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LOCAL GOVERNMENT ACT, 1960-1968.

Local Government Department,
Perth, 5th December, 1968.

L.G. 301/68.

HIS Excellency the Governor in Executive Council, acting pursuant to the powers conferred by the Local Government Act, 1960-1968, has been pleased to make the uniform general by-laws set out in the Schedule hereunder.

R. C. PAUST,
Secretary for Local Government.

Schedule.

Uniform Building By-laws.

1. In these by-laws the Uniform Building By-laws, 1965, published in the *Government Gazette* on the 15th October, 1965, and amended from time to time thereafter by notices so published, are referred to as the principal by-laws. Principal by-laws.
2. By-law 103 of the principal by-laws is amended— By-law 103 amended.
 - (a) as to the definition, "Chief Fire Officer", by deleting the word, "Fire", where secondly occurring in line one;
 - (b) as to the definition, "height", by adding immediately after the numeral, "T", in line five of paragraph (a) and, again, in line five of paragraph (d), the passage, " 1A", in each case;
 - (c) as to the definition, "plot ratio", by substituting for paragraph (a) the following paragraphs:—
 - (a) in the case of buildings of Classes I and IA Occupancy, the ratio of the gross total of floor areas to the area of land within the site boundaries, where the floor areas are measured from the outer faces of external walls or from the outer face of any portion of the building that projects beyond those walls, and include passages and amenities but not lifts, stairs, open patios, open terraces, open verandahs not wider than 8 ft. or areas used exclusively for the parking of wheeled vehicles;

(aa) in the case of buildings of Class II Occupancy, the ratio of the gross total of floor areas to the area of land within the site boundaries, where the floor areas are measured from the outer faces of external walls or from the outer face of any portion of the building that projects beyond those walls, and include passages, amenities and access ways but not lifts, stairs, areas used exclusively for the parking of wheeled vehicles, either within the building or below the surface of the ground, finished with a flat roof of reinforced concrete, or open balconies, of not more than 6 ft. in depth, of which the longest, open side has no enclosure other than a balustrade of 3 ft. 6 in. in height and to which there is no access other than by way of the tenancy of which it forms an exclusive part; .

By-law 111 amended.

3. By-law 111 of the principal by-laws is amended by adding after the numeral "T", in line two, the passage, ", IA".

By-law 203 amended.

4. By-law 203 of the principal by-laws is amended, as to sub-by-law (1)—

(a) by adding, immediately after the numeral, "T",—

- (i) in the side heading;
- (ii) in line one of paragraph (a);
- (iii) in line two of paragraph (b); and
- (iv) in line one of paragraph (c),

the passage, ", IA", in every case; and

(b) by adding after sub-by-law (3) the following sub-by-law:—

(4) Notwithstanding the provisions of sub-by-laws (1) and (2) of this by-law, a person may erect, two dwellings of Class I Occupancy, on a site within the Metropolitan Region, as constituted by the Town Planning Act, 1928, if—

- (a) the area of the site is not less than 2½ acres;
- (b) both dwellings will be erected in a position that complies with all other provisions of these by-laws relating to site requirements in respect of separate sites; and
- (c) the Council is of the opinion that, in the circumstances of each case, the erection of two dwellings on the site should be permitted.

By-law 204 amended.

5. By-law 204 of the principal by-laws is amended—

(a) as to sub-by-law (1)—

- (i) by substituting for the passage commencing with the word, "Site", in line one, and ending with the numeral, "T", in line two, the passage—"Site Restrictions for Buildings of Class I and IA Occupancy —(1) A person shall not erect a building of Class I or IA";
- (ii) by substituting for the words, "duplex house", in line three of paragraph (a), the passage, "dwelling of Class IA Occupancy";
- (iii) by substituting for the passage, "8,000", in line four of paragraph (a), the passage, "9,801";
- (iv) by adding, at the end of paragraph (b) the passage—
" or
(iii) in the case of a building of which a portion is one-storeyed and a portion is two-storeyed, so that the respective portions conform to subparagraph (i) or (ii) of this paragraph, which ever applies, and so that no wall of the two-storeyed portion is within 8 ft. of a boundary other than a street boundary;" ;

(v) by substituting for paragraph (d) the following paragraph—

(d) that, together with any buildings appurtenant thereto, is of a total gross area that—

