and facilities

Dairy, cheese & butter factories, and fish processing  
Commerce (Trade Descriptions)  
Exports (Dairy Produce), Construction, equipment & operation in an efficient & hygienic manner.

Canned and frozen foods, fruit processing (export)  
Exports (Canned & Frozen)

Honey processing (export)  
Exports (Honey) Construction & facilities.

Dried fruit factories  
Exports (Dried fruits) (export)  
Construction & facilities

Flour processing (export)  
Exports (Flour)  
Registration as an export establishment subject to the Secretary being satisfied that premises constructed, equipped & operated in an efficient & hygienic manner.

Fresh fruit  
Premises constructed, equipped & operated in an efficient & hygienic manner.

Fresh fruit processing  
Exports, fresh fruit. Although registration as an export establishment not required where exports of fresh fruit other than bananas, citrus fruit or pineapples involved, exportation is prohibited unless premises are constructed & operated in an efficient & hygienic manner  
Fresh vegetable processing (export)  
Exports (Fresh Vegetables)  
Establishments in which vegetables are prepared & packed for export must be constructed, equipped & operated in an efficient and hygienic manner.

Miscellaneous food processing & packing  
Exports (General)  
Goods must be prepared or manufactured for export in an efficient & hygienic manner

(d) Department of Transport  
Buildings near and at airports

Air Navigation Act 1920

Power to compel removal and subject to height control. Buildings contributing a hazard to aircraft & limiting the height of buildings & other structures near airports.

Conditions in relation to any aerodrome (which) includes buildings on airports. Conditions may be imposed in leases & licenses granted under this Act which prohibit the construction of any building without approval

(e) Defence Service Homes Corporation  
Housing financed by the Defence Service Homes Corporation  
Defence Service Homes Act 1918  
Timber framing, joinery etc

Commonwealth Savings Bank Housing financed by the bank  
Timber framing, joinery etc

Motel Federation of Australia  
Private code & regulations

#210 NSW BUILDING AUTHORITIES

(a) City, Municipal, & Shire Councils

Building in NSW of which Part XI of the Local Government Act applies. A number of these controls and regulations are carried out in conjunction with state authorities.

Local Government Act 1919

Ordinances under the Act Particularly Ordinance 70. This Act has a great effect upon building. In particular it prescribes local council powers, building applications & subdivision regulation.

Planning schemes prepared by local authorities  
Approval of the Council necessary before council may grant consent for certain development.

Concurrence of the Minister needed for certain development under the Coastal Protection Act 1978. Binds the Crown.

Dividing Fences Act 1951

Fences

Advertisements & hoardings  
Local Government Act

Caravan Parks  
Local Government Act

Conversions  
Regulation of Flats Act 1955  
Conversion of certain cottages into flats

Garages, petrol filling, storage of inflammable liquids  
Inflammable Liquids Act 1915 .Department of Environment & Planning

Local Environment Plans, Regional & State Plans  
Environment Planning & Assessment Act 1979

Height of Buildings Advisory Committee

Height of Buildings Act 1912

1. Buildings 24.38m-45.72m

2. " 45.72 + m

Minister's consent is final.

Clean Air Act 1961

Provides for the control and regulation of air pollution from any premises. Prescribes that certain work may not be carried out without approval.

Clean Waters Act 1970

Enables the State Pollution Control Commission to exert control over the pollution of waters by a system of classification of waters and licenses.

Noise Control Act 1975

Administered by the Noise Advisory Committee. The main control is the requirement of licenses for scheduled premises.

Heritage Act 1977

Protection of the heritage including historical buildings  
The Heritage Commission

Health Commission

Land unsuitable for building. Habitation, lodging houses, mortuaries.

Health Act 1902

(b) Department of Lands

Crown Lands Consolidation Act 1913

Control over the disposal of crown land.

Conditions on development. Controls over the development on crown tenures

Survey under the Survey Marks Act 1902

(c) Private

Encroachment of Buildings Act 1922

(d) Mines etc

Department of Mines (Mines Subsidence Board)

Mines Subsidence Compensation Act 1961

Processing applications to erect or alter improvements or to subdivide land within proclaimed main subsidence districts. Approval may be given to these applications, conditionally or unconditionally or may be refused.

Building affected by mine subsidence

Mines Subsidence Act 1928

Department of Mines (Mines Inspection Branch) tion General &

Approval for the erection of certified buildings in metalliferous mine Mines

Inspection Act 1901

(Coalfields Branch) as above for coal & shale mines -do-

Coal Mines Regulation Act 1912

(e) Registration of Title

Registrar General

Home Units under the Strata Titles Act 1973

Facilitates the subdivision of land into strata.

(f) Department of the Attorney General & Justice

Liquor Act 1912

Licenses Reduction Board, Licensing Courts  
Hotels, licensed restaurants, wine bars, bottle shops etc  
, public halls, theatres, & tourist.

(g) Department of Labour & Industry, Explosives Act

Excavation, tunnelling, storage of explosives  
Explosives Act 1905

(h) Rural

Buildings for the accommodation of rural workers  
Rural Workers Accommodation Act 1969

Department of Agriculture  
Dairy Buildings  
Pure Foods Act 1947

Dairy Industry Authority  
Dairy Industry Authority Act 1970

(i) Factories Shops & Industries

Factories Shops & Industries Act 1962  
Orders

(j) Construction Safety

Construction of cranes, hoists, lifts etc  
Construction Safety Act 1912

(k) Welfare Housing

Housing Commission  
Public Housing  
Housing Act 1912, Housing Improvement Act 1936

Housing of the Unemployed Act 1934;