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ROAD DISTRICTS ACT, 1919-1951.

Wongan-Ballidu Road District—Building By-laws.

IN pursuance of the powers in that behalf contained in the Road Districts Act, 1919-1951, the Wongan-Ballidu Road Board makes the following by-laws relating to buildings.

Part 1.—Operation and Definition.

Application.

1. These by-laws shall apply to all lands and buildings within the area of the Wongan-Ballidu District.

Commencement.

2. These by-laws shall come into operation immediately upon its confirmation and approval by the Governor and publication in the *Government Gazette*.

Repeal.

3. From the date of coming into operation of these by-laws all previous by-laws made by the Board relating to buildings are repealed.

Definitions.

4. In these by-laws subject to the context:—

"Act" means the Road Districts Act, 1919-1951, and amendments.

"Alteration" means any work made or done for any purpose, in or on a building (except that of necessary repairs not affecting the construction of any external cross, or party wall) or any change in the purpose for which the building or erection or any part thereof shall be used.

"Apartment" means a room or rooms of part of a building intended or adapted for separate occupation as a dwelling, and includes a flat.

"Approved" means approved by the Board in writing or (in a case where the surveyor is authorised by the Board to do so) approved by the surveyor in writing.

"Area" applied to a building means the sum of the superficies of the horizontal sections of each storey made at the point of the greatest surface of each floor inclusive of the external walls and such portion of the party walls as belong to the building.

"Board" means the Wongan-Ballidu Road Board.

"Build" means and includes, erect, build or construct, or cause to be erected, built or constructed.

"Building" means, and includes erection, structure, detached room, out-building, hoarding, and every structure of whatever kind capable of affording protection or shelter, either roofed, or intended or adapted to be roofed, and whether enclosed by roofs or not, and every part of such structure, and any addition or alteration thereto.

- "Builder" means the master builder or other builder employed to execute any work, or if there is no master builder, or other person so employed then the owner of the buildings or other person for whom or by whose orders such work is to be done.
- "Dwelling House" means a building used or adapted to be used wholly or principally for human habitation.
- "District" means the Wongan-Ballidu Road District.
- "External Wall" means an outer wall of a building not being a party wall, even though it adjoins the wall of another building.
- "Fire-resisting" used with reference to any material includes:—(a) Brickwork constructed of good bricks well burnt, hard and sound, properly bonded and solidly put together with good lime or cement mortar. (b) Any stone suitable for building purposes by reason of its solidity or durability. (c) Sheet metals or other similar materials, which are, in the opinion of the Board, fire-resisting. (d) Iron and steel (when used for columns, girders or wall framing) encased in cement, concrete, or other incombustible, or non-conducting external coating. (e) Slate, tiles, brick and terra-cotta, when used for covering or corbels. (f) Concrete when composed of broken bricks, stone chippings, or ballast and lime cement, or calcined gypsum.
- "Frontage" means the distance measured at right-angles to one of the sides of the land from the terminal point thereof to the opposite side, or a continuation of such opposite side.
- "Garage" means any building used for the housing of a motor vehicle (not being a garage carried on as a business undertaking).
- "Height" means in relation to any building measurement taken from the level of the footway (if any) immediately in front of the centre of the building or where there is no such footway, from the level of the ground before excavation, to the level of the ceiling or tie of the topmost storey.
- "Height" in relation to storeys means:—(a) In the case of the topmost storey, the measurement between the floor and the ceiling thereof or between the floor and the under surface of the tie of the roof, or if there is no tie, then up to the level of half of the vertical height of the rafters, or other support of the roof. (b) In the case of every other storey than the topmost storey, the measurement between its floor and the floor above.
- "Hoardings" includes any erection or structure erected, built, constructed or used, or that may be used for the purpose of writing, pasting, painting, or posting thereon notices, advertisement, placards or any erection or structure being of a height greater than 6ft. from the level of the adjoining street.
- "Main Rooms" includes and means all rooms used or intended to be used as bedrooms, dining rooms, lounges, ordinary living rooms, and kitchens.
- "New Buildings" includes:—(a) Any building erected or commenced to be erected after the date of these by-laws coming into operation. (b) Any building of which more than half its cubical contents has been taken down or destroyed by fire, tempest, or otherwise, and is re-erected or commenced to be re-erected wholly or partially on the same site after the date of these by-laws coming into operation. (c) Any buildings removed or transported wholly or in sections into the district, or to another part of the district after the date of these by-laws coming into operation.
- "Outbuildings" means any building or curtilage of any dwelling, shop, or combined shop and dwelling, used as a workshop or storeroom not being used for the storage of inflammable materials, nor for the housing of animals or birds.
- "Party Wall" means a wall to be used as a separation of two or more buildings, or a wall forming part of a building built upon the dividing line between adjoining premises for the common use.
- "Persons" includes Corporation.
- "Prescribed" means prescribed by these by-laws.
- "Public Place" has the same meaning as in the Act.

"Reinforced Concrete" means a form of construction in which cement concrete is reinforced with iron or steel, these materials being so combined that the iron and steel will take up and resist substantially the whole of the tensional stresses and assist in the resistance to shear, while the concrete will take up and resist the compressional stresses and assist in the resistance to shear.

"Right of way" means any lane or right of way, not a road over which any person other than the owner thereof has a right of carriage way.

"Road" has the same meaning as in the Act.

"Surveyor" means the Building Surveyor or acting Building Surveyor appointed by the Wongan-Ballidu Road Board, having for the time being the administration of these by-laws.

"Shop" means a building in which goods are regularly offered exposed for sale or in which refreshments are regularly offered or provided for payment and also includes saloons or barbers and hairdressers, and offices of agents auctioneers, and all other businesses and trades. A bona fide boarding house shall not be included in this definition by reason only of the fact that meals or refreshments are occasionally supplied for payment to persons other than boarders.

"Square" applied to the measurements of any area means the space of 100 square feet.

"Surface of Ground Level" means the level of the ground as determined by the Surveyor.

"Wooden Buildings" means buildings constructed of wood or buildings having wooden frames.

Part 2.—Classes of Buildings.

5. For the purpose of these by-laws, buildings shall be divided into three classes:—

Class A.—"Domestic Class" which includes all buildings subject to small vibrations and light loading of floors such as dwelling houses, residential shops, offices, private schools, club houses, and studios.

Class B.—"Warehouse Class" which includes all buildings subject to vibrations and heavy loading of floors, such as warehouses, factories, mills, and places for the storing and manufacturing of goods.

Class C.—"Public Building Class" which includes all buildings designed to accommodate an assemblage of people such as theatres, churches, chapels, assembly halls, museums, libraries, public schools, hospitals, lecture rooms and other like buildings. In case of doubt the Surveyors shall finally determine to which class any particular building belongs.

Part 3.—Notice of Intention to Build or Demolish and Lodging of Plans. Notice to be Given.

6. No builder shall commence any building, or any addition, or alteration to any building without first delivering at the office of the Board a written application in the form of the First Schedule hereto, before so commencing and delivering to the Surveyor:—

Plans and Specifications.

(a) Properly prepared plans and specifications of such building, addition or alteration, together with a tracing or copy of the plans of such building, addition, or alteration, and also details and dimensions, sizes and qualities of all materials, and enumerating any materials proposed to be used in the construction of same. Plans shall be drawn in ink and specifications typed or legibly written.

Block Plan.

(b) A block plan showing relation of the building to adjoining buildings and boundaries.

Purpose.

(c) A statement in writing of the purpose for which the building is intended to be used.

Drainage.

(d) Particulars of the proposed method of drainage.

Further Particulars.

(e) Such further particulars in writing regarding the same as shall be necessary to enable the Board or its Surveyor to determine if all the provisions of these by-laws applicable are being complied with.

Tracing Retained.