- (i) in the case of a dwelling of one storey, exceeds a plot ratio of .33 ($\frac{1}{3}$);
- (ii) in the case of a dwelling of two or more storeys, exceeds a plot ratio of .4;
- (iii) in any case, exceeds a site coverage of .4; or
- (iv) in any case, exceeds a maximum coverage prescribed under the provisions of sub-by-law (4) of by-law 502 of these by-laws; ;

and

(vi) by substituting for the words, "duplex house", in lines two and three of paragraph (f), the passage, "dwelling of Class IA Occupancy";

and

(b) as to sub-by-law (3),—

- (i) by substituting for the words, "single occupancy dwelling other than a duplex house", in line one of paragraph (a), the passage, "dwelling of Class I Occupancy"; and
- (ii) by substituting for the words, "duplex house", in line two of paragraph (b), the passage, "dwelling of Class IA Occupancy".

6. By-law 206 of the principal by-laws is amended by revoking sub-by-law (3) and remaking it as follows— By-law 206 amended.

(3) Notwithstanding the provisions of sub-by-law (2) of this by-law, the whole of a site may be occupied by the ground floor or by the ground floor and first floor of a building such as is mentioned in that sub-by-law, if—

- (a) no part of that or those floors is used for sleeping accommodation;
- (b) adequate natural or artificial means of ventilation approved by the Surveyor is provided in conformity with Part 12 of these by-laws; and
- (c) the occupation of the site in that manner is not contrary to the provisions of any zoning by-laws or contrary to any lawful requirement of a local authority.

7. By-law 211 of the principal by-laws is amended by adding, immediately after the numeral, "I", where occurring in the side-heading and in line three, the passage, ", IA", in each case. By-law 211 amended.

8. By-law 213 of the principal by-laws is amended, as to sub-by-law (4), by deleting the two concluding paragraphs of the Item, "(A) Lot Coverage by buildings." By-law 213 amended.

9. By-law 301 of the principal by-laws is amended— By-law 301 amended.

- (a) by substituting for the passage, "and includes a duplex house, but not a flat", at the end of paragraph (a), the passage, ", but not a duplex house or flat";
- (b) by adding, after paragraph (a), the following paragraph—
 - (aa) **Class IA—Duplex.**—A duplex dwelling, being a building, in a single residential zone, comprising two complete and self-contained dwellings so designed as to give an external appearance of a single dwelling. ;

and

- (c) by adding, immediately after the numeral "I", in line two of paragraph (c), the passage, ", IA".

- By-law 502 amended. 10. By-law 502 of the principal by-laws is amended, as to sub-by-law (4), by deleting subparagraph (ii) of paragraph (a) and substituting the following subparagraphs:—
- (ii) in the case of single occupancy dwellings or duplex houses of one storey, the plot ratio does not exceed $.33 \left(\frac{1}{3}\right)$;
 - (iii) in the case of single occupancy dwellings or duplex houses of two or more storeys, the plot ratio does not exceed .4; and
 - (iv) in the case of single occupancy dwellings or duplex houses of two or more storeys, the site coverage of the ground floor does not exceed .4; .
- By-law 505 amended. 11. By-law 505 of the principal by-laws is amended, as to Table 505, by adding, immediately after the numeral, "I"—
- (a) where appearing in the Item, "Type 3", the passage ", IA"; and
 - (b) where appearing in the Item, "Type 5", the passage "and IA".
- By-law 707 amended. 12. By-law 707 of the principal by-laws is amended by adding, immediately after the numeral, "I", in line two, the passage, ", IA".
- By-law 708 amended. 13. By-law 708 of the principal by-laws is amended, as to sub-by-law (2), by adding immediately after the numeral, "I", in line four, the passage, ", IA".
- By-law 805 amended. 14. By-law 805 of the principal by-laws is amended by adding after the numeral, "I", in line one, the passage, "or IA".
- By-law 806 amended. 15. By-law 806 of the principal by-laws is amended by adding after the numeral, "I"—
- (a) where appearing in the side heading, the passage, "and IA"; and
 - (b) where appearing in the penultimate line, the passage, "or IA".
- By-law 815 amended. 16. By-law 815 of the principal by-laws is amended by substituting for the expression, "6 ft. 8 in." in line two of paragraph (c) of sub-by-law (1), the expression, "7 ft."
- By-law 817 amended. 17. By-law 817 of the principal by-laws is amended by adding, immediately after the numeral, "I", in line two, the passage, ", IA".
- By-law 829 amended. 18. By-law 829 of the principal by-laws is amended, as to sub-by-law (2), by adding immediately after the numeral, "I", in line two, the passage, ", IA".
- By-law 909 amended. 19. By-law 909 of the principal by-laws is amended by adding, after the numeral, "I", where occurring—
- (a) in line two of sub-by-law (2a);
 - (b) in line one of sub-by-laws (3) and (4); and
 - (c) in line two of sub-by-law (5),
- the passage, "or IA", in every case.
- By-law 1101 amended. 20. By-law 1101 of the principal by-laws is amended by adding, after the numeral, "I", in line one, the passage, "or IA".
- By-law 1102 amended. 21. By-law 1102 of the principal by-laws is amended, as to sub-by-law (4), by adding, immediately after the numeral, "I", in line one, the passage, ", IA".
- By-law 1103 amended. 22. By-law 1103 of the principal by-laws is amended by adding, immediately after the numeral, "I", in the side heading, the passage, ", IA".

