



Ordinary Council Meeting

Amended

Agenda¹

28 July 2026



¹ The Agenda was amended on 20 July 2026 to include Item 13.2.1 – Notice of Motion.

Notice of Meeting

An **Ordinary Council Meeting** will be held in the Council Chamber of the **City of Belmont Civic Centre**, 215 Wright Street, Cloverdale, on **Tuesday 28 July 2026**, commencing at 6:30pm.

John Christie
Chief Executive Officer

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CITY OF BELMONT

Ordinary Council Meeting

Amended Agenda

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Attachment 12.1.1 – Item 12.1 refers

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Attachment 12.4.1 – Item 12.4 refers

Attachment 12.4.2 – Item 12.4 refers

Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Community Development team on (08) 9477 7219. For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Elected Members are reminded to retain any confidential papers for discussion with the minutes.

1 Official Opening

The Presiding Member will read aloud the Acknowledgement of Country.

Acknowledgement of Country

Before I begin, I would like to acknowledge the Whadjuk Noongar people as the Traditional Owners of this land and pay my respects to Elders past, present and emerging.

I further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

The Presiding Member will cause the Affirmation of Civic Duty and Responsibility to be read aloud by a Councillor.

Affirmation of Civic Duty and Responsibility

I make this affirmation in good faith and declare that I will duly, faithfully, honestly, and with integrity fulfil the duties of my office for all the people in the City of Belmont according to the best of my judgement and ability.

I will observe the City's Code of Conduct and Standing Orders to ensure efficient, effective and orderly decision making within this forum.

2 Apologies and leave of absence

3 Declarations of interest that might cause a conflict

Elected Members/Staff are reminded of the requirements of s5.65 of the *Local Government Act 1995 (WA)*, to disclose any interest during the meeting when the matter is discussed, and also of the requirement to disclose an interest affecting impartiality under the City's Code of Conduct for Council Members, Committee Members and Candidates and the Code of Conduct for Employees.

3.1 Financial Interests

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration.

Other members may allow participation of the declarant if the member further discloses the extent of the interest and the other members decide that the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

Name	Item No and Title	Nature of Interest (and extent, where appropriate)

3.2 Disclosure of interest that may affect impartiality

Elected Members and staff are required in addition to declaring any financial interest, to declare any interest that might cause a conflict (under the Code of Conduct). The member/employee is also encouraged to disclose the nature of the interest. The member/employee must consider the nature and extent of the interest and whether it will affect their impartiality. If the member/employee declares that their impartiality will not be affected then they may participate in the decision-making process.

Name	Item No and Title	Nature of Interest (and extent, where appropriate)

4 Announcements by the Presiding Member (without discussion) and declarations by Members

4.1 Announcements

4.2 Disclaimer

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4.3 Declarations by Members who have not given due consideration to all matters contained in the business papers presently before the meeting

5 Public question time

5.1 Responses to questions taken on notice

5.1.1 Mr L Rosolin, Belmont

The following question was taken on notice at the 23 June 2026 Ordinary Council Meeting. Mr Rosolin was provided with a response on 17 July 2026. The response from the City is recorded accordingly:

1. Can the City clarify why IntraMaps shows the road intersections near my property as open when they appear to be closed, and advise what options are available to address restricted access, parking issues, the traffic island and large tree affecting future development of near my property?

Response

City Officers met with Mr Rosolin on site on Monday 13 July to discuss the various matters Mr Rosolin has raised in recent correspondence relating to proposed development of his property. Detailed responses to the matters raised were sent to Mr Rosolin on Friday 17 July 2026.

5.1.2 Ms L Hollands on behalf of Belmont Resident and Ratepayers Action Group

The following question was taken on notice at the 23 June 2026 Ordinary Council Meeting. Ms Hollands was provided with a response on 17 July 2026. The response from the City is recorded accordingly:

1. Section 5.94 of the *Local Government Act 1995 (WA)* allows the public to inspect contracts and contract variations made under section 5.39, including Chief Executive Officer and senior employee contracts.
 - i) As these documents are available for public inspection, how can I obtain a copy?
 - ii) Are they available at the front counter, on the City's website, or through another process?

Response

It is not a requirement under section 5.94 of the *Local Government Act 1995 (WA)* for the public to inspect contracts and contract variations related to direct employment contracts.

5.1.3 Ms L Hollands, Redcliffe

The following question was taken on notice at the 23 June 2026 Ordinary Council Meeting. Ms Hollands was provided with a response on 17 July 2026. The response from the City is recorded accordingly:

1. I previously asked about the Oasis Leisure Centre and was advised that gym equipment costs were approximately \$100,000 per year. With a new operator now in place, are ratepayers still funding gym equipment, and what costs are residents paying while facing increased rates and higher Oasis fees?

Response

The City covers the cost of the gym equipment as per the existing contract.

5.1.4 Ms D Ransome, Ascot

The following question was taken on notice at the 23 June 2026 Ordinary Council Meeting. Ms Ransome was provided with a response on 16 July 2026. The response from the City is recorded accordingly:

1. In relation staff employed in the Chief Executive Officer's office:
 - i) How many staff are employed?
 - ii) What roles are there?

Response

The following five positions are costed to the Executive Office:

- **CEO**
- **Executive Assistant**
- **Administration Assistant – Executive Services**
- **Senior Internal Auditor**
- **Internal Auditor**

5.1.5 Mr M Cardozo, Redcliffe

The following questions were taken on notice at the 23 June 2026 Ordinary Council Meeting. Mr Cardozo was provided with a response on 1 July 2026. The response from the City is recorded accordingly:

1. In relation to information in regard to deputations and submissions:
 - i) What written information does the City provide to applicants, residents and community groups regarding their ability to make a deputation or submission?
 - ii) Can the relevant wording be provided?

Response

Information regarding the ability for members of the public to make a deputation or submission is available on the City's website (About Us - Our Council - All About Council - Council Meetings - Council and Committees).

Specific information on making deputations and submissions is also on Public Submission Time and Deputation Proforma.

2. How does the City ensure applicants, residents and community groups understand the distinction between participation opportunities available at Agenda Briefing Forums and those available at subsequent Ordinary Council Meetings?

Response

Information available on the City's website and associated participation forms outlines the different opportunities available for public participation at Agenda Briefing Forums and Ordinary Council Meetings.

Members of the public seeking further information or clarification may contact the City by telephone, email or in person.

5.1.6 Ms J Gee, Cloverdale

The following question was taken on notice at the 23 June 2026 Ordinary Council Meeting. Ms Gee was provided with a response on 17 July 2026. The response from the City is recorded accordingly:

1. In relation to the Belmont Bulletin:
 - i) How much does it cost for the Belmont Bulletin to be printed?
 - ii) Is it still distributed to all residences?

Response

The budget for the Belmont Bulletin is approximately \$17,500 per edition, which includes costs for distribution via Australia Post Unaddressed Mail.

For the June edition, 17,720 copies of the Bulletin were distributed between 15-19 June. A further 4,438 copies were distributed between 22-26 June. The Belmont Bulletin is distributed to all residences.

5.2 Questions from members of the public

6 Confirmation of Minutes/receipt of Matrix

6.1 Matrix for the Agenda Briefing Forum held 21 July 2026

Officer Recommendation

That the Matrix of the Agenda Briefing Forum held on 21 July 2026, as printed and circulated to all Elected Members, be received and noted.

6.2 Ordinary Council Meeting held 23 June 2026

Officer Recommendation

That the Minutes of the Ordinary Council Meeting held on 23 June 20026, as printed and circulated to all Elected Members, be confirmed as a true and accurate record.

6.3 Special Council Meeting held 10 June 2026

Officer Recommendation

That the Minutes of the Special Council Meeting held on 10 June 2026, as printed and circulated to all Elected Members, be confirmed as a true and accurate record.

6.4 Special Council Meeting held 30 June 2026

Officer Recommendation

That the Minutes of the Special Council Meeting held on 30 June 2026, as printed and circulated to all Elected Members, be confirmed as a true and accurate record.

7 Questions by Members on which due notice has been given (without discussion)

8 Questions by members without notice

8.1 Responses to questions taken on notice

8.2 Questions by members without notice

9 Business adjourned from a previous meeting

10 New business of an urgent nature approved by the person presiding or by decision

11 Reports of committees

Nil.

12 Reports of administration

12.1 City of Belmont Local Planning Scheme No. 15 - Scheme Amendment No. 26 and Modifications to The Springs Development Contribution Plan

Voting Requirement	:	Simple Majority
Subject Index	:	116/077
Location/Property Index	:	Various
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	Various
Responsible Division	:	Development and Communities

Council role

Legislative	The making and adopting of local laws, local town planning schemes and Council policies.
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Purpose of report

For Council to consider initiating Amendment No. 26 to Local Planning Scheme No. 15 (LPS 15) for public advertising.

Summary and key issues

- The Springs Structure Plan was adopted in 2009 to guide future subdivision and development within The Springs precinct.
- To facilitate development in accordance with the Structure Plan, LandCorp (now DevelopmentWA) pre-funded infrastructure works within the precinct.
- The Springs Development Contribution Plan (DCP) was established to enable the equitable apportionment and recovery of these costs from benefiting landowners.
- When an undeveloped lot within the precinct is developed, the landowner is required to make a development contribution to the City, which is then passed on to DevelopmentWA.

- Amendment No. 2 to LPS 15 originally provided for The Springs DCP to operate for a period of five years from its gazettal on 7 February 2017. In 2022, Council adopted Amendment No. 19 to LPS 15 to extend the operation of the Plan until 7 February 2027.
- Development contributions remain outstanding for 12 undeveloped lots within The Springs precinct.
- It is recommended that Council initiates Amendment No. 26 to LPS 15 to extend the operation of the DCP for a further five years.

Officer Recommendation

That Council:

1. Pursuant to Section 75 of the *Planning and Development Act 2005 (WA)*, adopts for the purpose of advertising the following amendment to Local Planning Scheme No. 15:
 - a) Schedule No. 11 of the Scheme Text to extend the operation period of The Springs Development Contribution Plan for a further five years.
 - b) The Springs Development Contribution Plan (Attachment 12.1.1) to incorporate administrative updates associated with the extended operation period.
2. Pursuant to Clause 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)*, determines that Amendment No. 26 to Local Planning Scheme No. 15 is a 'complex' amendment as it proposes to amend a Development Contribution Plan.
3. Forward the Amendment to the Western Australian Planning Commission pursuant to Clause 37 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)*.
4. Subject to the Minister for Planning granting consent, advertise the Amendment for public comment for a period of 60 days in accordance with Clause 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)*.

Location

The Amendment relates to The Springs precinct, which is bounded by Graham Farmer Freeway, Great Eastern Highway, Brighton Road and the Swan River, as outlined in red in Figure 1 below.



Figure 1: Location Plan – subject land outlined in red

Consultation

At this stage, no consultation has been undertaken on the proposed Amendment as the first step is to obtain Council's consent to initiate the process to advertise the Amendment.

The *Planning and Development Act 2005 (WA)* requires scheme amendments to be advertised in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015 (WA)* (the Regulations). The details of this are outlined in the 'Statutory Environment' section of this report.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Place

Outcome: 6. Sustainable population growth with responsible urban planning.

Policy implications

State Planning Policy 3.6 – Infrastructure Contributions

State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) sets out the framework for the preparation and administration of Development Contribution Plans (DCPs) for infrastructure in new and established urban areas. State Planning Policy 3.6 requires a DCP to specify its period of operation, with a maximum lifespan of 10 years generally applying. Any extension to the operation of a DCP requires an amendment to the associated local planning scheme.