7. The tracing or copy of the plans and details of materials shall be retained by the Surveyor and the original plans and specifications when approved shall be evidenced in writing endorsed on the plans and specifications and signed by the Surveyor.

Plans, etc., to be kept at Building.

8. Such plans and specifications shall be kept at the building therein referred to, and shall be available for inspection by the Surveyor or the accredited officer of the Board, at all reasonable times, on demand, during the construction, or erection, or alteration, or addition, as the case may be, and for 14 days after the completion thereof.

Permits and Fees.

9. No person shall commence a building of any kind, or addition or alteration to any building or demolish any building without first having obtained from the Surveyor, a written permit for the commencement of same, and without having first paid to the Board fees in accordance with the scales set out in the Second Schedule hereto having regard to the class of the building.

Area of New Building.

10. The decision of the Surveyor as to the area of a new building or value of the addition, shall be final and conclusive.

Permits shall Lapse after 12 Months.

11. A Permit obtained pursuant to these by-laws shall lapse and be of no effect unless the building for which such permit was granted shall be commenced within 12 months from the date of such permit.

Surveyor may Enter and Inspect.

12. The Surveyor at all reasonable times during the progress, and after the completion of any building or addition, or alteration to any building affected by these by-laws, may enter and inspect such building or addition or alteration.

Surveyor may Stop work if Contrary to By-laws.

13. The Surveyor may at any time stop the progress of any building and may withdraw or suspend any permission given by the Board under these by-laws in the event of his not being satisfied that all the provisions of these by-laws are being complied with, and any person who continues to build or erects or works on the site after notice from the Surveyor to desist, shall be guilty of an offence against these by-laws.

Demolition or Removal of Buildings.

14. When a building is to be demolished or removed, the owner or contractor shall give 24 hours notice to the Surveyor of such intended demolition or removal.

15. Provision shall be made so as to avoid all nuisance from dust or falling refuse by playing water on same by means of a hose or other approved method.

Sanitary Convenience for Workmen.

16. Before commencing any building operations upon any building site, the contractor or person responsible for carrying out building operations, shall provide sanitary conveniences, sufficient for the use of all men working on the site, such sanitary conveniences shall be in accordance with the requirements of the Health Act.

Low Lying Land.

17. Where land upon which a building is to be erected is below the level of the crown of the road adjoining the land frontage, no building shall be commenced until a level has been given by the Surveyor. When it is considered by the Surveyor that having regard to the water level during the winter months filling is required, such filling shall be carried out by the owner or contractor, before the commencement of building operations. In the event of there being no made roads from which to make a level for any building the Surveyor shall determine the level at which any building shall be commenced, and if he considers it to be necessary, shall require the owner or contractor to fill in to a given level.

Dwelling Houses, Distance from Road.

18. No building which is intended to be used as a dwelling house, and no addition to any such building shall be built within a distance of 20ft. measured from the road to the building fronts, unless a building line at a different distance has been fixed by a proper authority.

Distance from Side Boundary.

19. No building which is intended to be used as a dwelling house, and no addition to any building which is intended to be used as a dwelling house shall be built within a distance of 3ft. if of brick, or 6ft. if of wood or wood frame, measured horizontally from the boundary of the allotment on which such building is erected.

Minimum Area of Open Land.

20. At least $\frac{1}{3}$ of the area of any allotment on which a dwelling house is erected shall be left open and unbuilt on for the exclusive use of the occupiers of the buildings erected upon such allotment.

Minimum Area of Dwelling House.

21. Every dwelling house shall consist of a total area of at least 400 square feet, excluding verandahs.

Provision of Bathroom, Wash-troughs, Copper, etc.

22. Provision shall be made in all new, or re-erected dwellings for a bathroom fitted with bath and washbasin, also laundry facilities consisting of wash-troughs and copper, properly fitted and housed in accordance with any provisions of the Health Act and any regulations or by-laws made thereunder which may from time to time be applicable.

Computing Distances.

23. For the purpose of computing distances from any building, the outer face of the wall shall be taken as the point from which measurements are to be taken.

Occupation of Dwelling.

24. No person or persons shall occupy any new or re-erected dwelling before completion, nor shall any person or persons occupy any new or re-erected dwelling until a certificate has been issued by the Surveyor, in writing, stating that the dwelling has been completed in accordance with the plans approved by the Board, Building By-laws, and the Health Act.

Stables, Outbuildings and Garages.

25. Stables may be erected with brick stone or concrete provided that in stables of more than two squares in area the distance of any wall of such stable from land not in the same occupation or possession shall not be less than the vertical height of such wall, including the vertical portion of a gable and roof from the boundary of the land not in the same occupation or possession.

Distances of Stables from Boundaries.

26. No stable may be erected nearer than 30ft. to any dwelling, nor nearer than 10ft. to the boundary of land not in the same occupation.

Fowl-houses.

27. Fowl-houses of not more than 200 square feet in area and not above 6ft. in height may be erected at the rear of dwelling, provided that the nearest portion of such fowl-house is at least 30ft from any building used or intended for a dwelling, and at least 4ft. from the boundary of land not in the same occupation. Fowl-houses of larger area may be erected if at a distance of at least 50ft. from any street and 40ft. from any dwelling house and at least 4ft. from the boundary of land not in the same occupation. They must be of fire-resisting materials approved by the Surveyor and the building shall not be more than 7ft. high.

Material for Garages.

28. Every garage shall be constructed of fire-resisting material unless otherwise approved by the Board.

Position of Garages.

29. No garage shall be erected nearer than the dwelling house to which it is appurtenant to any road fronted by such dwelling house. Provided that if there is no means of access for motor vehicles to the rear portion of such allotment subject to a plan showing the exact position in which such garage is proposed to be erected, and the approximate position of any buildings in the allotments adjoining, together with the design of the garage proposed to be erected, and the front elevation thereof being submitted to and approved of by the Board, but so that no part of such garage shall be between the dwelling house and the road, a garage may be erected nearer to the road than is the dwelling house.

In special cases where the physical configuration or dimensions of the ground preclude the observance of the distances prescribed, the Board may permit the erection of a garage in another position.

Doors of Garage.—The doors of a garage when opened shall not encroach on any road.

Garage Incorporated with Dwelling.—Where a garage is incorporated as part of the main building it shall in all respects conform thereto, but must have a ceiling of fire-proof material approved by the Surveyor.

Garages on Corner Blocks.—No garage shall be erected on a corner block at a less distance from the road on the side boundary than the adjoining building is from such road, or if there is no adjoining building, at a less distance than 20ft. from such road.

Apartment Buildings, Area of land to be Occupied.

30. The total floor area of an apartment building, together with the floor area of any other buildings erected on the same allotment shall not exceed half the area of such allotment.

Area of Each Apartment.

31. The total floor area of each apartment shall be at least 400 square feet. In addition thereto, every apartment shall have for the exclusive use of the occupants thereof, at least 100 square feet of verandah space.

Area of Main Rooms.

32. Every main room in an apartment shall have a floor area of at least 100 square feet, and no wall of such room shall be less than 9ft. in length.

Apartment to be Self-contained.

33. Every apartment shall be self-contained. It shall have its own kitchen, bathroom and lavatory. It shall have a separate entrance from outside of the building and such entrance hall shall be constructed of fire-resisting material as defined in the building by-laws of the Board for the time being in force.

Part 4.—Building Materials.

34. All workmanship and material used in the construction or alteration of any building shall be the best of their respective kinds, and in accordance with the recognised building practice. All materials used in any building must be of good quality and shall be subject to the approval of the Surveyor, and the Surveyor shall have the power to condemn any material which in his opinion is not suitable for use in such building, or addition.

Second-hand Material.

35. No old or second-hand material may be used in any building, unless approved in writing by the Surveyor.

Bricks.

36. Bricks used in any building must be good, hard, and well burnt. When old bricks are used in any wall, they shall be thoroughly cleaned before being used.

Sand.