23. By-law 1111 of the principal by-laws is amended—
- (a) by adding, after the numeral, "I", in line one of sub-by-law (1), the passage, "IA"; and
- (b) by adding, after sub-by-law (9), the following sub-by-law:—
- (10) Where glass is used in a shower screen, it shall be either wired glass or safety glass of a minimum thickness of $\frac{1}{4}$ in. .
24. By-law 1112 of the principal by-laws is amended by revoking sub-by-law (2) and remaking it, as follows:—
- (2) A laundry shall be not less than 5 ft. in width and the floor area shall, where the laundry is equipped with a single wash trough and a washing machine, only, be not less than 42 sq. ft. and, in every other case, be not less than 50 sq. ft. .
25. By-law 1116 of the principal by-laws is amended by substituting for the passage, "Recesses.", being the concluding passage of the by-law, the passage—
- " . . . recesses; and
- in buildings of Class I and IA Occupancy—
- (c) the minimum clear height of a beam or plate in a verandah shall be 6 ft. 6 in.; and
- (d) false ceilings may be constructed in corridors and non-habitable rooms at a height of not less than 7 ft. 6 in."
26. The heading to Division I of Part 12 of the principal by-laws is amended by adding, immediately after the numeral, "I", the passage, "IA".
27. By-law 1201 of the principal by-laws is amended—
- (a) by adding, immediately after the numeral, "I", where appearing in line two of sub-by-law (1) and in line two of sub-by-law (2), the passage, "IA", in each case; and
- (b) by adding, after sub-by-law (3), the following sub-by-law:—
- (4) The provisions of subparagraph (i) of paragraph (a) of sub-by-law (1) of this by-law do not apply to an enclosed laundry in a building of Class II Occupancy, where that laundry is equipped with a single wash trough and a washing machine, only, and the laundry is provided with—
- (a) mechanical ventilation in accordance with the table to by-law 1221 of these by-laws; and
- (b) artificial lighting. .
28. By-law 1227 of the principal by-laws is amended, as to Table 1227, by adding, immediately after the numeral, "I", where appearing in the first item of the Table, the passage, "IA".
29. By-law 1230 of the principal by-laws is amended, as to sub-by-law (1), by adding, immediately after the numeral, "I", in line three, the passage, "IA".
30. By-law 2020 of the principal by-laws is amended, as to Figure 2020A, by adding, immediately after the numeral, "I", in the heading, the passage, "IA".
31. By-law 2026 of the principal by-laws is amended, as to paragraph (e), by adding, immediately after the numeral, "I", in line three, the passage, "IA".
32. By-law 2028 of the principal by-laws is amended by adding, immediately after the numeral, "I", where appearing in line four of each of sub-by-laws (1) and (3), the passage, "IA", in each case.
33. By-law 2039 of the principal by-laws is amended, as to subparagraph (i) of paragraph (a), by adding immediately after the numeral, "I", in line five, the passage, "IA".
34. By-law 2046 of the principal by-laws is amended by adding, after the numeral, "I", in line two, the passage, "or IA".

By-law 1111 amended.

By-law 1112 amended.

By-law 1116 amended.

Heading Div. I, Part 12 amended.

By-law 1201 amended.

By-law 1227 amended.

By-law 1230 amended.

By-law 2020 amended.

By-law 2026 amended.

By-law 2028 amended.

By-law 2039 amended.

By-law 2046 amended.