Statutory environment

Local Planning Scheme Amendments

Section 75 of the *Planning and Development Act 2005 (WA)* provides for an amendment to be made to a local planning scheme. The procedures for amending a local planning scheme, including public consultation requirements, are set out in Part 5 of the Regulations.

The Regulations specify three different types of Scheme amendments, being 'basic', 'standard' and 'complex'. The main differences between the amendment classifications are the differing advertising requirements.

Clause 35(2) of the Regulations requires a resolution of the local government specifying the type of amendment and the reasons for the classification.

When a local government resolves to amend a scheme, the proposed scheme amendment is required to be referred to the Department of Planning, Lands and Heritage (DPLH) to obtain consent to advertise. Where an amendment is deemed to have an environmental impact, it is also required to be referred to the Environmental Protection Authority.

Following consent to advertise, the responsible authority is required to advertise the amendment in accordance with the Regulations by:

- Displaying the amendment and associated public notice on the local government's website.
- Publishing the notice in a local newspaper and displaying the notice on the local government's public notice boards.
- Giving a copy of the notice to each public authority that the local government considers is likely to be affected by the amendment.

After the conclusion of the advertising period, Council is required to consider the submissions and pass a resolution to either support the amendment, with or without modification, or not support the amendment. After passing a resolution, the amendment is to be forwarded to the Western Australian Planning Commission (WAPC) to review and provide a recommendation to the Minister for Planning.

Development Contribution Plan

Part 7 of Schedule 2 of the Regulations provides the statutory framework for the preparation, administration and amendment of DCPs. An approved DCP incorporated into a local planning scheme enables local governments to levy and collect development contributions.

The Regulations specify that an amendment relating to a Development Contribution Area or DCP is classified as a 'complex' amendment.

Local Planning Scheme No. 15 (LPS 15)

Land within The Springs precinct is zoned 'Special Development Precinct' under LPS 15. The precinct is also identified as Development Contribution Area No. 1 and is subject to the provisions of Schedule No. 11 – Development Contribution Plans.

Draft Local Planning Scheme

At the May 2026 Ordinary Council Meeting, the draft Local Planning Scheme was adopted for the purpose of seeking consent to advertise.

The draft scheme carries forward The Springs DCP. However, the draft scheme is not expected to be finalised and gazetted before the current DCP expires on 7 February 2027.

Amendment No. 26 to LPS 15 is therefore required to avoid a gap in the City's ability to collect outstanding development contributions from remaining undeveloped lots within The Springs precinct.

Background

The Springs Structure Plan

The Springs Structure Plan was endorsed by the WAPC on 18 December 2009. The Structure Plan identifies future zoning, reservations, residential densities and built form controls to guide subdivision and development within the precinct.

The Springs Structure Plan identified the infrastructure required to support development of the precinct. To facilitate the funding, apportionment and recovery of infrastructure costs, the Structure Plan required the preparation of a DCP.

The Springs Development Contribution Plan

Development Contribution Plans require landowners to make a monetary contribution towards infrastructure when undertaking subdivision and/or development. The collected funds are then generally expended in accordance with an adopted staging plan.

The Springs DCP is unique in that all infrastructure works had been delivered at the time of gazettal, having been pre-funded by DevelopmentWA. The costs contained within the DCP are based on actual construction costs and are therefore not subject to the usual contingency allowances or annual reviews as they will not escalate.

The Springs DCP was originally gazetted on 7 February 2017 and was operational for a period of five years, expiring on 7 February 2022. Amendment No. 19 to LPS 15 subsequently extended the operation of the DCP for a further five years, until 7 February 2027.

Administration

The City is responsible for administering the DCP, including the collection and management of development contributions.

When a landowner develops or subdivides their land, they are required to make a monetary development contribution in accordance with the DCP. Development contributions collected by the City are subsequently provided to DevelopmentWA.

Outstanding development contributions

The City's records indicate that 12 lots within The Springs precinct remain undeveloped and are therefore yet to make a development contribution, as identified in Figure 2 below. The total outstanding contribution associated with these lots is \$3,226,351.15.



Figure 2: Undeveloped Lots within The Springs Precinct

Report

Scope of Amendment

The Springs DCP is due to expire on 7 February 2027. Upon expiry, the City would no longer be able to collect development contributions associated with future subdivision or development within the precinct.

As development contributions remain outstanding and the relevant infrastructure works have already been delivered and funded by DevelopmentWA, the extension is necessary to enable the City to recoup those costs on behalf of DevelopmentWA as the remaining lots are developed.

The proposed amendment seeks to extend the operation of The Springs DCP for a further five years, from 7 February 2027 to 7 February 2032. This timeframe is considered appropriate as it maintains the City's ability to collect outstanding development contributions while the City's new draft Local Planning Scheme is finalised and gazetted.

To facilitate the extension, administrative amendments are proposed to Schedule No. 11 of LPS 15 and The Springs DCP. The amendments include updating provisions relating to the period of operation of the DCP and references to the City's Strategic Community Plan.

No changes are proposed to the Development Contribution Area, infrastructure items, cost apportionment methodology, contribution rates or administration arrangements contained within the DCP.

Conclusion

The Springs DCP is due to expire on 7 February 2027, with development contributions still outstanding for undeveloped lots within The Springs precinct.

Amendment No. 26 to LPS 15 will extend the operation of the Plan for a further five years, allowing the City to continue collecting contributions as the remaining lots are developed.

It is recommended that Council initiate Amendment No. 26 as a complex amendment for the purpose of public advertising.

Financial implications

The infrastructure costs associated with The Springs DCP were pre-funded by DevelopmentWA. Development contributions collected by the City are transferred to DevelopmentWA upon payment.

The City incurs minor administrative costs associated with administering the DCP, including the collection and management of development contributions. These costs are accommodated within existing operational budgets.

Environmental implications

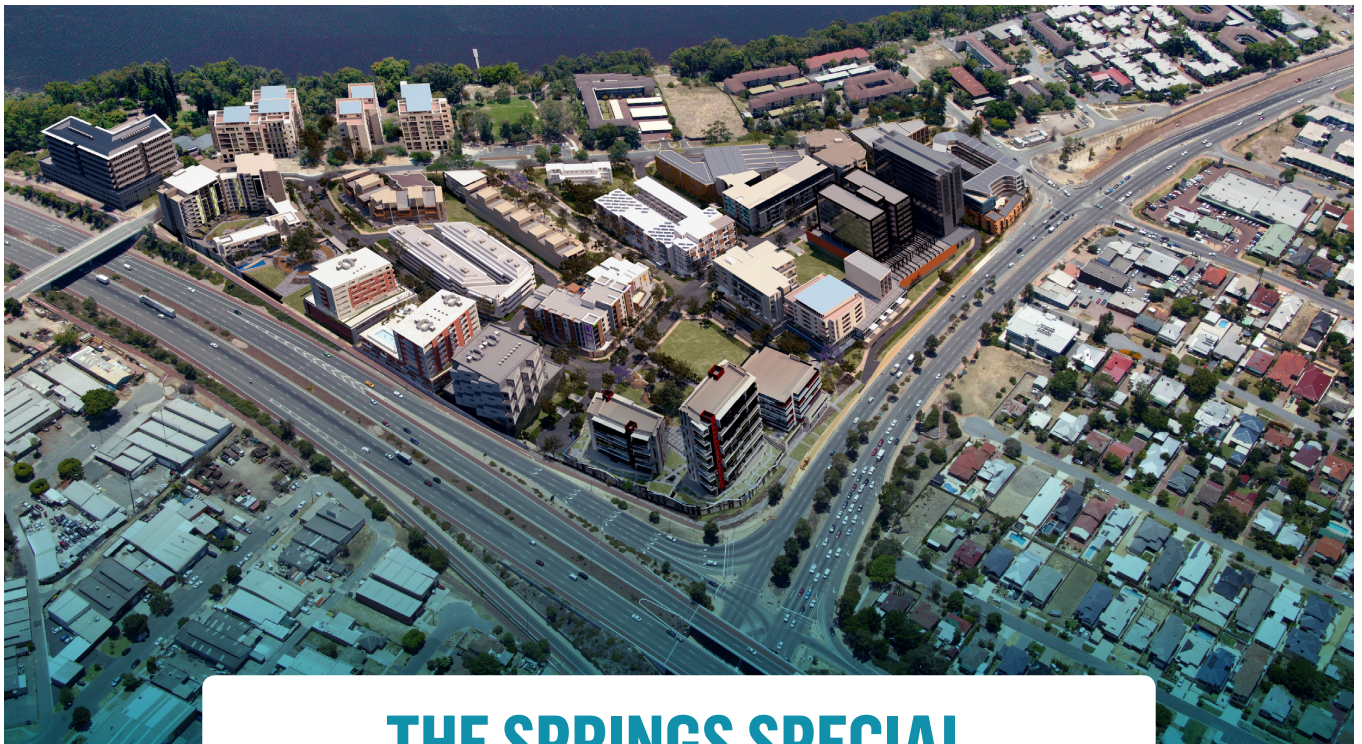
There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. The Springs Development Contribution Plan - Amended [12.1.1 - 39 pages]



THE SPRINGS SPECIAL DEVELOPMENT PRECINCT

(The Development Contribution Area (DCA) comprises all the land referred to as The Springs Special Development Precinct identified by scheme maps as DCA 1)



LANDCORP

APRIL 2017



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Associate Director	Sally Birkhead
Consultant	James Balfour
Job Code	PA1239
Report Number	V9

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Appendix B Stormwater Reticulation Plan

Appendix C Water Reticulation Plan

Appendix D Underground Power Distribution Plan HV Master Plan

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Appendix F Landowner Contribution Schedule

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FIGURES:

Figure 1 - Net Developable Area

Figure 2 - Roads and Road Network

1 Introduction

This report includes information relating to the proposed Development Contribution Plan (DCP) for The Springs DCP area, an area of approximately 9.5ha, generally bounded by the Swan River, Graham Farmer Freeway, Great Eastern Highway and Brighton Road.