37. Sand used for mortar or concrete in any building shall be clean and sharp and free from loam, dirt, salt and organic matter.

Lime Mortar.

38. Lime mortar shall be composed of freshly burnt lime and sand in the proportion of at least one part by measure of lime, and not more than three parts by measure of sand. All lime intended to be used for mortar shall be thoroughly burnt, of good quality, and be properly slaked before being mixed with sand.

Timber.

39. All timbers and wooden beams used in any building shall be of good sound material, free from rot, large loose knots, shakes or other imperfections whereby the strength may be impaired, and shall be of such sizes, dimensions and spaces as set forth in By-laws 40 and 68.

Dimensions of Timber.

40. The timber used in brick dwelling houses shall conform to not less than the following minimum sizes:—

Bottom wall plates, 3in. x 2in.

Floor joists, 4in. x 2in. at 1ft 6in. centres.

Bearers, 4in. x 3in. not exceeding 5ft 6in. centres and shall be at least 6in. clear of the ground.

Top plates, 4in x 1½in.

Rafters, 4in. x 2in., at 2ft. centres, for other than iron roofs, or 3ft. centres for iron roof.

Purlins, 4in. x 3in. for tile roof and 4in. x 2in. for iron or asbestos roof, in such positions that no rafter has an unsupported span of more than 7ft.

Struts to under purlins, 4in. x 2in. when not exceeding 4ft. x 3in. for lengths exceeding 4ft. to support under purlins at least every 7ft.

Battens for tiles, 2in. x 1in.

Battens for iron, etc., 3in. x 1½in. not more than 3ft. 6in. apart.

Ceiling joists, 4in. x 2in. at 2ft. centres or 3in. x 2in. at 18in. centres.

Ceiling hangers, 8in. x 1¼. hung to roof timbers at least every 6ft. and in positions so that no ceiling joists has an unsupported span of more than 7ft.

Collar ties, 4in. x 1½in.

Ridge 7in. x 1in.

Hips and valley, 8in. x 1in.

Cement Mortar.

41. Cement mortar shall be composed of good Portland Cement or other cement of equal quality, mixed with clean sharp sand, in proportion of at least one part measure of cement and not more than four parts by measure of sand.

Lintels.

42. Builders casting lintels in position shall submit to the Surveyor a plan showing position and details of reinforcement and specifications of materials to be used, such designs to be approved at the same time as the plan of the building. Lintels up to 6ft. span shall be three courses in depth, lintels from 6ft. to 8ft. span shall be four courses in depth. All such lintels shall be re-inforced with at least ¼in. steel rods, not less than 3 rods per lintel, and a proper bearing to the satisfaction of the Surveyor shall be given at each end of lintel.

Part 5—Construction.

Excavation and Inspection of Trenches.

43. All excavations for footings shall be not less than 12in. below the natural surface of the ground, except in cases of special construction of foundations approved by the Surveyor. No footing shall be placed in position until at least 24 hours notice has been given to the Surveyor that the trenches are ready for inspection.

Walls to have Footings.

44. Unless with the consent of the Surveyor, every external wall, and every party wall not carried on a bressummer, and every pier and storey post shall have footings.

Dimensions of Footings.

45. The width of the bottom of the footing of every such wall shall be at least one-half greater than the thickness of the wall at the ground floor level, but in no case less than 16in. wide unless approved by the Surveyor, and the height of the footing shall be at least equal to the thickness of the wall at its ground floor level, but in no case less than 9in.

External Walls.

46. All external walls shall consist of brick, stone, concrete, or other hard fire-resisting material approved by the Board; provided that any building used or intended to be used solely as a dwelling house may have walls constructed of wood and/or asbestos cement sheets, subject to the conditions set out in these by-laws for buildings wholly or partly of wood.

Construction of External Walls.

47. Every wall constructed of brick, stone, or other similar material shall be properly bonded and solidly put together with mortar, and no part of such wall shall overhang any part underneath it except to the extent of 9in. as approved by the Surveyor and provided that the projection is well and solidly corbelled out, and that the inside wall carrying such corbelling is carried up vertically in continuation of the lower face thereof. All return walls shall be properly bonded together.

Damp Course.

48. Every wall or fireplace of brick, stone, or similar material shall have a damp-proof course or courses of asphalt, distilled tar and hot sand, or other approved material at least six inches above the surface of the ground below the lowest floor, and in cases where it is not desirable to place the same throughout the building at the one uniform level, then the said damp course must be laid horizontally in layers connected at the end by a vertical course of the same materials and shall not be less than half an inch in thickness.

Hollow Walls.

49. External walls may be constructed as hollow walls if constructed in accordance with the following rules:— (a) The inner and outer parts of the wall be separated by a cavity which shall throughout be of a width not exceeding two inches or less than one inch. (b) The inner and outer parts of the walls shall be suitably tied together with suitable bonding ties of adequate strength formed of galvanised iron, glazed stoneware, or other material approved. Such ties shall be placed at distances apart not exceeding 3ft. horizontally and at least every fifth course vertically. (c) The thickness of each part of the wall shall throughout not be less than 4½in. (d) The aggregate thickness of the two parts, excluding the width of the cavity, shall throughout be not less than the minimum thickness prescribed for solid walls of the same height and length. (e) No hollow wall of not more than 11in. in thickness shall be greater in superficial extent than three squares in any one storey unless strengthened by a partition wall, fireplace or projecting pier to the satisfaction of the Surveyor.

Concrete Blocks.

50. Concrete blocks shall contain not less than one part cement to five parts mixed aggregate and shall be kept damp for a period not less than four days and shall not be used green. The blocks shall be bedded and jointed in cement mortar.

Thickness of Walls—Domestic Class.

51. No external wall in brick, concrete or cement block shall have less than the thickness prescribed in the following table A:—

Table A.
Buildings of Domestic Class.
Thickness of Walls in Inches.

Length of Wall.	No. of Storeys.	Ground Floor.	First Floor.
Walls built with lime mortar—			
Not exceeding 30ft.	1	9	—
	2	9	9
Exceeding 30ft.	1	13½	—
	2	13½	13½
Walls built with cement mortar—			
Not exceeding 30ft.	1	9	—
	2	9	9
Exceeding 30ft.	1	9	—
	2	13½	9

52. If any storey exceeds in height 18 times the thickness prescribed for walls of such storey, the thickness of each external and party wall throughout such storey shall be increased to 1/18th part of the height of the storey and the thickness of each external and party wall below that storey shall be increased to that thickness but any such additional thickness may be confined to piers properly distributed of which the collective widths amount to ¼ part of the length of the wall. No increase in thickness of brick walls shall be less than 4½ inches.

53. The heights of any storey may be 20 times the thickness of walls prescribed for such storey if built with cement mortar.

54. The external and party walls of buildings of the warehouse class shall be made of not less than that specified in the following table:—

Table B.
Buildings of the Warehouse Class.
Thickness of Walls in Inches.

Length of Wall.	No. of Storeys.	Ground Floor.	First Floor.	Second Floor.
Walls built with lime mortar—				
Not exceeding 75ft.	1	13½	—	—
	2	18	13½	—
	3	18	18	13½
Exceeding 75ft.	1	18	—	—
	2	18	18	—
	3	22½	18	18
Walls built with cement mortar—				
Not exceeding 75ft.	1	13½	—	—
	2	18	13½	—
	3	18	13½	13½
Exceeding 75ft.	1	13½	—	—
	2	18	13½	—
	3	18	18	13½

Thickness of Walls under Certain Conditions.

55. Walls under 75ft. in length may be constructed 9in. thick provided they are strengthened with 4½in. piers equally spaced of which the collective widths amount to ¼ of the length of the wall. The height shall not exceed 12ft. when built of lime mortar or 13ft. 6in. when built of cement mortar.

56. The thickness of the walls under 20ft. in length may be ⅔ the thickness required for external or party walls as stated in tables A and B, but in no case less than 9in.