- By-law 2048 amended. 35. By-law 2048 of the principal by-laws is amended by adding, immediately after the numeral, "I", where appearing in line five of each of sub-bylaws (1) and (2), the passage, ", IA", in each case.
- By-law 2051 amended. 36. By-law 2051 of the principal by-laws is amended by adding, immediately after the numeral, "I", in line one, the passage, ", IA".
- By-law 2311 amended. 37. By-law 2311 of the principal by-laws is amended, as to sub-bylaw (1) by adding, after the numeral, "I", in line two the passage, ", IA".
- By-law 2601 amended. 38. By-law 2601 of the principal by-laws is amended by adding after the numeral, "I", in line one, the passage, "and IA".
- Heading to Div I of Part 28 amended. 39. The heading to Division I of Part 28 of the principal by-laws is amended by adding, immediately after the numeral, "I", the passage, ", IA".
- By-law 2801 amended. 40. By-law 2801 of the principal by-laws is amended by adding, after the numeral, "I", in line four, the passage, ", IA".
- Heading to 2805 amended. 41. The heading immediately preceding by-law 2805 of the principal by-laws is amended by adding, immediately after the numeral, "I", the passage, "and IA".
- Heading to Div II of Part 28 amended. 42. The heading to Division II of Part 28 of the principal by-laws is amended by substituting for the passage, "I, Duplex Houses", the passage, "I and IA".
- By-law 2830 amended. 43. By-law 2830 of the principal by-laws is amended—
 (a) as to sub-bylaw (5)—
 (i) by adding, after the word, "out-building", in lines one and two, the passage, "of Type 4 or 5 Construction"; and
 (ii) by substituting for the numeral, "3", in line two, the numeral, "4"; and
 (b) as to sub-bylaw (7), by adding, after the numeral, "I" in line five, the passage, "or IA".
- By-law 2835 amended. 44. By-law 2835 of the principal by-laws is amended as to sub-bylaw (1) by adding, after the numeral, "I", in line five, the passage, "or IA".
- By-law 2836 amended. 45. By-law 2836 of the principal by-laws is amended, as to paragraph (b) of sub-bylaw (2), by adding, after the numeral, "I", in line one, the passage, "or IA".
- By-law 3009 substituted. 46. By-law 3009 of the principal by-laws is revoked and the following by-law substituted:—
 3009. **Fire Service in High Buildings.** (1) A building that exceeds 80 ft. in height, and, if required by the Chief Fire Officer, any other building, shall be provided with an approved hydrant service, and an approved hose reel service on each storey and, if so required, on the roof of the building.
 (2) The fire hose couplings and ancillary equipment that are provided pursuant to sub-bylaw (1) of this by-law shall comply with the British Standard 336-1965 specifications and the fire hose reels that are provided pursuant to that sub-bylaw shall comply with Australian Standard A155-1966 specifications.
 (3) A building to which this by-law applies shall be provided with a water storage tank, that has a capacity of not less than 3,500 gallons, is connected to a fire service main of a size approved of by the Chief Fire Officer, and is fitted with a check valve to the delivery side of the tank.
 (4) Wheel valve hydrants that are provided pursuant to sub-bylaw (1) shall be located in each storey so that 100 ft. of fire hose will allow all sections of the floor of the storey to be reached and the 2½ in. hose connection will permit the fire hose to adopt an easy curve and be free from kinks when charged with water.

(5) The minimum running pressure on a hydrant with a $\frac{3}{8}$ in. outlet shall be not less than 30 lb. per square inch or more than 95 lb. per square inch; and, where the height of a building is such that the natural head of water from the water storage tank would result in the minimum running pressure exceeding 95 lb. per square inch, an intermediate stage or intermediate stages, as are approved, shall be provided in the building.

(6) A circuit booster pump that—

- (a) is supplied with both electrical and diesel power;
- (b) is automatic in operation;
- (c) has a capacity to deliver water at the rate of 300 gallons per minute with a minimum pressure of 30 lb. per square inch;
- (d) can be brought into operation by a flow of water through a $\frac{1}{4}$ in. nozzle fitted to the hose reel; and
- (e) has a test cock provided and so located that when opened the water discharged therefrom will escape into a drain or onto the roof of the building,

shall be fitted to the fire service main.

(7) The diesel engine that supplies power to the circuit booster pump pursuant to sub-by-law (6) of this by-law, shall be so constructed that the exhaust fumes emitted therefrom are discharged into the open air and the engine is fitted with sealed nickel cadmium cell type batteries that are coupled to a fixed-rate charger.