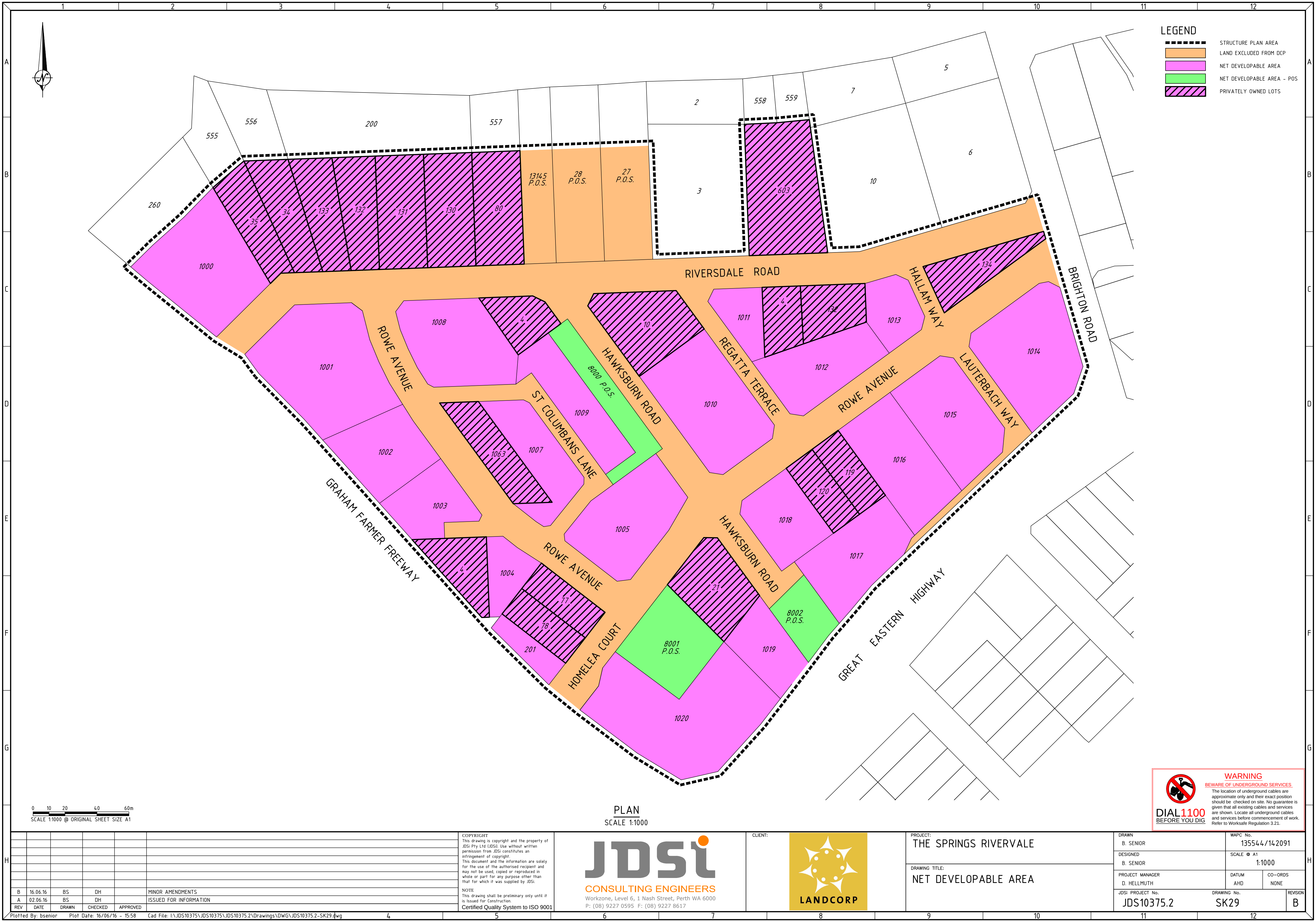
The Springs is included within;

- Development Area 11 (DA11) within Schedule 9 of Local Planning Scheme 15 (LPS15), and
- Schedule 11 – The Springs Special Development Precinct (DA11) as Development Contribution Area 1 (DCA1).

Traditionally a DCP is based on an estimate of infrastructure requirements; and consequently, an estimate of the associated construction costs. In this instance construction of the infrastructure included within 'The Springs' DCP has already occurred. This DCP report is therefore, a consolidation of previously written reports; whilst also incorporating the engineering construction drawings and importantly the actual costs that have been incurred.

At the time of gazettal of this DCP Report, there are a number of lots that have subject to amalgamation and subdivision. These lots are captured within the Appendix F Land Owners Schedule with apportionments redistributed to reflect the current titles.

The area, subject to this DCP is shown in **Figure 1**.



1 Purpose of Development Contribution Plans

DCPs provide a framework for the coordination of infrastructure planning and delivery for urban development projects, whilst also ensuring that the cost of infrastructure is shared equitably amongst landowners. DCPs are commonly used by local governments and other government agencies to determine and allocate the equitable sharing of infrastructure costs amongst landowners within large development areas.

From a landowner perspective, developer contributions represent an investment by the landowner/developer towards the infrastructure required to enable or enhance their development. Return from such an investment is provided through the ability to develop/redevelop and release land that would otherwise be constrained, as well as through any potential value uplift associated with the increase in land use intensity.

In this instance the DCP has enabled development by providing certainty that prefunding costs borne by LandCorp will be recovered from future development contributions. Landowners within The Springs have benefitted from the DCP as it has enabled the provision of key infrastructure that to support redevelopment of the land for residential and mixed use purposes only that would not have otherwise been viable for a single developer to construct.

The purpose of the DA11 DCP1 is to:

- Enable the application of development contributions to develop new infrastructure that is required to support development as identified in the Springs Structure Plan.
- Provide for the equitable sharing of the costs of key enabling infrastructure.
- Provide confidence to landowners that infrastructure can be provided and costs recovered.
- Facilitate betterment of the precinct as a whole, and create of a sense of place for residents.

1.1 PURPOSE OF DEVELOPMENT CONTRIBUTION PLAN REPORT

The report provides supporting information regarding the shared cost arrangement as required under State Planning Policy 3.6 Development Contributions for Infrastructure (SPP3.6).

This report has been prepared to set out in detail:

- The infrastructure and other items for which the development contributions are to be collected (and specifically those items to which contributions are not being collected).
- The provision of the cost of infrastructure and other items.
- The cost contribution rates applicable to land within the development contribution area.
- General operational of the DCP.
- The period of operation of the DCP.

This report seeks to provide a clear methodology and transparency with respect to those items included in the DCP. Only where there is a clear improvement or betterment to the precinct, and to all of the landowners, have items been included. Those items that would ordinarily be part of subdivision works specific to one individual landowner, such as individual lot servicing connections, have not been included.

Given the infill nature of The Springs, it is as equally important to state those items that are not included as it is to identify those items that are included.

1.2 RELEVANT DOCUMENTS

1.2.1 THE SPRINGS STRUCTURE PLAN

The implementation measures of The Springs Structure Plan incorporated the requirement for an infrastructure cost sharing mechanism for landowners within The Springs (referred to as Amendment No 53 to Town Planning Scheme No 14 (TPS14) - this Amendment supersedes Amendment No 53 as TPS14 is no longer current).

The Structure Plan identified that shared costs may include infrastructure such as roads, public utility services, public open space, other public facilities normally required to be provided by the developer, and costs associated with creating and implementing the contribution scheme (including professional fees, administration costs, interest, statutory fees, auditing, etc). Part 7 of the Structure Plan acknowledged that the specific detail on the required infrastructure was yet to be settled at finalisation of the Structure Plan, however identifies the items that should typically be included as development costs.

1.2.2 STATE GOVERNMENT POLICY

State Planning Policy 3.6 (Developer Contributions for Infrastructure)

The Western Australian Planning Commission (WAPC) has prepared State Planning Policy 3.6 (SPP3.6) to assist with the preparation and implementation of development contributions for infrastructure. SPP3.6 sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas, so as to:

- Promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development.
- Ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefiting from the infrastructure and facilities to be provided.
- Ensure consistency and transparency in the system for apportioning, collecting and spending development contributions.
- Ensure the social well-being of communities arising from, or affected by, development.

SPP 3.6 states that the following principles are applied to development contributions:

- Need and nexus – the infrastructure has a clearly demonstrated need and the connection between the demand and the development is clearly established.
- Transparency – method for calculating and its application is clear, transparent and simple to understand/administer.
- Equity – must be levied from all developments based on need.
- Certainty – contributions must be clearly identified and methods for accounting determined at the start of the process.
- Efficiency – contributions are justified on a whole of life capital cost consistent with maintaining financial discipline on service providers by precluding over recovery of costs.
- Consistency – uniformly applied across Development Contribution Area (DCA) and methods being consistent.
- Right of consultation and review – owners have the right to be consulted and have the Development Contribution Plan (DCP) reviewed by a third party if they consider it's not reasonable.
- Accountable – accountability is required in relation to the manner in which contributions are determined and expended.

Local Planning Scheme No.14 - Scheme Amendment No. 2

Amendment No.53 to Town Planning Scheme No.14 was abandoned upon gazettal of Local Planning Scheme No. 15. Scheme Amendment No. 2 to Local Planning Scheme No.15 identified The Springs Special Development Precinct as a Development Contribution Area by amending Schedule 16 of Local Planning Scheme No. 15 and updating the Scheme Map. As discussed in more detail in the section below, Scheme Amendment No. 2 to Local Planning Scheme No.15 was gazetted 7 February 2017.

2 Period and Operation of the DCP

2.1 DEVELOPMENT CONTRIBUTION PLAN

The proposed DCP1 for DA11 is included overleaf. The DCP has been prepared in accordance with SPP3.6 and modifications as requested by the City of Belmont.

2.2 PERIOD OF THE PLAN AND ANNUAL REVIEW

~~The DCP for DA11 shall operate for a period of 5 years, from gazettal, and may be reviewed when considered appropriate.~~

~~Whilst these statutory provisions are in place (as are standard in most DCP's), this DCP is somewhat unique in that at the time of gazettal and approval to the Cost Apportionment Schedule all infrastructure works are complete (having been pre-funded by LandCorp). The costs are therefore, all known. There is no need for a contingency allowance for potential shortfalls as this would only occur if working with estimates and not the actual costs.~~

~~The DCP for DA11 was originally approved to operate for a period of 5 years from the date of gazettal (7 February 2017). The operation period of the DCP was extended by a further 5 years through Amendment No. 19 to the City of Belmont Local Planning Scheme No. 15 and subsequently extended by a further 5 years through Amendment No. 26, resulting in the DCP remaining in operation until 7 February 2032.~~

~~Whilst these statutory provisions are in place (as are standard in most DCPs), this DCP is somewhat unique in that at the time of gazettal and approval of the Cost Apportionment Schedule all infrastructure works were complete, having been pre-funded by LandCorp. The costs are therefore known and there is no need for a contingency allowance for potential shortfalls, as these would only arise where costs are based on estimates rather than actual expenditure.~~

2.3 OPERATION OF THE DCP

~~The collection of costs within The Springs is yet to occur. SPP3.6 does not allow the collection of payment until the DCP is in effect. The DCP has been prepared in accordance with the provisions of SPP3.6 and came into effect on the 7 February, 2017, the date of gazettal of Amendment No.2.~~

The City of Belmont will administer the DCP. The items included in the DCP have been formulated through a collaborative and consultative approach between LandCorp, the City of Belmont, service providers, landowners and other stakeholders.

The Spring DCP is now in operation and the City of Belmont will now collect costs.

2.4 DEVELOPMENT CONTRIBUTION PLAN AREA OF OPERATION

This DCP relates to the area identified on The Springs Structure Plan Map within DA11 as described within the City of Belmont LPS15, as illustrated in **Figure 1**.

Reference No.	Development Contribution Area 1
Area Name	The Springs Special Development Precinct (The Development Contribution Area (SCA-DCA) comprises all the land referred to as The Springs Special Development Precinct identified by scheme maps as DCA 1).
Relationship to other planning instruments	The development contribution plan generally conforms to the following endorsed plans: - City of Belmont Strategic Plan 2016-362024-2034; - Local Planning Scheme No 15; - Western Australian Planning Commission State Planning Policy 3.6 (Development Contributions for Infrastructure); and - The Springs Structure Plan.
Infrastructure and administrative costs to be funded	Contributions shall be made towards the following items by all landowners: 1. Civil construction costs relating to the provision and upgrading of necessary and shared public infrastructure, specifically: - Mobilisation. - Site works. - Retaining walls. - Sewer reticulation. - Stormwater and Drainage. - Water reticulation. - Road works to existing roads (excluding Riversdale Road east of Rowe Avenue and west of Brighton Road). 2. Electrical infrastructure costs, including high voltage reinforcement where necessary. 3. Landscaping construction and remediation costs, specifically: - Public open space. - Streetscape and public realm. 4. Professional and administrative fees relating to: - Environmental Remediation (remediation of public open space only). - Civil Engineering fees associated with: (relating to civil design and public utility upgrades). - Civil and landscaping design. - Infrastructure upgrades. - Hydrological and urban water management. - Parking & Traffic Impact System. - Urban Water Management. - Landscape Architecture (associated with public open space, streetscape and public realm). - Civil Construction (relating to management of civil works).