57. If any storey of the warehouse class is in the thickness of the wall as determined by the provisions of these by-laws less than 1/16th part of the height of such storey the thickness of the wall shall be increased to 1/16th of the height of the storey, and the thickness of each external and party wall below that storey shall be increased to that thickness, but any such additional thickness, may be confined to piers properly distributed of which the collective widths amount to $\frac{1}{4}$ part of the length of the walls. No increase in the thickness of brick walls shall be less than 4 $\frac{1}{2}$ in. The height of any storey built in cement mortar may be 18 times the thickness prescribed for such storey.

Special Construction.

58. Notwithstanding the foregoing provisions, the Board may approve the construction of walls of special design, such as monocrete, Denaro, brick, or reinforced concrete, of dimensions other than as specified above, but subject to limitations and conditions imposed by the Board as a condition of such approval.

Lengths how Measured.

59. Walls are deemed to be divided into distinct lengths by return wall and the length of every wall is measured from the face of one return wall to the face of another. Provided that such return walls are external, party or cross-walls of the thickness required by this part of these by-laws, and bonded into the wall so deemed to be divided.

Cross-walls.

60. The thickness of a cross-wall shall not be less than $\frac{3}{4}$ of the thickness herein before required for an external or party wall of the same dimensions and belonging to the same class of building but never less than 9in and no wall subdividing shall be deemed to be a cross-wall unless it is carried up to the plate level of the topmost storey, and unless in each storey the aggregate extent of the vertical faces of all recesses, and that of all openings therein taken together does not exceed one half of the whole extent of the vertical face or elevation of the wall. If a cross-wall is carried on a girder across the ground storey and is supported by piers to the satisfaction of the Surveyor it shall be deemed to be a cross-wall in accordance with this Clause, but in one-storey buildings of the domestic class 4 $\frac{1}{2}$ in. cross-walls will be permitted provided the unsupported length of any wall does not exceed 25ft.

Cross-wall becomes External Wall.

61. Whenever a cross-wall becomes part of an external wall, the external part of such cross-wall shall be of the thickness required for an external wall of the same height and length and belonging to the same class of building, but no portion of such cross-wall shall be of a less thickness than is required for the external portion thereof.

Internal and Partition Walls.

62. (1) All internal bearing walls and partition walls shall be constructed in such a manner as may be approved by the Surveyor and shall be of cement blocks, brick, stone, or concrete. All such walls shall be not less than 4 $\frac{1}{2}$ in. thick, provided that, where such walls form a division between flats, then such walls shall be not less than 9in. thick. (2) Unless with the consent of the Surveyor, every such wall unless carried, on a bressummer, shall have footings and such footings shall be at least twice the thickness of the wall resting upon them.

Isolated Piers.

63. No isolated brick or stone piers shall exceed in height eight times the least diameter of same, if built of lime mortar, and 12 times if built of cement mortar.

Parapet to Walls on Boundary.

64. Where the external wall of any building is erected on the boundary of the land on which the same stands, or where the overhanging eaves of gutters of any building would be within 2ft of such boundary, then the external wall of such building shall be carried up to form a parapet of 15in. at least in height above the roof, or above the highest part of any flat or gutter as the case may be.

Parapet—Warehouse Class.

65. In buildings of the warehouse class, the thickness of such parapet shall be equal to the thickness of such wall in the topmost storey, and in any building of a thickness of 9in. at least.

Party Walls.

66. Every party wall shall be carried up for a height of 15in. above the roof, measured at right angles to the slope thereof or 15in. above the highest part of any flat or gutter as the case may be, and of a thickness (in buildings of the warehouse class) equal to the thickness of such wall in the topmost storey, and in any other building of a thickness of 9in. at least. Provided however, that in the case of domestic buildings where not more than two buildings are erected under one roof, it shall be sufficient if the party wall is carried up at least 9in. in thickness to the underside of the roof covering and such roof covering of iron slate, or other material must be bedded in good mortar to the satisfaction of the Surveyor, and the top of such party wall shall not be hidden from view until it has been approved by the Surveyor.

67. Every party wall shall be carried up to the thickness aforesaid above any turret, dormer, lantern light, or other erection of combustible materials fixed upon the roof or flat of any building within 4ft. of such party wall, and shall extend at least 15in. higher and wider on each side than such erection, and every party wall shall be carried up above any part of any roof opposite thereto, and within 4ft. therefrom.

Buildings Wholly or Partly in Wood.

68. The external walls of any wooden building shall not exceed 15ft. in height measured from the floor level to the top of the wall plates. Every such building shall be wholly in one occupation or adapted so to be.

The following shall be the minimum sizes and spacings of timbers. All timbers shall be Jarrah or other hardwood approved by the Board. Where timbers larger than those specified are used the spacings may be extended beyond the figures given, provided the approval of the Surveyor is first obtained.

Stumps not less than 4in. x 4in. spaced not more than 5ft. centres. They shall be sunk 18in. into the ground and tarred to 6in. above ground surface. Ant stops of galvanised iron projecting 1in. all round shall be provided. Paper bark stumps not less than 6in. in diameter measured at the small end may be used if approved by the Board.

Sole plates, 18in. x 1½in.

Where the nature of the ground precludes the use of jarrah or paper bark stumps, 9in. x 8in. brick piers shall be provided.

Bearers, 4in. x 3in. at not more than 5ft. 6in. centres and kept at least 6in. clear of the ground. Double joists shall be provided under walls where bearers do not occur.

Floor joists, 4in. x 2in. at not more than 18in. centres.

Vermin plates, 4in. x 2in.

Studs, 4in. x 2in. at not more than 24in. centres.

Angle and corner studs, not less than 4in. x 4in. but may be comprised of three 4in. x 2in. studs fabricated together. Top and bottom plates 4in. x 2in. to where the height of a building does not exceed 10ft. measured from the floor level to the top of the wall plate, 3in. x 2in. studs and plates may be used with angle and corner studs not less than 3in. x 3in. or three 3in. x 2in. studs fabricated together, except where the roof covering is of tiles or slates in which case 4in. x 2in. studs and plates are to be provided for in all external walls.

Rafters 4in. x 2in. at 2ft. centres for tile roofs and 3ft. centres for iron or asbestos roofs.

Under purlins 4in. x 2in. for tile roofs in positions so that no rafter has an unsupported span of more than 7ft.

Struts to under purlins 4in. x 2in. for lengths not exceeding 4ft. and 4in. x 3½in. for lengths exceeding 4ft. to support purlins at not more than 6ft. intervals.

Battens for tiles, 2in. x 1in.

Battens for iron or asbestos, 3in. x 1½in. not more than 3ft. 6in. apart.

Ceiling joists, 4in. x 2in. at not more than 2ft. centres or 3in. x 2in. at not more than 18in. centres.

Ceiling hangers, 8in. x 1½in. in positions so that no ceiling joist has an unsupported span of more than 7ft.

Collar ties, 4in. x 1½in.

Ridge, 7in. x 1in.

Hips, 8in. x 1in.

Valleys, 8in. x 1½in.

Facias and barges, 9in. x 1in.

Floor boards, 1in. thick before dressing.

Weatherboards, 1in. lap.

No framing timber in any building shall be notched or checked out so as to decrease the above sizes by more than one quarter.

Vermin plates shall be used in all wooden buildings except sheds.

W.C.'s and privies shall be constructed not less than 5ft. x 3ft. internal dimensions and in accordance with any provisions of the Health Act and any regulations or by-laws made thereunder which may from time to time be applicable.

Rough-cast and Stucco.

69. Rough-cast and stucco shall be applied only to brickwork, provided that in certain cases, such as gables of dwellings, or other ornamental sections of dwellings, rough-cast may be applied to expanded metal fixed in an approved manner.

Interior Walls of Dwellings.

