



ANNO DECIMO NONO

ELIZABETHAE II REGINAE

A.D. 1970

No. 55 of 1970

An Act to make special provision in respect of buildings proposed to be erected within the area known as the Stock Exchange Plaza.

[Assented to 10th December, 1970.]

BE IT ENACTED by the Governor of the State of South Australia, with the advice and consent of the Parliament thereof, as follows:

1. This Act may be cited as the "Stock Exchange Plaza (Special Provisions) Act, 1970". Short title.

2. This Act shall come into operation on a day to be fixed by proclamation. Commencement.

3. (1) In this Act, unless the contrary intention appears— Definition

"floor area index" in relation to the plaza, means the quotient obtained by dividing the total floor area of the building or buildings erected or proposed to be erected on the plaza by the area of the plaza:

"ground level" in relation to the plaza, means the projection on a horizontal plane of a point determined by the council of The Corporation of the City of Adelaide such a point being not more than five feet above the level of the mid-point of the street alignment of the northern boundary of the plaza.

“height” in relation to a building on the site, means the distance measured on a vertical plane between the highest portion of the uppermost ceiling in the building over space that may be let and the mid-point of the street alignment of the northern boundary of the plaza:

“the plaza” means the land known as the Stock Exchange Plaza situated within the Hundred of Adelaide and shown on the plan set out in the schedule to this Act as enclosed within a line joining the points marked A, B, C, D, E, F, G, H and A on that plan:

“total floor area” in relation to a building, means the sum of the superficies of the horizontal surfaces of the building at or above ground level made at the level of each floor of the building inclusive of the external walls of the building and inclusive of such portion of the party walls, if any, that belong to the building.

(2) For the purposes of this Act, where part of a building is erected or proposed to be erected on the plaza, the part as is so erected or proposed to be erected shall be deemed to be a building and a projection on a vertical plane of the boundary of the plaza against which the part abuts, or against which it is proposed that the part will abut, shall be deemed to be an external wall of the building comprised of the part.

Special
Provision
relating to
building on the
plaza.

4. Notwithstanding anything in any Act, regulation, by-law or instrument of any description regulating building or having effect in relation to building—

(a) it shall be lawful for a building, having a height not exceeding three hundred feet, to be erected on the plaza and no approval with respect to that building or the erection thereof shall be withheld on the ground that the height of the building exceeds the height of a building permitted under the Building Act, 1923, as amended;

(b) it shall not be lawful for, and no approval shall be given with respect to, a building to be erected on the plaza if upon that building being erected the plaza would have a floor area index greater than eight;

and

(c) it shall not be lawful for, and no approval shall be given with respect to, a building to be erected on the plaza if upon that building being erected more than two-thirds of the area of the plaza at ground level would be occupied by a building or buildings.

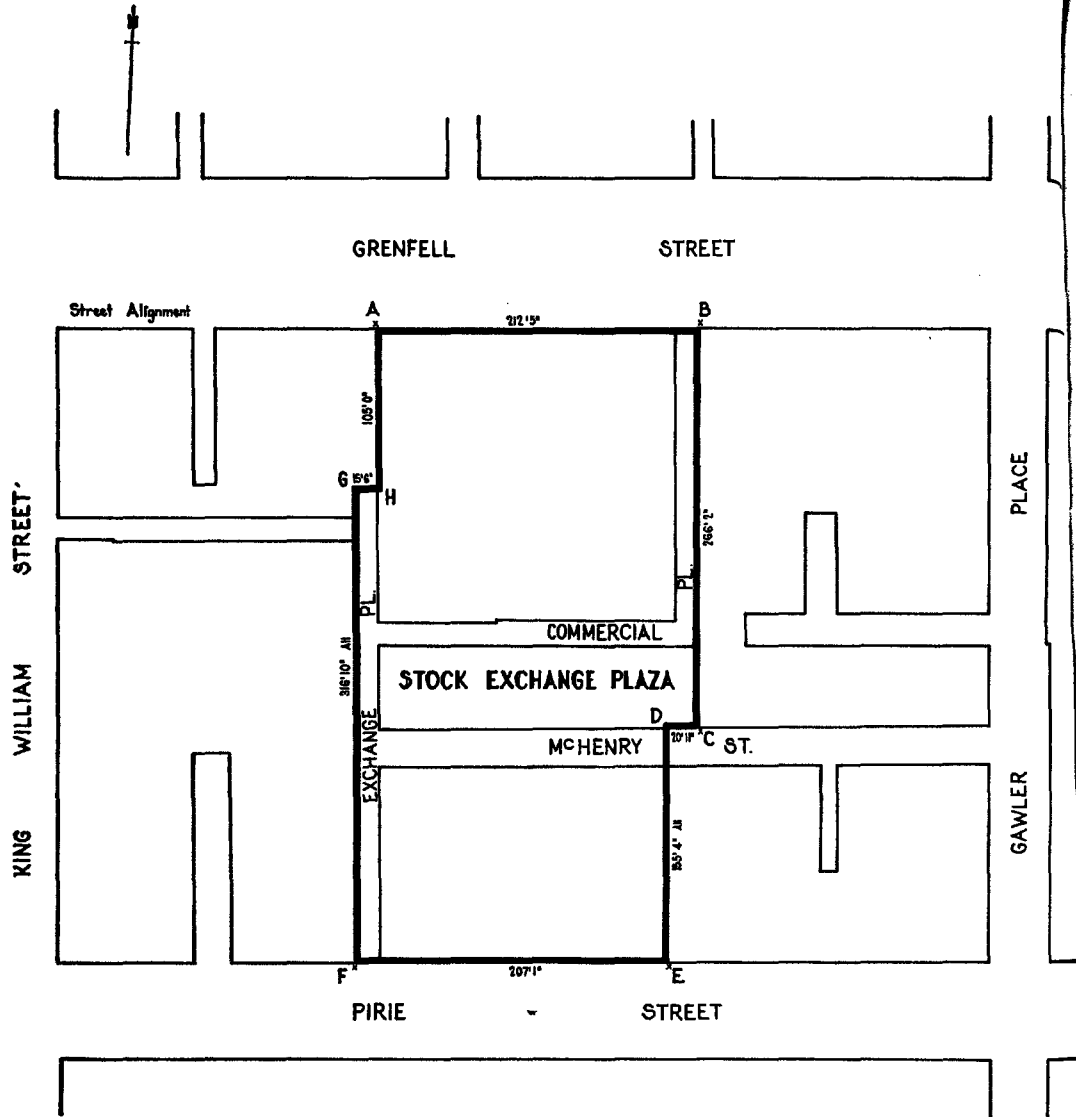
5. The Governor may by proclamation amend the Building Act, 1923, in its application to or in relation to a building to be erected on the plaza that has a height exceeding two hundred feet by revoking, altering or adding to any of the provisions thereof and that Act as so amended shall in its application to or in relation to such a building apply and have effect accordingly.

Application of
Building Act
to certain
buildings.

6. Except as specifically provided in this Act nothing in this Act shall affect or limit the application of any Act, regulation, by-law or instrument of any description regulating building or having effect in relation to building, to or in relation to a building erected or to be erected on the plaza.

Application
of other laws
not affected.

THE SCHEDULE



CITY OF ADELAIDE
HUNDRED of ADELAIDE



In the name and on behalf of Her Majesty, I hereby assent
to this Bill.

J. W. HARRISON, Governor.