Attachment 12.1.1 The Springs Development Contribution Plan - Amended

Method for Calculating Contributions	The development contribution for each lot within The Springs shall be calculated on the basis of Infrastructure Costs + Electricity Upgrade Costs, as follows: The contributions outlined in this plan shall be derived based on the need for infrastructure generated by additional development in the Development Contribution Area. The development contribution for each lot within The Springs shall be calculated on the basis of Infrastructure Costs + Electricity Upgrade Costs, as follows: ▪ Infrastructure Costs: The contribution for individual lots for Infrastructure Costs shall be apportioned pro-rata based on the square meterage of each lot; ▪ Electricity Costs: The contribution for individual lots for Electricity Upgrade Costs shall be calculated pro-rata based on the anticipated demand generated by each lot (based on development potential) less the current electricity capacity; and ▪ High Voltage Electricity Reinforcement: The contribution for high voltage electricity reinforcement shall be apportioned to lots designated as 'Mixed Use' under The Springs Structure Plan and calculated pro-rata based on the anticipated demand generated by each lot (based on development potential) less the current electricity capacity. The following areas shall be excluded from the land area calculations of both the total land area in the Development Contribution Area and the Owner's land in the Development Contribution Area: ▪ Roads designated under the Metropolitan Region Scheme as Primary Regional Roads and Other Regional Roads. ▪ Existing public open space. ▪ Drainage reserves. ▪ Public utility sites. ▪ Other land required for Infrastructure Works.
Period of operation	The Development Contribution Plan shall operate for a period of 5 years from the date of gazettal remain in operation until 7 February 2032, notwithstanding any other provision of Local Planning Scheme No. 15.
Priority and timing	Clearing and Earthworks (Complete) Drainage Basin Retaining Walls (Complete) Roads (Complete) Drainage (Complete) Water Reticulation (Complete) Sewer Reticulation (Complete) Street Lighting and Power (Complete) Landscaping (Complete)

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Attachment 12.1.1 The Springs Development Contribution Plan - Amended

Participants / Contributors	All landowners within Development Area 11 (The Springs) and the Development Contribution Area.
Review process	The Development Contribution Plan shall be reviewed when considered appropriate having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Cost Contribution Schedule shall be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs referred to in Clause 5.2.11.3 of Local Planning Scheme No 15.

3 DCP Infrastructure Items

This section of the DCP report identifies the infrastructure items to be funded by development contributions collected from landowners with DA11. These items include:

- Civil Infrastructure Design and Construction
- Public Open Space Site Remediation and Landscaping Construction
- Professional Costs

3.1 CIVIL INFRASTRUCTURE DESIGN AND CONSTRUCTION

The scope of works for the DCP includes the cost of all works associated with provision of civil infrastructure including design and construction as outlined in the Table 1 below:

Table 1 - Civil Infrastructure Design and Construction

SCOPE	DESCRIPTION	COST APPORTIONMENT METHODOLOGY
Roadworks	The improvement to existing roads are shown in Figure 2 and as outlined below: ▪ Riversdale Road. ▪ Rowe Avenue. ▪ Brighton Road. ▪ Hawksburn Road. ▪ Nannine Place. The DCP does not include any costs associate with the construction of new roads including Roads 1, 2, 3 and 4. The roads identified for upgrading are for the betterment of the overall Springs development - they are the key roads providing the main access into and out of The Springs, or provide access to the existing and proposed open space amenity areas.	Pro rata cost determined by proportion of Net Developable Area.
Sewer reticulation	All lots within the structure plan are required to be serviced by an appropriately sized main to allow for ultimate sewer flows created by increased density. This required the majority of the existing sewers to be upgraded from 150mm dia. to 225mm diameter sized pipes, and extension of a 225mm dia. sewer to service sites north of Riversdale Road (west of Hawksburn Road). The sewer network also required reconfiguring to allow for the road layout changes. Refer Appendix A, Sewer Reticulation Plans. Sewer connections for individual lots are not included in the DCP and are considered a standard subdivisional cost.	
Stormwater drainage	The existing stormwater pipes and storage were limited and did not meet Council's current minimum requirements. Water quality control was also identified as an issue as there is no pollution control infrastructure installed within the precinct. The stormwater drainage network has been completely redesigned to accommodate the stormwater catchment areas and to meet the requirements of the Urban Water Management Plan	

Attachment 12.1.1 The Springs Development Contribution Plan - Amended

	(UWMP), refer Appendix B Stormwater Reticulation Plan . Stormwater connections for individual lots are not included in the DCP and are considered a standard subdivisional cost.	
Water reticulation	Although the existing lots had access to water services, the existing smaller water pipe sizes were not adequate to accommodate the proposed increased density and required upgrading. A majority of the existing water mains have been upgraded to 150, 200 and 250mm diameter. pipe sizes to ensure appropriate pressure is supplied to accommodate development of all lots within the structure plan. Refer Appendix C Water Reticulation Plan. Water connection points for individual lots are not included in the DCP and are considered a standard subdivisional cost.	
Mobilisation and Management	Required to progress the infrastructure works - includes but is not limited to the following cost items: ▪ Mobilisation of Machinery to site and establishment of site compound. ▪ Construction water for dust management. ▪ Survey and set out of works. ▪ Location of existing services. ▪ Contractor supervision and management. ▪ Preparation of management plans. ▪ Dilapidation surveys. ▪ Traffic management.	
Site works	▪ Bulk Earthworks for upgrading roads, installing new roads and POS areas. ▪ Stabilising areas for dust management. ▪ Protection of existing trees.	
Electrical infrastructure costs	The existing electrical infrastructure was not sufficient for the proposed increased density and required significant upgrading to allow the provision of the ultimate power demand to individual sites. The electrical network has been rationalised and upgraded to include new high and low voltage cables, streetlights, switchgear and transformers. Power reinforcement is required to meet the ultimate power demands for development sites, to enable this high voltage feeders installed from the Rivervale Zone substation to connect into the internal electrical infrastructure, which then distributed power throughout the structure plan area. Given the higher proportion of demand generated by the mixed use sites, it was determined that the costs associated with the high voltage feeder extension would be most equitably shared by the mixed use sites only and not the whole of the development. Refer Appendix D Underground Power Distribution Plan HV Master Plan.	Based on the demand created by the proposed density of development of each of the proposed lots less the existing supply.
NEED AND NEXUS - CIVIL INFRASTRUCTURE DESIGN AND CONSTRUCTION: The existing road network and utilities were not of a sufficient standard to facilitate the scale of development contemplated by The Springs, and therefore required upgrading. In this area of fragmented ownership, sewer, stormwater, drainage, water reticulation and road works are undertaken to the benefit of the whole of the Development Area - without these works and upgrades, development at the scale and quality of betterment proposed		

would not have been able to eventuate.

With fragmented ownership and limited financial or technical capacity of the individual landowners, inclusion of civil infrastructure works including design and construction, provides certainty for another party to prefund reconstruction of road or infrastructure upgrades and extensions, and enable the recovery of these costs at a later date. Civil infrastructure design and management of the construction is necessary to coordinate and facilitate the improvements on a holistic basis, and therefore, all aspects of design and construction is required to be included and shared amongst the Development Area.

New local roads within The Springs, comprising Roads 1, 2, 3 and 4, were considered to primarily provide access solely to the benefit of those lots created, and are under the ownership of LandCorp. These roads have, therefore, been excluded from the DCP.

These costs were identified within the Structure Plan which has been through an exhaustive public process.

3.2 PUBLIC OPEN SPACE SITE REMEDIATION AND LANDSCAPE CONSTRUCTION

The scope of works for the DCP includes the cost of all works associated with provision of landscape works within the public realm including design and construction as outlined in the Table 2 below:

TABLE 2 - PUBLIC OPEN SPACE SITE REMEDIATION AND LANDSCAPE CONSTRUCTION

SCOPE	DESCRIPTION	COST APPORTIONMENT METHODOLOGY
Landscaping	The public open space (POS) within The Springs comprises: - Cracknell Park (existing). - New areas of POS, being Lots 8001, 8002 and 8003. Whilst typically included, in this instance the land for public open space is not included within the DCP, and has been gifted by LandCorp. Only the costs for the improvement to the POS are included in the DCP. The DCP includes the costs to landscape Lots 8001, 8002 and 8003 in accordance with The Springs Structure Plan and City of Belmont open space policies including: - Landscape and irrigation works including existing tree relocations. - Street furniture (including seating, bike racks, bin enclosures, drinking fountain, table, bbq, stairs). - Carparking. - Turf and paving works. - Retaining walls (including handrails and balustrades). - Maintenance until hand-over to Council. In accordance with The Springs Structure Plan, relocation of trees within various parts of The Springs that were worthy of retention, were relocated to nominated locations within the POS.	Pro rata cost determined by proportion of Net Developable Area.

Attachment 12.1.1 The Springs Development Contribution Plan - Amended

Remediation	A large portion of the site required remediation prior to development, including the disposal of impacted material (such as topsoil containing bonded Asbestos Containing Material (ACM) fragments. The reinstatement of the site was then undertaken to facilitate its development. The total area remediated was 6.26ha. The land that was remediated was then developed for residential purposes (6.21ha), and POS (0.49ha). The remediation costs have therefore, only been applied to the POS as a proportion of 0.49ha to the total 6.26ha.	Pro rata determined by proportion of Net Developable Area.
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NEED AND NEXUS – LANDSCAPING CONSTRUCTION AND REMEDIATION COSTS:

POS within The Springs caters for local recreational needs and amenity for all residents, combined with fulfilling a drainage function. In accordance with WAPC Policy, the provision of POS can be in the form of land and/or contributions to the landscaping costs.

In the case of The Springs, the land for POS has been gifted by LandCorp at no cost, however, the costs for the items listed below are included, on the basis that the POS provides amenity benefits to all landowners, and is an asset in the DCP;

- Site remediation,
- Construction of POS; and
- Management and maintenance of POS until such time as it is handed over to the Council.