70. The interior of all walls and ceilings of every wooden or wooden-framed building, and the ceiling of every other class of building, which is intended to be used, or which may be used as a dwelling house, shall be constructed of plaster sheets, or other fire-resisting materials.

Roofs.

71. The roof of every building shall be constructed of metal tiles, slates, glass, artificial stone, cement or shingles, or other material approved by the Board.

Reinforced Concrete Buildings.

72. In all cases where reinforced concrete is employed, whether in buildings as a whole, or in portions of buildings, before the actual carrying out of the work, or any portion thereof, complete drawings of such work, or portion shall be delivered to the Surveyor, showing all details of construction and the size, spacings and arrangement of all reinforcing members.

Public Buildings.

73. In any case in which the plans of any proposed public buildings are required by law to be approved by the Public Health Department, or any other Department, such approval shall be obtained before such plans are submitted for the Board's approval.

Shops—Minimum Area of Land.

74. (1) Every shop shall have a frontage of at least 18ft. to the road.

(2) No shop shall be of less width in any part thereof than 18ft.

Access to Rear of Shop.

75. Every shop shall be so erected and built that without passing through the buildings there is a reasonable access to the back premises and offices of such shop for the removal of nightsoil and other refuse to a road or lane 10ft. wide at least.

Separate Entrance to Shop and Dwelling in Different Occupations.

76. If a dwelling attached to a shop is in different occupation from the shop a separate entrance from the road shall be provided for the sole use of the occupants of the dwelling.

Alterations and Additions—Alteration.

77. Except with the consent of the Board, or the Surveyor, no alterations shall be made to any building in such a manner that when so altered it will by reason of such alteration not be in conformity with the provisions of these by-laws relating to new buildings.

Additions and Alterations.

78. Every addition to, or alteration of a building, and any other work made or done for any purpose in or on a building (except necessary repairs which do not affect the construction of a building) shall so far as regards each addition, or alteration or other work, be subject to the provisions of these by-laws relating to new buildings.

79. The main rooms in all buildings shall in every part be not less than 9ft. from floor to ceiling and the minimum height for wash-houses and external bathrooms shall be 7ft. 4in. The minimum height of verandahs shall be 7ft. 4in. from floor level to top of the plate.

Attic Roofs.

80. Provided that in the case of buildings of more than one storey, living rooms wholly or partly in the roof may not be less than 8ft. 6in. in height from floor to ceiling over $\frac{2}{3}$ of the floor area, if the height over the remaining $\frac{1}{3}$ of the floor area is at least 9ft.

Minimum Area of Rooms.

81. No main room in any building shall have a less floor area than 100 square feet, and no wall of such room shall be less than 9ft. in length. The minimum floor area of the bathrooms, laundries, and sleepouts shall be 36 square feet, 50 square feet, and 80 square feet respectively.

Windows—Natural Lighting.

82. All rooms in a building intended to be used as a dwelling shall have one or more windows opening directly into the external air, the area of such windows shall be not less than 1/10th of the area of the floor of the room in which such window or windows are fitted.

Ventilation (Other than Dwellings).

83. The ventilation of all buildings, all parts of buildings, type of ventilators to be used, arrangement and situation of ventilation openings shall be subject to any provision of the Health Act or regulations or by-laws made thereunder which may from time to time be applicable.

Ventilation (Dwellings).

84. Every part, and every room of any dwelling house or building intended to be used for habitation, shall be ventilated as required under any provisions of the Health Act or regulations or by-laws made thereunder which may from time to time be applicable.

Ventilation (Sub-Floors).

85. The space under the ground floor of every building shall be provided with a sufficiency of openings through all walls under the floors to allow currents of air to flow freely under all parts of the building. Type of ventilator used and spacing of same shall be subject to approval by the Surveyor and in accordance with any provisions of the Health Act or any regulations or by-laws made thereunder which may from time to time be applicable.

Lighting and Ventilation (Shops).

86. The provisions of this part of these by-laws relating to height of main rooms to dwellings shall as far as applicable apply to all shops, save that the windows need not be constructed to open if other approved provisions for ventilation is made, and the minimum height of ceiling in shops shall be 11ft.

Enclosing of Verandahs.

87. No verandah of any dwelling, or shop, or other buildings shall be enclosed, or built in such a manner as to exclude natural light, or reduce the proper ventilation of any building or part thereof. The use of hessian or jute bags, or similar materials for enclosing or screening verandahs is prohibited.

88. No verandah shall be totally enclosed for habitation or sleeping, but may be partially enclosed if a minimum height of 7ft. as hereunder:—

- (1) A brick, concrete, jarrah, or asbestos dado shall be constructed of a maximum height of 4ft. from the floor level of such verandah or sleepout in accordance with the existing by-laws.
- (2) The space above the dado shall be constructed as follows:—
 - (a) of fly wire totally, or
 - (b) of fixed clear or white obscure glass louvres, minimum height 4ft. or
 - (c) of mechanically adjustable (to open and partially close) clear or white obscure glass louvres, minimum height 3ft. 6in. sash; louvres described in (b) and (c) shall be approved by the Board or Building Surveyor, or
 - (d) of sliding windows containing clear or white obscure glass minimum height 3ft 6in. sash (casement windows not permitted), or
 - (e) the total length of the louvres or windows described in (b) (c) (d) shall not be less than 70 per cent. of the total length of the sleepout or verandah measured along the side and one end, but the end exposed to weather (paragraph f) shall not be included in this measurement;
 - (f) subject to the approval of the Board or the Building Surveyor the end of the verandah or sleepout most exposed to the wet weather may be totally closed up in brick, concrete, jarrah or asbestos, but one window minimum size 3ft. x 2ft. shall be provided in such enclosed end if any existing window is in close proximity or may have its lighting reduced unduly by such total end enclosing.
- (3) Any sleepout or partially enclosed verandah shall provide that any existing windows shall not be obscured by any opaque substance which will reduce the existing lighting to existing rooms.
- (4) New sleepouts of minimum height of 7ft. (not being partially enclosed verandahs) shall comply fully with these by-laws and existing by-laws.
- (5) The rules of these by-laws shall not apply to a sleepout where its height from the floor to the ceiling is 9ft. or more, providing that that floor area is 80 square feet or more and providing its total air space is not less than 720 cubic feet, but shall comply with the existing by-laws for habitable rooms.

Floors.

89. Floors other than verandahs floors, shall be fixed level and in all buildings the ground floor, if of wood, shall have a space of not less than 6in. between the ground and the underside of the floor bearers.

Permit May be Refused if Drainage is not Satisfactory.

90. The Board may refuse to approve the plan of any building or any addition or alteration to any building until it is satisfied that the proposed building or addition or alteration and the site and curtilage thereof will be properly drained in accordance with any provisions of the Health Act or regulations or by-laws made thereunder which may from time to time be applicable.

Drainage of Waste Water.

91. Every person who shall erect a building shall provide proper drainage for the disposal of all waste water in accordance with any provisions of the Health Act or regulations or by-laws made thereunder which may from time to time be applicable.

Waste Pipes.

92. Waste pipes from baths, sinks, wash troughs and similar sanitary fittings shall be of wrought iron of approved sizes. All sanitary fittings shall be provided with taps under fittings, metal cleaning eyes shall be fitted at all changes of direction and angles of waste pipes in accordance with any provisions of the Health Act or regulations or by-laws made thereunder which may from time to time be applicable.

Roof Water Disposal.

93. All buildings shall be provided with gutters and downpipes of approved sizes sufficient to carry all water from every part of the roof in an efficient manner, such water shall be carried at least 2ft. clear of the foundations of the building. In the case of large buildings where the Surveyor shall deem it necessary, all storm water from the roof of such buildings shall be carried by pipes direct to the street drains, or gutter, in such manner as directed by the Surveyor.

Water Supply.