(8) The circuit booster pump and ancillary equipment fitted pursuant to sub-by-law (6) of this by-law shall be examined and tested once at least in every year during the period 1st April to 30th June; and, if not then working in a satisfactory manner, the pump and ancillary equipment shall forthwith be restored to a proper working condition.

(9) The owner of a building to which this by-law applies shall, on or before the 31st July in each year, furnish to the Chief Fire Officer a certificate to the effect that the circuit booster pump and ancillary equipment have been examined and tested in accordance with sub-by-law (8) of this by-law and that the circuit booster pump and ancillary equipment were then in, or have since been restored to, a proper working condition.

(10) A fire service main installed in a building to which this by-law applies shall have a Fire Brigade Booster Connection, conveniently placed in a vertical position approved by the Chief Fire Officer, connected to it; and the door of any cabinet enclosing a Fire Brigade Booster Connection shall—

- (a) be fitted with a lock that is of the "budget" type; and
- (b) have the words, "Fire Brigade Booster Connection", in letters easily legible, painted on, or affixed, to it.

(11) A building to which this by-law applies shall have a chemical fire extinguisher, of a capacity and type as is approved by the Chief Fire Officer, provided on each storey and so located as to be conveniently accessible in an emergency; but, where the floor area of any storey exceeds 2,250 sq. ft., an additional fire extinguisher of the same capacity and type shall be provided in that storey for each 2,250 sq. ft. or portion thereof that the floor area exceeds 2,250 sq. ft.

(12) During the course of the construction of a building that will, when completed, exceed 100 ft. in height, the contractor responsible for the erection of the building shall—

- (a) when the building reaches the 50 ft. level, provide chemical fire extinguishers throughout the building, in such number and locations as may be required by the Chief Fire Officer; and

(b) when the building reaches the 100 ft. level, provide for the hydrant service and the hose reel service required by sub-by-law (1) of this by-law, to be installed and fully charged with water to that level, and thereafter, as the construction proceeds, provide for the hydrant service and the hose reel service to be extended so that those services are always available up to a floor that is not more than two floors below the highest formed floor of the building.

(13) Where the height of a building will exceed 300 ft. the Chief Fire Officer may require the hydrant service of that building to be equipped with a relay booster pump, of such capacity as he determines will be sufficient for the purpose of boosting the supply of water that can be supplied into the hydrant main by a Brigade pumper, to be located in such a position and within such space as the Chief Fire Officer may approve.

(14) The door of any cabinet enclosing a hose reel or a hydrant valve shall bear a sign, in letters easily legible, indicating the presence, in the cabinet, of that reel or valve; and a sign shall be affixed to a wall of a building, in a position that is adjacent to the circuit booster pump provided pursuant to sub-by-law (6) of this by-law, with readily legible lettering setting out—

- (a) the location of the test cock of that pump; and
- (b) instructions on the procedure required to start and stop the pump by manual operation.

(15) Where in a building to which this by-law applies any extraordinary fire hazards, such as furnace rooms, plant rooms, electrical sub-stations or rooms housing oil filled switch gear, will exist, the building shall be provided with such additional fire protection equipment as the Chief Fire Officer may require.

LOCAL GOVERNMENT ACT, 1960-1968.

Local Government Department,
Perth, 5th December, 1968.

L.G. 301/68C.

HIS Excellency the Governor in Executive Council acting pursuant to the powers conferred by the Local Government Act, 1960-1968, has been pleased to make the uniform general by-laws set out in the Schedule hereunder.

R. C. PAUST,
Secretary for Local Government.

Schedule.

Uniform Building By-laws.

- Principal regulations. 1. In these by-laws the Uniform Building By-laws, 1965 published in the *Government Gazette* on the 15th October, 1965 and amended from time to time thereafter by notices so published, are referred to as the principal by-laws.
- By-law 111 amended. 2. By-law 111 of the principal by-laws is amended—
- (a) by adding before the word, "Before" in line one the sub-by-law designation "(1)"; and
 - (b) by adding a sub-by-law as follows—
- (2) A building owner shall not, without the prior approval of the Council in writing, permit or allow a building to be occupied otherwise than in accordance with the certificate of occupancy lodged with the surveyor pursuant to sub-by-law (1) of this by-law prior to the issue of the building license for the building, irrespective of whether that building owner was the person who lodged that certificate of occupancy.