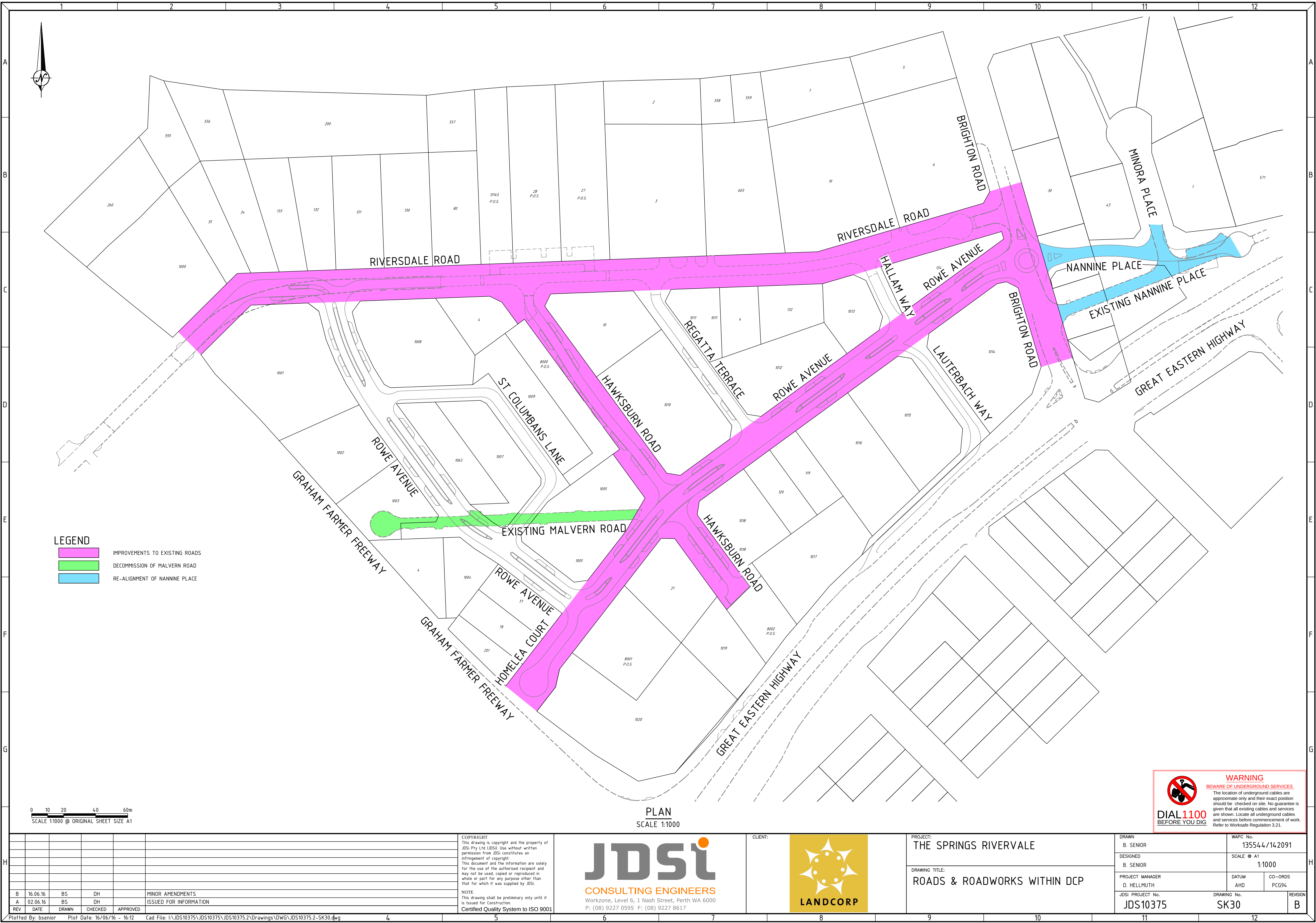
With fragmented ownership and limited financial or technical capacity of the individual landowners, inclusion of the landscape works, including design and construction, provides certainty for another party to prefund the landscaping and public realm works, and enable the recovery of these costs at a later date. A Landscape Concept Plan and identification of those items to be included within the DCP was included within the Structure Plan which has been through an exhaustive public process.

3.3 PROFESSIONAL COSTS

The scope of works for the DCP includes the cost of professional costs associated with the redevelopment as outlined in Table 4 below:

TABLE 3 - PROFESSIONAL COSTS

SCOPE	DESCRIPTION	COST APPORTIONMENT METHODOLOGY
Professional costs	Professional fees relating to: ▪ Environmental Remediation (remediation of public open space only). ▪ Civil Engineering (relating to civil design and public utility upgrades). ▪ Civil and landscaping design ▪ Infrastructure upgrades ▪ Hydrological and urban water management ▪ Parking & Traffic Impact System ▪ Urban Water Management. ▪ Landscape Architecture (associated with public open space, streetscape and public realm). ▪ Civil Construction (relating to management of civil works).	Pro rata cost determined by proportion of Net Developable Area.
NEED AND NEXUS – PROFESSIONAL AND ADMINISTRATIVE COSTS: Provision has been made for a contribution towards a range of professional costs associated with the redevelopment. It is reasonable that professional costs be reimbursed for those tasks which contribute holistically to the overall redevelopment, function and betterment of the precinct. Given that LandCorp has prefunded all planning and infrastructure works; the costs associated with planning and design, and administration of the DCA, do not form part of the development contribution.		



4 Development Contribution Calculations Methodology

Outlined below are the key principles and methodology for determining the development contributions applicable to the DCA, as nominated in the tables within Section 4.0.

4.1 COST APPORTIONMENT METHODOLOGY

A key objective of the cost apportionment methodology is the need to provide certainty to each landowner on their cost contribution and ensure costs are shared in a transparent and equitable manner. To achieve an equitable outcome, the development potential of each site has been determined in an equal and consistent manner.

As prescribed in SPP3.6, developer contributions should be calculated based on the need for new infrastructure that has been generated from demand within the development planning period.

In order for landowners to understand the costs applied to each lot, the methodology is described in more detail below with a greater explanation to those items that were a proportion of the pro rata cost determined as a proportion of Net Developable Area.

The apportionment of the costs for all infrastructure items is detailed in the **Cost Apportionment Schedule** included in **Appendix E**.

TABLE 4 – COST APPORTIONMENT METHODOLOGY

DCP ITEM	COST APPORTIONMENT METHODOLOGY
Pro rata cost determined by proportion of Net Developable Area	The majority of the development contributions have been calculated as a proportion of Net Developable Area of any landholding; to the total Net Developable Area of the Development Contribution Area. This approach offers a simple solution to apportioning costs for land with equal development potential. This approach is consistent with the overarching principle 'beneficiary pays' of the WAPC's SPP3.6. A DCP charge (rate per square metre) has been applied to each square metre of net developable land.
Public Open Space Site Remediation – Pro rata cost determined by proportion of Net Developable Area	A large portion of the site required remediation prior to development, including the disposal of impacted material (such as topsoil containing bonded Asbestos Containing Material (ACM) fragments. The reinstatement of the site was then undertaken to facilitate its development. The total area remediated was 6.26ha. The land that was remediated was then developed for residential purposes (6.21ha), and public open space (POS) (0.49ha). The remediation costs have therefore, only been applied to the POS as a proportion of 0.49ha to the total 6.26ha.
Electrical infrastructure costs (Internal to the development)	At the time of development, lots within The Springs had an electrical supply; however, provision was based on low density, predominantly single residential development. The existing electrical infrastructure was, therefore, not sufficient for the proposed increased density and required significant upgrading to allow the provision of the ultimate power demand to individual sites. The electrical network was rationalised and upgraded to include new high and low voltage cables, streetlights, switchgear and transformers. The costs for the electrical infrastructure have, therefore, been calculated pro-rata based on the anticipated demand generated by each lot, less the pre-development electric capacity. There is no readily available public information in relation to the pre-development capacity. This information would only be available to individual landowners via billing history and therefore, at the time of making the contribution the onus will be on the existing landowners to demonstrate the pre-development capacity that will be deducted.

High voltage reinforcement (External to the development)	Power reinforcement was required to meet the ultimate power demands for development sites, to enable this high voltage feeders were installed from the Rivervale Zone substation to connect into the internal electrical infrastructure which then distributed power throughout the structure plan area. Whilst beneficial to all lots, it is intended that the "Mixed Use" lots gain the greatest benefit and therefore, this contribution only relates to Lots 119, 120, 21, 1014-1016 and 1018 Rowe Avenue, Lots 1017 and 888 Hawksburn Road and Lot 889 Road 8.
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4.2 DEVELOPMENT CONTRIBUTIONS

Development contributions are calculated from developable land area only (per sq.m). The following areas have been excluded from the Development Contribution Area:

- Cracknell Park (Existing Public Open Space)
- Existing road reserves
- Proposed road reserves

The proposed public open space is included within the Net Developable Area (NDA). The NDA for DCP1 is included in **Figure 1**.

A DCP charge has been applied to each square metre of net developable land. The resultant landowner contribution has been calculated for guiding purposes and is included within **Appendix F**. For comparative purposes this includes both the costs as at 2012 (as advertised) and the currently proposed costs as at 2016. It should be noted that the landowner costs have reduced from those in 2012. As mentioned these are based on actual construction costs and therefore, will not be subject to the usual contingency allowances or annual reviews as they will not be subject to escalation.

4.3 INFRASTRUCTURE ITEMS EXCLUDED FROM THE DCP

LandCorp has voluntarily not included a number of potential project costs, exclusively funding these items for the good will of the project. These include:

- Land for public open space, this has been gifted by LandCorp.
- Construction of new roads including Roads 1, 2, 3 and 4.
- The costs to prepare The Springs Structure Plan (notwithstanding that development would not have eventuated had this not been prepared, thereby benefitting all landowners within The Springs).
- All forward works (excluding remediation of the public open space).
- Costs associated with the road closure and amalgamation of Malvern and Hawksburn Road, which were essential to achieve the regularity of lot configuration, consolidation of lots and achieve the density of development proposed.
- Interest on the costs for the pre-funding of infrastructure.
- Administration by LandCorp of the construction of the DCP infrastructure.
- The cost of public art contained within public open space.

Disclaimer

This report is dated April 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of LandCorp (**Instructing Party**) for the purpose of The Springs Development Contribution Plan Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