94. Every dwelling house not connected to a public water supply shall be provided with a water storage tank not less than 1,000 gallons capacity, or as may be prescribed in any provisions of the Health Act or regulations or by-laws made thereunder which may from time to time be applicable. Such tank shall be completely covered at its top and provided with a manhole with a tight fitting lid.

Provision of Manhole in Ceiling.

95. Every building shall be provided with one or more manholes in the ceiling, to enable access to be gained to the underside of the roof thereof.

Removal of Buildings.

96. If any building is removed from outside the district to within the district, or from a site within the district to another site within the district, whether on the same or another block of land, such building shall be deemed for the purpose of these by-laws to be a new building erected for the first time on the site whither it is removed.

Verandahs over Footpaths, Projections, Signs, Hoardings and Fences, Verandahs.

97. No person shall erect, or cause or permit to be erected, any portico or verandah over the foot-way of any road in the district without first obtaining the consent of the Board in writing and such portico or verandah shall be of the shape, figure, dimensions and materials as set forth on the plans and specifications, for the time being adopted by resolution of the Board, but the lowest part of the frieze or rails of such portico or verandah shall in no case be of less height than 9ft. above the level of the outer edge of the foot-way. All such verandahs and projections shall be of the cantilever type.

Openings in Roof of Verandah.

98. No opening shall be made in the roof of such verandah for the purpose of affording light, unless such opening be properly framed and glassed with the approved glass protected underneath with fine mesh wire netting or armoured glass to the satisfaction of the Surveyor.

Porch, Landing, etc.

99. Every porch gangway, outside landing, and outside step shall be of fire-resisting material, and shall not project beyond the boundary of any road or public place.

Shop Windows.

100. Shop windows intended to be used for the display of goods or business advertisements, shall consist of plate or approved glass jointed and fixed in approved timber frames, the level of the sill of such frames to be not higher than 30in. nor within 12in. of the level of the footpath immediately adjoining the same.

Woodwork Abutting on Roads.

101. Woodwork shall not be fixed flush with the face of any wall abutting on a road unless it is encased with metal of not less than 22 gauge.

Signboard, Hanging Lamp, etc.

102. No signboard, hanging lamp or other fixture shall be erected on or attached to any building or verandah projecting over the roadway unless the permission of the Board in writing be obtained. Each such signboard, hanging lamp or other fixture shall be of material, construction and design approved

by the Surveyor and shall be in no part less than 8ft 6in. above the level of the footpath or road. No signboard shall exceed in depth 3ft. nor shall any signboard project over a road or footpath except with the approval of the Board.

Unightly or Dangerous Fence.

103. When a fence abutting on any road or public place within the district is in a dangerous or unsightly state the Board may, by notice in writing to be served to the owner of such fence, require such owner within 14 days of the receipt of such notice, to take down, or repair such fence as the case may require and such owner shall comply with such notice.

Fences and Walls.

104. Every fence to be hereafter erected abutting on any road or public place shall have affixed thereto a plinth at least 9in. high unless the Surveyor shall consent in writing to such plinth being of less height, and every wall of brick, stone or concrete, or other similar substance shall be constructed with a base to be approved by the Surveyor.

Chimneys, Flues, Fireplaces and Heating Apparatus, Foundation Footings, etc.

105. (1) Chimneys shall be built on solid foundations and with footings similar to the footings of the wall against which they are built unless they are carried on steel girders with direct bearings upon party, external or cross-walls to the satisfaction of the Surveyor, or on corbels of brick, stone or other incombustible material, and the wood so corbelled out does not project from the wall more than the thickness of the wall measured immediately below the corbel.

(2) Chimneys may be corbelled out not more than 14in. from walls 9in. in thickness on corbels of stone or other incombustible material not less than 10in. in depth and of the full width of the jambs.

Chimneys etc., with Soot-doors.

106. (1) Chimneys and flues having proper soot-doors of not less than 40 sq. ins. may be constructed at such angles as is approved by the Surveyor but in no other case shall any flue be inclined at less angle than 45 degrees to the horizon, and every angle shall be properly rounded.

(2) Position of soot-doors—All soot doors shall be distant at least 15in. from any woodwork.

Arches.

107. An arch of brick or stone of sufficient strength shall be built over the opening of every chimney to support the breast thereof. Every camber arch shall have the abutments tied in by an iron bar, or bars, of sufficient strength turned up or down at the ends and built into the jamb for at least 4½in. each side.

Flues.

108. A flue shall not be adapted to or used for any new oven, furnace, steam boiler or other fire used for the purpose of trade or business or for the range or cooking apparatus of any hotel, tavern, or eating house unless the flue is surrounded with brickwork at least 9in. thick or reinforced concrete 6in. from the floor of the storey on which such oven, steam boiler, or other fire is situate to 12in. above the roof.

Flues in Connection with Engines.

109. A flue shall not be used in connection with a steam boiler, or hot air engines, unless the flue is at least 20ft. in height measured from the level of the floor on which such engine is placed.

Linings, etc., of Flues.

110. The inside of every flue and also the outside where passing through any floor, or roof, or space enclosed by the roof, or behind or against any woodwork, shall be rendered or pargetted or lined with fire-resisting piping or stoneware.

Jambs.

111. The jambs of every fireplace opening shall extend at least 9in. on each side of the opening thereof.

Incombustible Material in Certain Cases.

112. The breast of every chimney shall be of incombustible material, at least 4in in thickness, and the brick work surrounding every smoke flue shall be at least 4½in. in thickness, provided that where the ventilating flue is carried up with a smoke flue they may be separated by a properly constructed iron wyth of cast iron not less than 1¼in. in thickness.

Backs of Fireplaces.

113. The back of every fireplace opening in party or external walls from the hearth up to the height of 12in. above the lintel or arch shall be brick work at least 9in. thick, or shall be reinforced concrete 6in. thick. No flue shall be within 2in. of the centre line of any party wall.

Thickness of Flues.

114. The thickness of the upper side of every flue when its course makes with the horizon an angle of less than 45 degrees, shall be at least 9in.

Height.

115. Every flue or chimney shaft shall be carried up in brick or stonework at least 4in. thick throughout, to a height not less than 3ft. 9in. above the roof, flat, or gutter adjoining thereto, measured at the highest point in the line of junction with such roof, flat or gutter.

Top Courses.

116. The highest six courses of every chimney stack or shaft shall be built in cement mortar.

Chimney Shafts.

117. The brickwork or stonework of any chimney shaft except that of the furnace of any steam engine, brewery, distillery or manufactory shall not be built higher, above the roof-flat, or gutter adjoining thereto, than a height equal to six times the width of such chimney shaft at the level of the highest point in the line of junction, unless such chimney shaft is built with and bonded to another chimney shaft, not in the same line with the first, or otherwise rendered secure to the approval of the Surveyor.

Slabs.

118. There shall be laid level with the floor of every storey, before the opening of every chimney a slab of stone, or other incombustible material at least 6in. longer on each side than the width of such opening and at least 14in. wide in front of the breast thereof.

How to be Laid.

119. On every floor except the lowest one, such slab shall be laid wholly on stone or iron bearers, or upon brick trimmers, or other incombustible materials but on the lowest floor it may be bedded on concrete, covering the site, or on solid materials placed on such concrete.

Hearths etc.

120. The hearth or slab of every chimney shall be bedded wholly on brick, stone or other incombustible materials, and shall together with such materials be solid for a thickness of 6in. at least beneath the upper surface of such hearth or slab.

Flues in Party Walls.

121. The flue shall not be built in or against any party structure or existing wall, unless it is surrounded with good sound brickwork or other approved material at least 4½in. in thickness properly bonded to the satisfaction of the Surveyor.

Cutting Away Chimney Breast.

122. A chimney breast or shaft built with or in any party wall, shall not be cut away unless the Surveyor certifies that it can be done without injuriously affecting the stability of any building.

Cutting into Chimney Shaft.

123. A chimney shaft, jamb, breast or flue shall not be cut into except for the purpose of repair or doing one or more of the following things:—

- (1) Letting in and removing or altering flues, pipes or tunnels for the conveyance of smoke, hot air or steam.
- (2) Forming opening for soot-doors, each opening to be fitted with a close iron door and frames.
- (3) Making openings for insertion of ventilating valves. Provided that an opening shall not be made nearer than 12in. to any timber or combustible substance.

Position of Timberwork.

124. Timber or woodwork shall not be placed:—

- (1) Under any chimney opening within 6in. from the upper surface of the hearth of such chimney opening.
- (2) Within 2in. from the face of the brickwork or stonework above any chimney or flue, unless the face of such brickwork or stonework is rendered.

Position of Wooden Plugs.

125. Wooden plugs shall not be driven more than 3in. nearer to the inside of any chimney or flue opening, nor any iron hold-fast or other iron fastening nearer than 2in. thereto.

Ironwork.

126. No iron or steel joists, or other ironwork shall be placed in any flue except in so far as the same may be required for insuring stability.

Floors above Furnace or Ovens.

127. The floor or roof over any room or enclosed space in which a furnace is fixed, and any floor within 18in. from the crown of an oven shall be constructed of fire-resisting materials.

Exempted Buildings.

128. These by-laws shall not apply to any temporary or removable offices and sheds used by builders during the construction of any building at or about the site of such building for a period of not exceeding 12 months.

Enforcement of By-laws and Penalties.

129. No building may be erected except in compliance with these by-laws. No person shall erect, build, construct, remove, or make any alterations or additions to, or cause to be erected, built or constructed, removed or make any alteration or addition to any building contrary to the provisions of these by-laws.

Penalty for Breach.

130. Any person who shall be guilty of any breach of any of the provisions of these by-laws or shall fail to duly comply with any notice thereunder, shall be liable for every such offence to a penalty of not less than £1 and not exceeding £20.

Notice to make Building Conform to By-laws.

131. If any building shall be wholly or partly built or erected, or added to or altered, contrary to, or not in conformity with the provisions of these by-laws, the Board or any officer thereof may give to the owner, occupier or builder, or leave upon the site of such building notice in writing to bring such building into conformity with the said provisions, or requiring the pulling down or removal of such building within the time as limited in such notice, and such owner occupier or builder shall comply with such notice within the time therein limited.

No Alteration Infringing By-laws.

132. No alteration shall be made in any building in such a manner that when so altered it will by reason of such alteration not be in conformity with the provisions of these by-laws relating to new buildings.

No User Infringing By-laws.

133. No persons shall occupy or permit to be occupied any building for any purpose for which such building could not have been built under the provisions of these by-laws. Provided that these by-laws shall not prevent the continued use of any building in existence at the time of coming into operation of these by-laws for any purpose for which it was then being used.

Licenses for Hoardings.

134. The Board may grant licenses in accordance with the provisions of regulation (3) of the Second Schedule to the Road District Act for the erection of a hoarding or fence to the satisfaction of the Surveyor. Such license shall be in the Form A of the Third Schedule hereto.

License for Deposit of Materials on Roads, etc.

135. The Board may grant licenses in accordance with the provisions of Regulation (4) of the Second Schedule to the Road Districts Act for the deposit of materials on any road or way or the making of any excavation on any land abutting on or adjoining or contiguous to any road or way. Such deposit or excavation shall be to the approval of the Surveyor. The license shall be in the form B in the Third Schedule hereto.

136. Before granting a license to deposit the materials or make an excavation, the Board may require from the applicant a sum determined by the Surveyor to be held as a deposit to cover the cost of carrying out repairs to the road, footpath, kerb, etc., made necessary by the deposit or excavation concerned.

First Schedule.

Form of Application.

I, of as the owner, or builder hereby make application for a permit to erect a on lot No. situated in Street, at for owner Frontage of the lot feet, Depth feet. Building to be used for No. of Rooms feet (Height of Walls) First Storey, Height of Walls feet, Second Storey, Walls to be built of Linings to be made of Roof to be of If skillion roof, height of rear wall Distance from street frontage feet. Distance from side boundaries feet.

Outbuildings to be erected as follows:—

..... Height of walls To be built of Roof Distance from nearest building on Lot feet. Distance from nearest boundary on Lot feet.

Drainage.—I propose to instal the following drainage.....

Cost of Building.—I submit a block plan ground plan and front elevation of proposed building, drawn in ink, together with a copy to be retained by the Board, and I certify to the best of my knowledge that plans and all particulars herein set out are true and correct.

Date..... Received on..... Signed..... Approved..... Referred to Board.....

Second Schedule.
Prescribed Fees.

	s.	d.
New buildings of an area of two squares or less	5	0
New buildings of an area of more than two squares—per square	2	6
Addition or alteration to buildings—per £100. Minimum fee 5s.	5	0
Garages and outbuildings (new buildings or additions or alterations). Minimum 5s.	5	0
Fees for hoarding licenses	2	6
Fees for licenses to deposit on roads	2	6
Fees for licenses to excavate	2	6

Removal of Buildings.

For inspection only of a building not in the District, whether removal is approved or not—minimum £2 2s. plus 1s. per mile for each mile over 10.

For inspection of a building within the District whether removal is approved or not £2 2s.

Fees for permit addition to inspection fee.

Third Schedule.

Form A.

Road Board.

LICENSE TO ERECT A HOARDING, PURSUANT TO REGULATIONS 3 OF THE SECOND SCHEDULE TO THE ROAD DISTRICTS ACT AND BY-LAWS.

No.....License is issued to.....of.....
to erect a hoarding on the land specified hereunder, for the purpose of carrying out building operations.

Lot No.....Street.....

.....
Secretary.

Form B.

Road Board.

LICENSE TO DEPOSIT MATERIALS ON ROAD OR LICENSE TO MAKE AN EXCAVATION. PURSUANT TO REGULATION 4 OF THE SECOND SCHEDULE TO THE ROAD DISTRICTS ACT AND BY-LAWS.

No.....License is issued to.....of.....
to deposit materials on the road at the land specified hereunder or to make an excavation on the said land.

Lot No.....Street.....

.....
Secretary.

A resolution adopting the foregoing By-laws was passed by the Board on the 21st day of July, 1955.

H. L. SHIELDS,
Chairman.
T. E. JENSEN,
Secretary.

Recommended—

.....
(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 25th day of January, 1956.

(Sgd.) R. H. DOIG,
Clerk of the Council.

ROAD DISTRICTS ACT, 1919-1954.

The Town Planning and Development Act, 1928-1953.

L.G. 412/54.

THE Perth Road Board under and by virtue of the powers conferred on it in that behalf by the Road Districts Act 1919-1954 and the Town Planning and Development Act, 1928-1953 and all other powers enabling it doth hereby make and publish the following by-laws:—

The by-laws of the Perth Road Board classifying Lawley Ward passed at a meeting of the Board on the 4th day of March, 1947 and published in the *Government Gazette* of the 28th of March, 1947, as amended by by-laws of the Perth Road Board published in the *Government Gazette* of the 3rd May, 1955, are hereby amended in the following manner:—

1. By inserting after by-law 4D thereof the following by-laws:—

4E. Special Residential District.—Those portions of Lawley Ward being all lots having a frontage to Beaufort Street, between Queen's Crescent and First Avenue and in each case to a depth of 165 feet are hereby classified as a special residential district.

4F. Uses.—No person shall use any land or any building or structure in a special residential district except for one or more of the following purposes:—

- (1) A private dwelling house for not more than one family.
- (2) A Road Board building, House of Worship, or School.
- (3) A tenement house, a boarding house, or a lodging house.
- (4) A convalescent home.

2. By deleting the Second Schedule to the said by-laws and by inserting the following in its place:—

Second Schedule.