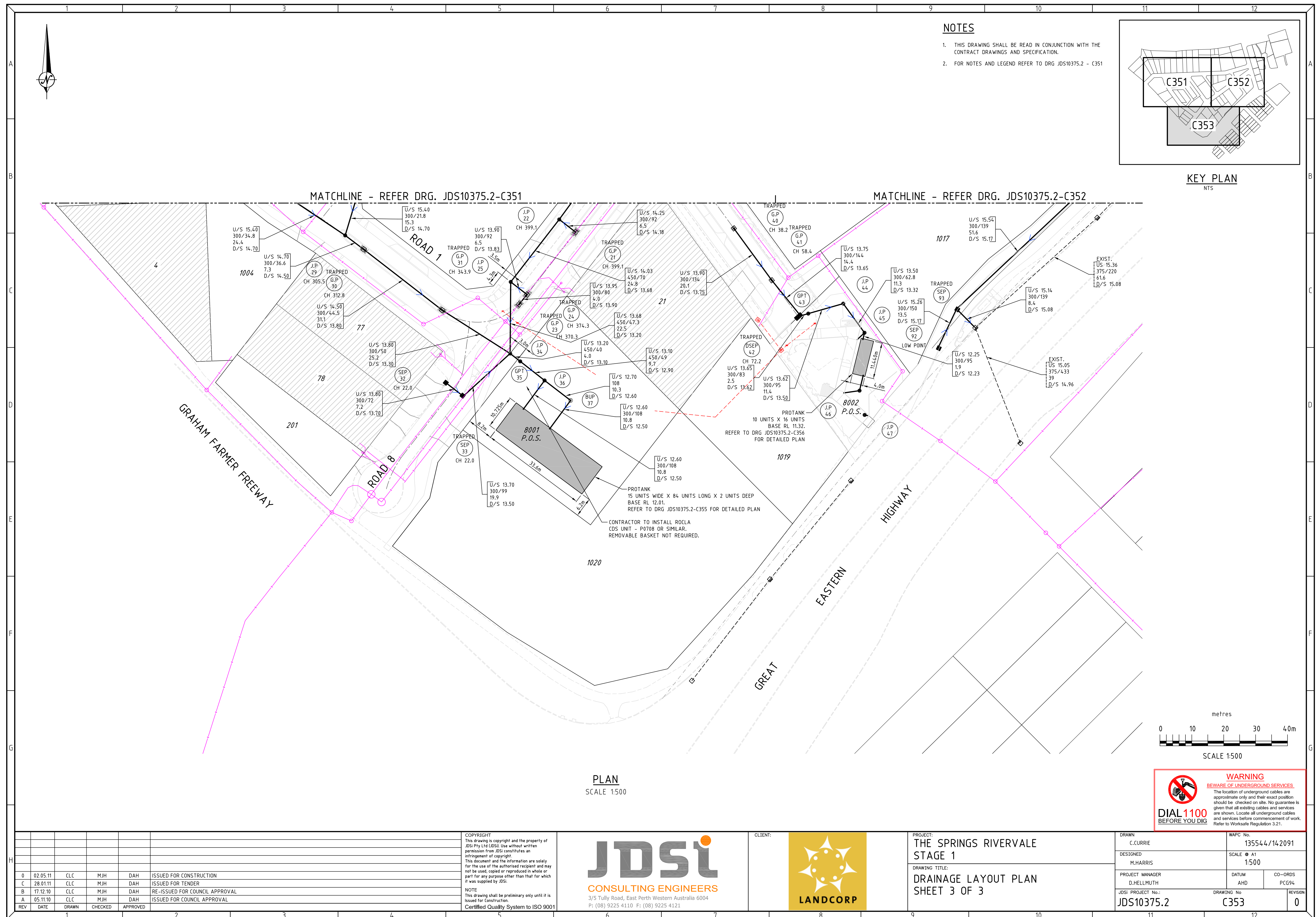
Appendix A

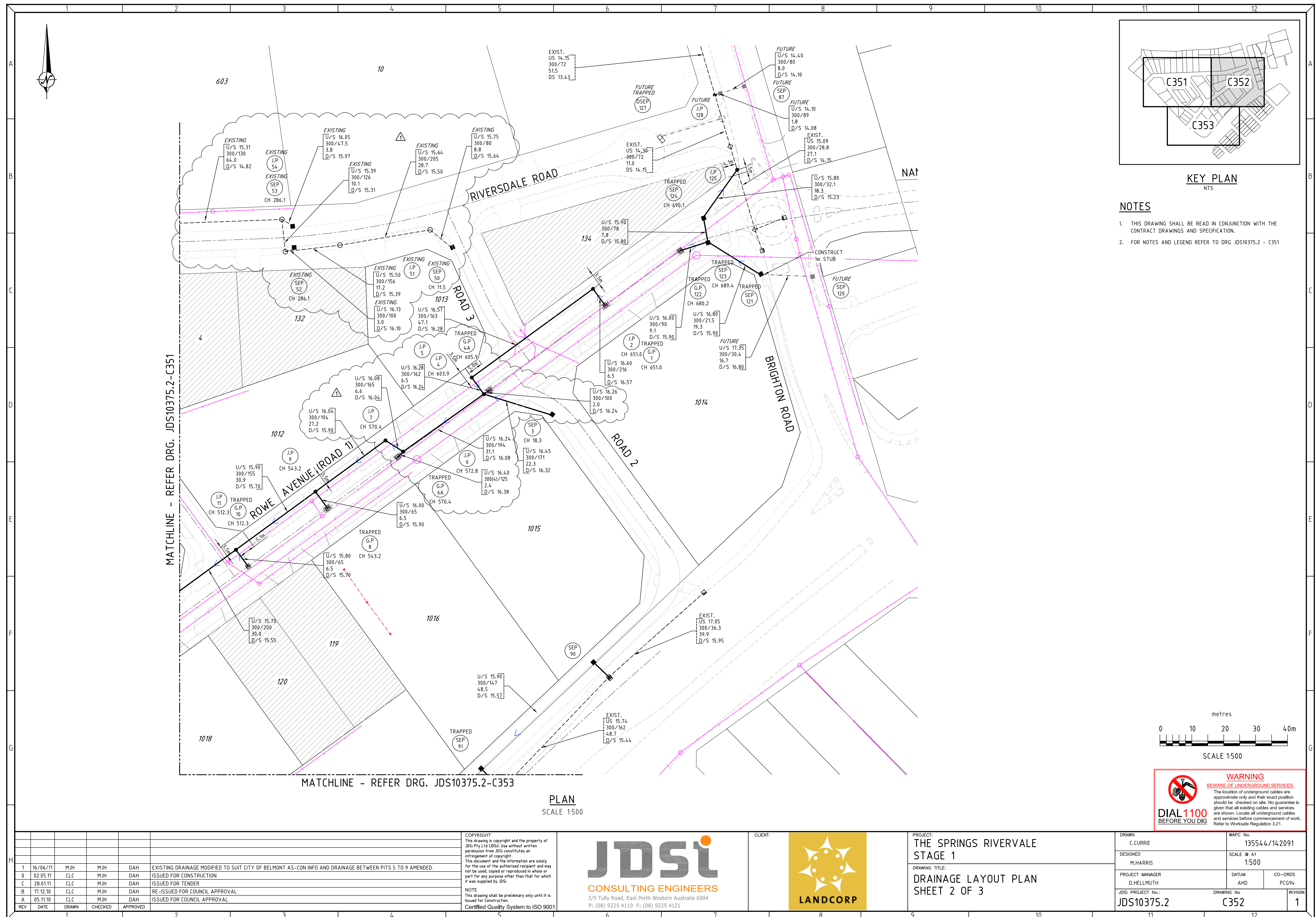
Sewer Reticulation Plan

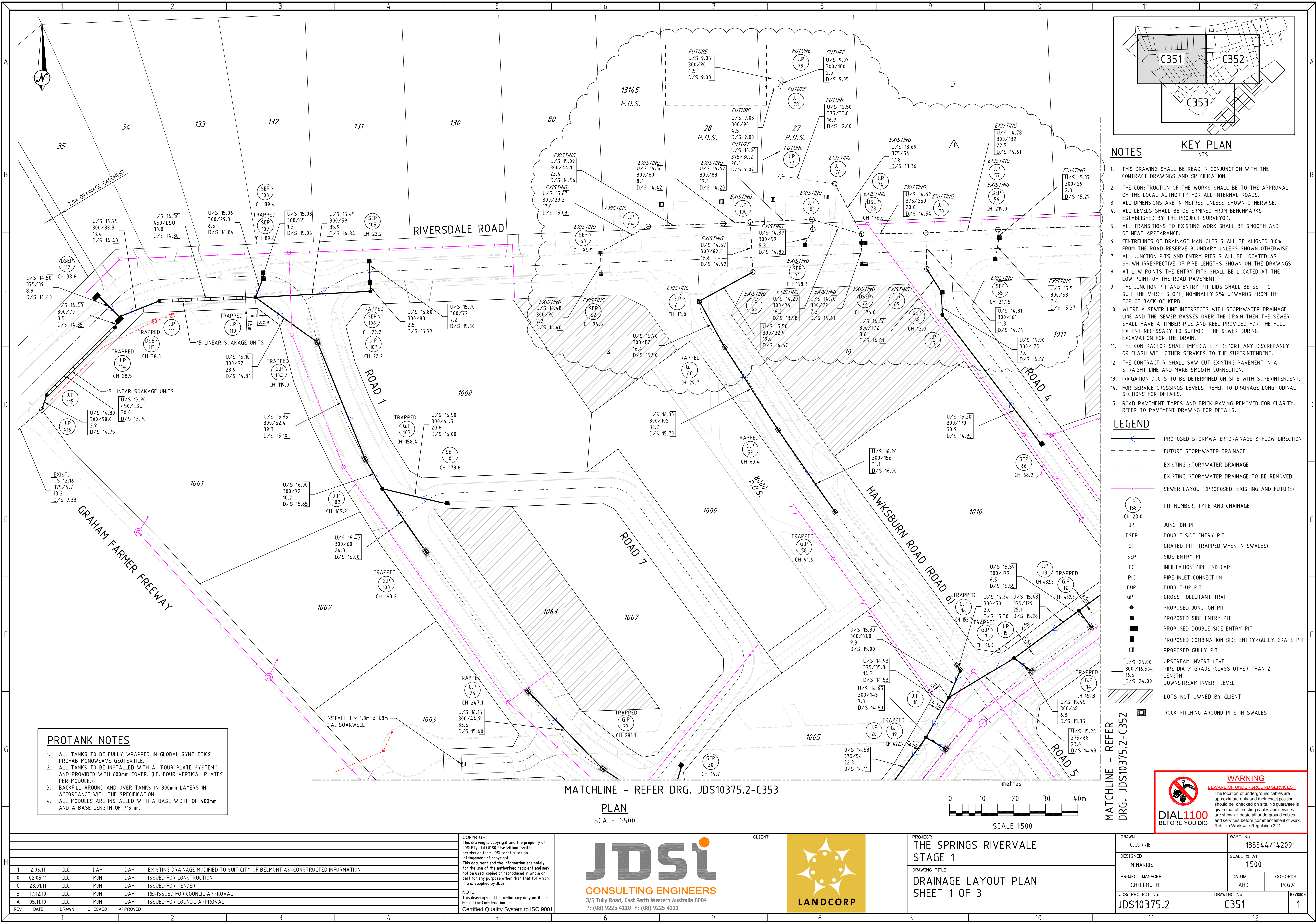


Appendix B

Stormwater Reticulation Plan



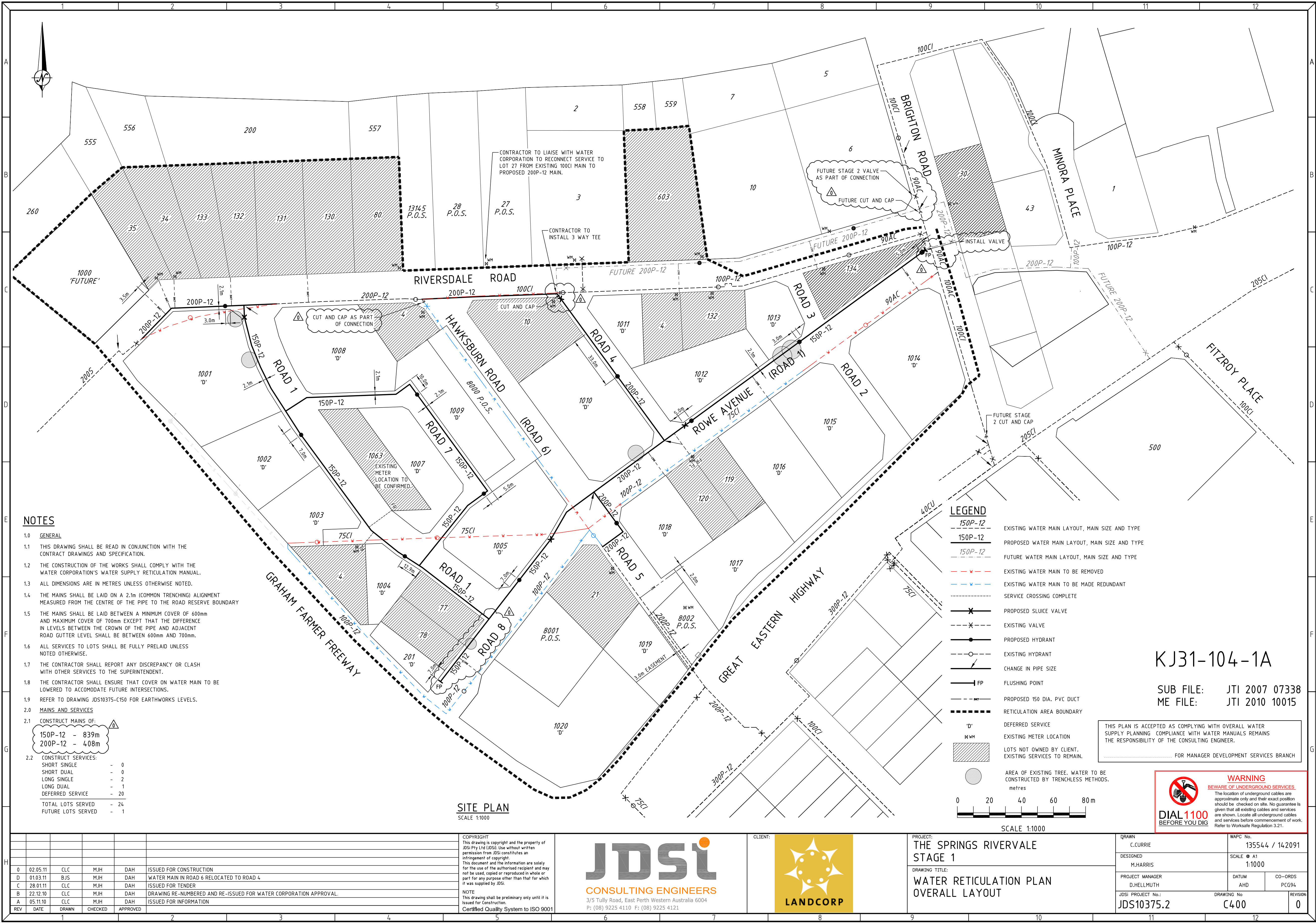




Appendix C

Water Reticulation Plan





Appendix D

Underground Power Distribution Plan HV Master Plan

Ordinary Council Meeting
Tuesday 28 July 2026

Appendix E

Cost Apportionment Schedule

The Springs			
Cost Item	Description	Cost Apportionment Methodology	Project total Cost
Civil Engineering Design - Refer to Table 1 of the Development Contribution Report			
Road Works	The roads identified for upgrading are for the betterment of the overall Springs development. This includes road providing multiple access points into and out of the Springs development as well as roads infrastructure required to access public open spaces. This includes Nannine Place realignment.	Pro-rata based net developable area (NDA)	\$2,006,498.99
Sewer reticulation	All lots within the structure plan were required to be serviced by an appropriately sized main to allow for ultimate sewer flows created by increased density. The sewer network also required reconfiguring to allow for the road layout changes. Sewer connections for individual lots are not included in the DCP and are considered a standard subdivisional cost.	Pro-rata based net developable area (NDA)	\$433,368.16
Stormwater and drainage	The stormwater drainage network was completely redesigned to accommodate the all stormwater catchment areas and to meet the requirements of the Urban Water Management Plan, Council minimum requirements and pollution controls. Stormwater connections for individual lots are not included in the DCP and are considered a standard subdivisional cost.	Pro-rata based net developable area (NDA)	\$755,271.88
Water reticulation	Although the existing lots had access to water services, the existing smaller water pipe sizes were not adequate to accommodate the proposed increased density and required upgrading. A majority of the existing water mains were upgraded to 150, 200 and 250mm dia. pipe sizes to ensure appropriate pressure was supplied to accommodate development of all lots within the structure plan. Water connection points for individual lots are not included in the DCP and are considered a standard subdivisional cost.	Pro-rata based net developable area (NDA)	\$368,149.90
Mobilisation & Management	Required to progress the infrastructure works includes but is not limited to the following cost items: • Mobilisation of Machinery to site and establishment of site compound • Construction water for dust management • Survey and Setout of works • Location of existing services • Contractor Supervision and Management • Preparation and implementation of Management Plans including dust and traffic • Dilapidation Surveys • Bulk Earthworks for upgrading roads, installing new roads and POS areas • Protection of existing trees	Pro-rata based net developable area (NDA)	\$1,430,432.67
Site Works	• Bulk Earthworks for upgrading roads installing new roads and POS areas • stabilise areas for dust management • protection of existing trees	Pro-rata based net developable area (NDA)	\$217,172.47