The whole of the Lawley Ward of the Perth Road Board with the exception of that portion of the Ward which is situated on the North-Western side of Alexander Drive.

Passed by the Perth Road Board at the ordinary meeting of the Board held on the 20th day of September, 1955.

M. E. HAMER,
Chairman.
JAS. MacDONALD,
Secretary.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 27th day of January, 1956.

(Sgd.) R. H. DOIG,
Clerk of the Council.

DOG ACT, 1903-1948.

Canning Road Board—By-law.

L.G. 28/52.

UNDER section 35A of the Dog Act, 1903-1948, and in exercise of all other powers thereto enabling it the Canning Road Board doth hereby make the following by-laws for the control of dogs within the area of the Canning Road Board District:—

1. In these by-laws the term "Board" shall mean the Canning Road Board.

2. The Board may establish and maintain a pound or pounds for the impounding of dogs seized pursuant to the provisions of the Dog Act, 1903-1948.

3. A dog seized by the police or by an officer authorised by the Board may be placed in a pound.

4. Where a dog has been seized or placed in a pound the keeper of the pound or other officer authorised by the Board shall, if the owner or person usually in charge of the dog is known to him, forthwith notify such person that the dog has been impounded.

5. If the owner or person apparently acting on behalf of the owner of a dog seized or impounded shall claim such dog then upon payment of the fees specified in the Schedule hereto the dog shall be released to such person.

6. The poundkeeper shall be in attendance at the pound for the release of dogs at such times and on such days of the week as shall from time to time be determined by the Board.

7. Any person applying for the release of a dog seized or impounded shall prove to the satisfaction of the poundkeeper or other officer authorised by the Board the ownership of the dog and his authority to take delivery of it. The poundkeeper or officer may accept such proof as he considers satisfactory and no person shall have any right of action against him or the Board in respect of the delivery of a dog in good faith.

8. If a dog shall not be claimed and the said fees paid within 48 hours of its being seized or if a dog having a collar around its neck with a registration label for the current year affixed thereto shall not be claimed and the said fees paid within 48 hours of the service of a notice upon the registered owner the poundkeeper or other officer authorised by the Board may sell such dog.

9. Upon the sale of a dog the proceeds of sale shall be the property of the Board and may be disposed of in such a manner as the Board thinks fit. The owner of a dog sold pursuant to these by-laws shall have no claim against the Board in respect of the proceeds thereof.

10. If within the times mentioned in by-law 9 hereof or at any time before the destruction of a dog the dog has not been claimed as aforesaid and the said fees paid and if no offer has been received for its purchase the dog may be destroyed.

11. Notwithstanding anything herein contained but subject to the provisions of section 18 of the Dog Act, 1903-1948, and dog seized or impounded may at any time be destroyed upon the authority of the secretary of the Board if in the opinion of the secretary the dog is too savage or noisy to be kept or is suffering from an injury, disease, or sickness.

12. If the Board shall destroy a dog at the request of its owner whether such dog shall have been seized or impounded or not the owner shall pay to the Board the fee specified in the Schedule hereto.

13. No person shall—

- (a) Unless a poundkeeper or other officer of the Board duly authorised in that regard release or attempt to release a dog from a pound.
- (b) Destroy, break into, damage, or in any way interfere with or render not dog-proof any dog cart, vehicle or container used for the purpose of catching, holding or conveying dogs which have been seized.
- (c) Destroy, break into, damage, or in any way interfere with or render not dog-proof any pound.

14. The owner of a dog shall keep such dog chained or under effective control from sunset to sunrise.

15. The owner of a dog shall prevent that dog from entering or being in any of the following places:—

- (a) A public building.
- (b) A theatre or picture gardens.
- (c) A house of worship.
- (d) A shop or other public business premises.

16. The owner of a dog shall prevent that dog from entering or being in any of the following places unless on a leash held by a person:—

- (a) A sports ground.
- (b) An area set aside for public recreation.
- (c) A car park.
- (d) A school.
- (e) Any land vested in or under the control of the Board other than a road.

17. No person shall obstruct or hinder an employee of the Board or member of the Police Force in the performance of anything authorised by the provisions of the Dog Act, 1903-1948, or the regulations made in pursuance of those provisions.

18. The payment of fees in respect of the seizure, care, detention or destruction of a dog shall not relieve the owner of it of liability to a penalty under any of the provisions of these by-laws.

19. Any person who shall commit a breach of these by-laws shall upon conviction be liable to a penalty not exceeding £5.

The Schedule.

Fees—

- For the seizure or impounding of a dog—10s.
- For the sustenance and maintenance of a dog in a pound—5s. per day.
- For the destruction of a dog—10s.

Passed by the Canning Road Board at the ordinary meeting of the Board held on the 9th day of January, 1956.

C. J. KIELMAN,
Chairman.
N. I. DAWKINS,
Secretary.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 25th day of January, 1956.

(Sgd.) R. H. DOIG,
Clerk of the Council.

DOG ACT, 1903-1948.

Kwinana Road Board—By-law (Amendment).

L.G. 117/54.

PURSUANT to an order in Council promulgated in the *Government Gazette* on the 23rd day of October, 1953, under section 35A of the Dog Act, 1903-1948, and in exercise of all other powers thereto enabling it, the Kwinana Road Board doth hereby make and publish the following amendment to the by-law relating to dogs and published in the *Government Gazette* on the 6th day of August, 1954.

The existing clause 16 is deleted and the following substituted:—

Clause No. 16.—The owner of a dog shall prevent that dog from entering or being in any of the following places unless on a leash held by a person:—

- (a) A sports ground.
- (b) An area set aside for public recreation.
- (c) A car park.
- (d) A school.

- (e) The Medina Shopping Centre being that portion of Pace Road fronting lots M.876 and M. 1042 and that portion of Harley Way fronting lots M.1040 and M.1041. (Plan Kwinana Townsite—Lands Department.)
- (f) Any land vested in or under the control of the Board, other than a road.

Passed by the Kwinana Road Board at the ordinary meeting of the Board held on the 17th day of January, 1956.

H. L. McGUIGAN,
Commissioner.

Recommended—

(Sgd.) G. FRASER,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council, this 25th day of January, 1956.

(Sgd.) R. H. DOIG,
Clerk of the Council.

CEMETERIES ACT, 1897-1955.

Dardanup Public Cemetery.

Department of Local Government.

Perth, 27th January, 1956.

L.G. 350/53.

HIS Excellency the Governor in Executive Council acting under the provisions of the Cemeteries Act, 1897-1955, has been pleased to approve of the amendment, in the manner mentioned in the Schedule hereunder, of the by-laws made by the Dardanup Road Board as trustees of the Dardanup Public Cemetery and published in the *Government Gazette* on the 28th August, 1953.

A. E. WHITE,
Acting Secretary for Local Government.

Schedule.

Schedule "A" of the abovementioned by-laws is amended by deleting the item "Permission to erect, alter or repair any stone monument, railing, head board, etc., 7½ per centum on cost including erection" and substituting the following:—

For permission to erect a headstone or monument £1 ls.

CEMETERIES ACT, 1897-1955.

Bunbury General Cemetery.

Department of Local Government.

Perth, 27th January, 1956.

HIS Excellency the Governor in Executive Council, acting under the provisions of the Cemeteries Act, 1897-1955, has been pleased to approve of the amendment in the manner mentioned in the Schedule hereunder, by the Bunbury Cemetery Board of the by-laws made under the provisions of the Act for the control and management of the Bunbury General Cemetery and published in the *Government Gazette* on the 16th May, 1919, and amended by notices published in the *Government Gazette* from time to time thereafter.

A. E. WHITE,
Acting Secretary for Local Government.

Schedule.

Paragraph (f) of Schedule "A" (G.G. 5/9/52) of the abovementioned by-laws is amended by substituting the figures "£1 ls." for the figures "10s. 6d." appearing opposite the item "Minister's fee for each interment."