Electrical Reticulation	The existing electrical infrastructure was not sufficient for the proposed increased density and required significant upgrading to allow the provision of the ultimate power demand to individual sites. The electrical network was rationalised and upgraded to include new high and low voltage cables, streetlights, switchgear and transformers. Power reinforcement is required to meet the ultimate power demands for development sites, to enable this high voltage feeders installed from the Rivervale Zone substation to connect into the internal electrical infrastructure, which then distributed power throughout the structure plan area.	Based on the demand created by the proposed density of development of each of the proposed lots.	\$1,624,779.12
Electrical HV Reinforcement	Power reinforcement was required to meet the ultimate power demands for development sites, to enable this high voltage feeders were installed from the Rivervale Zone substation to connect into the internal electrical infrastructure which then distributed power throughout the structure plan area.	Based on the demand created by the proposed density of development of each of the proposed mixed use lots.	\$602,133.00

Retaining walls	Retaining walls only those associated with the underpass.	Pro-rata based net developable area (NDA)	\$170,615.10
Landscaping Construction and Remediation - Refer to Table 2 of the Development Contribution Report			
Landscaping	The public open space within The Springs comprises: • Cracknell Park (existing) • New areas of public open space, being Lots 8001, 8002 and 8003 Whilst typically included, in this instance the land for public open space is not included within the DCP, and has been gifted by LandCorp. Only the costs for the improvement to the open space are included as outlined below. The DCP includes the costs to landscape Lots 8001, 8002 and 8003 in accordance with The Springs Structure Plan and City of Belmont open space policies including: • Landscape and irrigation works • Street furniture (including seating, bike racks, bin enclosures, drinking fountain, table, bbq, stairs) • Carparking • Turf and paving works • Retaining walls (including handrails and balustrades) Relocation of trees within various part of The Springs that are worthy of retention to nominated locations within the public open space	Pro-rata based net developable area (NDA)	\$3,478,326.91
Remediation	A total of 6.26ha was subject to remediation. Portion of the remediated land was developed for residential purposes (6.21ha), and portion of the land was developed for public open space (0.49ha). The remediation costs have therefore, only been applied to the POS as a proportion of 0.49ha to the total 6.26ha.	Pro rata cost based on the portion of the site comprising public open space as a proportion of the total land that was subject to remediation.	\$114,498.73
Professional and Administrative Costs - Refer to Table 4 of the Development Contribution Report			
Engineering Fees	Professional and administrative fees relating to: • Environmental Remediation (remediation of public open space only). • Civil Engineering fees associated with: (relating to civil design and public utility upgrades). • Civil and landscaping design. • Infrastructure upgrades. • Hydrological and urban water management. • Parking & Traffic Impact System. • Urban Water Management. • Landscape Architecture (associated with public open space, streetscape and public realm). • Civil Construction (relating to management of civil works)	Pro-rata based net developable area (NDA)	\$1,082,923.78
Landscaping Architectural Fees		Pro-rata based net developable area (NDA)	\$462,646.23
Parking & Traffic Impact System		Pro-rata based net developable area (NDA)	\$55,552.00
Urban Water Management		Pro-rata based net developable area (NDA)	\$44,488.22
Totals			\$12,846,857.16

Appendix F

Landowner Contribution Schedule

Attachment 12.1.1 The Springs Development Contribution Plan - Amended

Title No.			Lot No. (2017)			Street Name			Advertised Draft LandOwner Contribution Schedule (Forecast Costs @2012)					Final LandOwner Contribution Schedule (Actual Costs @2017)																									
									Former Lot No. (2012)	Former Land Area (m2)	Infrastructure (2012)	Power (2012)	DCP Ex. GST (2012)	Final Lot No. (2017)	Final Land Area (m2)	Infrastructure (2017)	Power (2017)		Total Power Costs	DCP Ex. GST (2017)	GST Amount (10%)(2017)	DCP Incl GST (2017)																	
Electrical Demand (kVa)		Power Retic Costs	HV Feeder Costs																																				
150/80	35	Riversdale	35	1486	\$174,246.32	\$36,531.65	\$210,777.97	35	1486	\$165,908.73	200	\$20,542.12	\$0.00	\$20,542.12	\$186,450.85	\$18,645.09	\$205,095.94																						
2210/605	34	Riversdale	34	1610	\$188,786.39	\$39,454.19	\$228,240.58	34	1610	\$179,753.06	216	\$22,185.49	\$0.00	\$22,185.49	\$201,938.56	\$20,193.86	\$222,132.41																						
2871/498	888	Riversdale	133 (1999/338)	1602	\$187,848.32	\$39,454.19	\$227,302.51	888 (Former 133)	7484	\$835,572.63	216	\$22,185.49	\$0.00	\$105,175.66	\$940,748.29	\$94,074.83	\$1,034,823.12																						
			132 (1999/337)	1594	\$186,910.25	\$39,454.19	\$226,364.44	888 (Former 132)			216	\$22,185.49																											
			131 (1999/336)	2144	\$251,402.50	\$54,066.85	\$305,469.35	888 (Former 131)			296	\$30,402.34																											
			130 (1999/335)	2144	\$251,402.50	\$54,066.85	\$305,469.35	888 (Former 130)			296	\$30,402.34																											
			80	2144	\$251,402.50	\$54,066.85	\$305,469.35	80			2144	\$239,373.03						296	\$30,402.34																				
2221/121	80	Riversdale	80	2144	\$251,402.50	\$54,066.85	\$305,469.35	80	2144	\$239,373.03	296	\$30,402.34	\$0.00	\$30,402.34	\$269,775.37	\$26,977.54	\$296,752.90																						
2610/473	4	Malvern	4	1289	\$151,146.37	\$29,225.32	\$180,371.69	4	1289	\$143,914.10	160	\$16,433.70	\$0.00	\$16,433.70	\$160,347.80	\$16,034.78	\$176,382.58																						
1981/824	77	Rowe	77	1012	\$118,665.73	\$21,918.99	\$140,584.72	77	1012	\$112,987.64	120	\$12,325.27	\$0.00	\$12,325.27	\$125,312.91	\$12,531.29	\$137,844.21																						
1415/247	78	Rowe	78	1012	\$118,665.73	\$23,280.26	\$142,045.99	78	1012	\$112,987.64	128	\$13,146.96	\$0.00	\$13,146.96	\$126,134.60	\$12,613.46	\$138,748.06																						
371/179A	4	Riversdale (East)	4	971	\$113,858.13	\$10,228.86	\$124,086.99	4	971	\$108,410.08	56	\$5,751.79	\$0.00	\$5,751.79	\$114,161.87	\$11,416.19	\$125,578.06																						
1304/438	4	Riversdale (West)	4	1052	\$123,356.08	\$11,690.13	\$135,046.21	4	1052	\$117,453.56	64	\$6,573.48	\$0.00	\$6,573.48	\$124,027.03	\$12,402.70	\$136,429.74																						
1921/485	63	Malvern	63	1571	\$184,213.31	\$20,457.73	\$204,671.04	63	1571	\$175,398.80	112	\$11,503.59	\$0.00	\$11,503.59	\$186,902.39	\$18,690.24	\$205,592.62																						
2827/669	21	Rowe	21	1991	\$233,461.93	\$116,901.29	\$350,363.22	21	1991	\$222,290.90	640	\$65,734.79	\$41,352.63	\$107,087.42	\$329,378.32	\$32,937.83	\$362,316.15																						
1977/731	120	Rowe	120	1012	\$118,665.73	\$37,627.60	\$156,293.33	120	1012	\$112,987.64	206	\$24,158.39	\$13,310.38	\$34,468.76	\$147,456.40	\$14,745.64	\$162,202.04																						
S16632	119	Rowe	119	1012	\$118,665.73	\$37,627.60	\$156,293.33	119	1012	\$112,987.64	206	\$24,158.39	\$13,310.38	\$34,468.76	\$147,456.40	\$14,745.64	\$162,202.04																						
SP14729	10	Riversdale	10	2315	\$271,453.72	\$27,764.06	\$299,217.78	10	2315	\$258,464.81	152	\$15,612.01	\$0.00	\$15,612.01	\$274,076.82	\$27,407.68	\$301,484.51																						
1689/392	134	Riversdale (East)	134	1416	\$166,038.22	\$13,151.40	\$179,189.62	134	1416	\$158,093.38	72	\$7,395.16	\$0.00	\$7,395.16	\$165,488.54	\$16,548.85	\$182,037.40																						
2132/908	603	Riversdale	603	3720	\$436,202.10	\$93,521.03	\$529,723.13	603	3720	\$415,330.06	512	\$52,587.83	\$0.00	\$52,587.83	\$467,917.89	\$46,791.79	\$514,709.68																						
371/180A	132	Riversdale (East)	132	1371	\$160,761.58	\$10,228.86	\$170,990.44	132	1216	\$135,763.81	56	\$5,751.79	\$0.00	\$5,751.79	\$141,515.60	\$14,151.56	\$155,667.16																						
Private Lot Sub-Total :								\$4,577,971.04		Private Lot Sub-Total :								\$4,109,089.65		\$410,908.97		\$4,519,998.62																	
13145(POS)	28(POS)	Cracknell Park	13145(POS)		\$0.00	\$0.00	\$0.00	13145(POS)		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																					
			28(POS)		\$0.00	\$0.00	\$0.00	28(POS)		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																					
			27(POS)		\$0.00	\$0.00	\$0.00	27(POS)		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																					
			8000(POS)	1389	\$162,872.23	\$547.97	\$163,420.20	8000(POS)	1389	\$155,078.89	3	\$308.13	\$0.00	\$308.13	\$155,387.02	\$15,538.70	\$170,925.72																						
			8001(POS)	2463	\$288,808.00	\$547.97	\$289,355.97	8001(POS)	2463	\$274,988.69	3	\$308.13	\$0.00	\$308.13	\$275,296.83	\$27,529.68	\$302,826.51																						
8002(POS)	Underpass	8002(POS)	1127	\$132,150.47	\$547.97	\$132,698.44	8002(POS)	1127	\$125,827.15	3	\$308.13	\$0.00	\$308.13	\$126,135.28	\$12,613.53	\$138,748.80																							
8003(PAW)	Hawksburn	8003(PAW)	305	\$35,763.88	\$547.97	\$36,311.85	8003(PAW)	305	\$34,052.60	3	\$308.13	\$0.00	\$308.13	\$34,360.73	\$3,436.07	\$37,796.80																							
POS Sub-Total :								\$621,786.46		POS Sub-Total :								\$591,179.85		\$59,117.99		\$650,297.84																	
2228/415	201	Homelea	201	710	\$83,253.63	\$16,073.93	\$99,327.56	201	710	\$79,269.99	88	\$9,038.53	\$0.00	\$9,038.53	\$88,308.52	\$8,830.85	\$97,139.37																						
2880/196	1000	Riversdale	1000	4069	\$477,125.36	\$102,288.63	\$579,413.99	1000	4069	\$454,295.17	560	\$57,517.94	\$0.00	\$57,517.94	\$511,813.11	\$51,181.31	\$562,994.42																						
2806/612	1001	Rowe	1001	5100	\$598,019.00	\$113,978.76	\$711,997.76	1001	5100	\$569,040.12	624	\$64,091.42	\$0.00	\$64,091.42	\$633,495.54	\$63,349.55	\$696,845.09																						
2806/613	1002	Rowe	1002	2358	\$276,495.85	\$59,911.91	\$336,407.76	1002	2358	\$263,265.67	328	\$33,689.08	\$0.00	\$33,689.08	\$296,954.75	\$29,695.47	\$326,650.22																						
2806/614	1003	Rowe	1003	1754	\$205,671.63	\$48,221.78	\$253,893.41	1003	1754	\$195,830.36	264	\$27,115.60	\$0.00	\$27,115.60	\$222,945.96	\$22,294.60	\$245,240.56																						
2806/615	1004	Rowe	1004	1036	\$121,479.94	\$23,380.26	\$144,860.20	1004	1036	\$113,146.96	128	\$13,146.96	\$0.00	\$13,146.96	\$128,814.15	\$12,881.41	\$141,695.56																						
2806/616	1005	Hawksburn	1005	3312	\$388,360.58	\$45,299.25	\$433,659.83	1005	3312	\$369,777.73	248	\$25,472.23	\$0.00	\$25,472.23	\$395,249.96	\$39,525.00	\$434,774.96																						
2806/617	1007	St Columbans	1007	2149	\$251,988.79	\$29,225.32	\$281,214.11	1007	2149	\$239,931.26	160	\$16,433.70	\$0.00	\$16,433.70	\$256,364.96	\$25,636.50	\$282,001.46																						
2806/618	1008	St Columbans	1008	3289	\$385,663.63	\$40,915.45	\$426,579.08	1008	3289	\$367,209.83	224	\$23,007.18	\$0.00	\$23,007.18	\$390,217.01	\$39,021.70	\$429,238.71																						
2806/619	1009	Hawksburn	1009	2230	\$261,486.74	\$24,841.52	\$286,328.26	1009	2230	\$248,974.74	136	\$13,968.64	\$0.00	\$13,968.64	\$262,943.38	\$26,294.34	\$289,237.72																						
2800/274	1010	Hawksburn	1010	4013	\$470,558.88	\$43,837.98	\$514,396.86	1010	4013	\$448,042.89	240	\$24,650.55	\$0.00	\$24,650.55	\$472,693.43	\$47,269.34	\$519,962.78																						
2800/275	1011	Riversdale	1011	1054	\$123,590.59	\$8,767.60	\$132,358.19	1011	1054	\$117,676.85	48	\$4,930.11	\$0.00	\$4,930.11	\$122,606.96	\$12,260.70	\$134,867.66																						
2800/276	1012	Rowe Ave	1012	2535	\$297,250.62	\$33,609.12	\$330,859.74	1012	2535	\$283,027.34	184	\$18,898.75	\$0.00	\$18,898.75	\$301,926.09	\$30,192.61	\$332,118.70																						
2800/277	1013	Riversdale	1013	1264	\$148,214.91	\$16,073.93	\$164,288.84	1013	1264	\$141,122.90	88	\$9,038.53	\$0.00	\$9,038.53	\$150,161.44	\$15,016.14	\$165,177.58																						
2800/278	1014	Rowe Ave	1014	3992	\$468,096.44	\$223,756.38	\$691,852.82	1014	3992	\$445,698.28	1225	\$125,820.50	\$79,151.51	\$204,972.01	\$650,670.29	\$65,067.03	\$715,737.32																						
2883/995	1117	Rowe Ave	1015 (2800/279)	3217	\$377,221.01	\$185,032.82	\$562,253.83	1117 (Former 1015)	6385	\$712,871.63	1013	\$104,045.85	\$65,453.45	\$301,852.65	\$1,014,724.28	\$64,805.97	\$1,079,530.25																						
			1016 (2800/280)	3168	\$371,475.33	\$144,482.69	\$515,958.02	1117 (Former 1016)			791	\$81,244.09	\$51,109.26																										
2809/680	1017	Hawksburn	1017	2826	\$331,372.88	\$138,637.62	\$470,010.50	1017	2826	\$315,516.87	759	\$77,957.35	\$49,041.63	\$126,998.98	\$442,515.85	\$44,251.59	\$486,767.44																						
2806/622	1018	Hawksburn	1018	2006	\$235,220.81	\$10,855.09	\$246,075.90	1018	2006	\$232,965.62	585	\$60,085.71	\$37,798.88	\$97,884.59	\$321,850.21	\$32,185.02	\$354,035.23																						
2848/461	888	Hawksburn	1019 (2792/228)	1620	\$189,958.98	\$96,078.25	\$286,037.23	888 (Former 1019)	2370	\$264,605.44	526	\$54,025.78	\$33,986.69	\$88,012.47	\$352,617.91	\$35,261.79	\$387,879.70																						
2848/462	889	Homelea	1020 (2792/224)	5821	\$682,562.48	\$615,193.04	\$1,297,755.52	889 (Former 1020)	5071	\$565,166.33	3368	\$345,929.33	\$217,618.19	\$563,547.52	\$1,129,718.85	\$112,971.39	\$1,242,685.24																						
LandCorp Lot Sub-Total :								\$8,861,529.41		LandCorp Lot Sub-Total :								\$8,146,587.66		\$814,658.77		\$8,961,246.42																	
Total				95275		\$11,171,815.80		\$2,889,471.11		\$14,061,286.91		95120		\$10,619,945.04		15819		\$1,624,779.12		\$602,133.00		\$2,226,912.12		\$12,846,857.16		\$1,284,685.72		\$14,131,542.88											
																		Mix Use Demand		9319																			

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12.2 Review of Health Local Laws

Voting Requirement	:	Simple Majority
Subject Index	:	76/007
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Development and Communities

Council role

Legislative The making and adopting of local laws, local town planning schemes and Council policies.

Purpose of report

The purpose of this report is to progress the proposed *City of Belmont Health Local Law 2026* and to ensure compliance with the local law making process as set out in section 3.12 of the *Local Government Act 1995 (WA)*.

Summary and key issues

- At the Information Forum held on 31 March, Councillors were advised of the need to make new Health Local Laws under the *Local Government Act 1995 (WA)*, due to the impending December 2026 repeal of the *Health (Miscellaneous Provisions) Act 1911* under which the current *Health Local Law 2002* operates.
- The new Health Local Laws would preserve the City's ability to enforce the provisions of the existing *Health Local Laws 2002* until new regulations come into force.
- The draft *Health Local Law 2026* is predominantly similar to the existing local law, with amendments to the content focussing on updating references to legislation or deletion of clauses that are regulated by State legislation.
- Council is required to consider the proposed *City of Belmont Health Local Law 2026* and if satisfied, to resolve to advertise the local law in accordance with section 3.12 of the *Local Government Act 1995 (WA)*.

Officer Recommendation

That Council:

1. Notes that in accordance with section 3.12(2) of the *Local Government Act 1995 (WA)*, the Presiding Member gave notice of the purpose and effect of the proposed *City of Belmont Health Local Law 2026*:
 - a) The purpose of the proposed *City of Belmont Health Local Law 2026* is to provide for the regulation, control and management of issues that may affect public health or otherwise cause a nuisance within the district of the City of Belmont.
 - b) The effect of the *City of Belmont Health Local Law 2026* is to prescribe obligations and requirements that apply to the owners and occupiers of land to reduce risks to public health or undue effects on the amenity of surrounding residents within the district.
2. Approves the proposed draft *City of Belmont Health Local Law 2026* as contained in Attachment 12.2.1 to this report.
3. Directs and authorises the CEO to commence the procedure under section 3.12 of the *Local Government Act 1995 (WA)* to make the local law by:
 - a) Giving local public notice and inviting public submissions in accordance with section 3.12(3)(a) on the proposed local law;
 - b) Giving a copy of the public notice and proposed local law to the Minister for Local Government in accordance with section 3.12(3)(b);
 - c) After the last day of submissions, preparing and presenting a report for Council to consider and determine whether to make the local law in accordance with section 3.12(4).

Location

Not applicable.

Consultation

The need to draft a new Health Local Law was discussed at the Information Forum held on 31 March 2026. At that meeting it was considered an amendment to the City's *Consolidated Local Law 2020* inserting the provisions of the current Health Local Law 2002 would be the most appropriate means to preserve the local law. Since that date, it is considered that a replacement stand-alone local law would be an appropriate option as it is likely that once regulations come into force it will require further amendment to the local law provisions.

A memorandum to Elected Members advising of the proposal to draft a stand-alone Health Local Law was sent to Elected Members on 24 June 2026 from the Director Development and Communities.

Should Council decide to progress the proposed Local Law for the purposes of public advertising, submissions will be invited from the community for a period not less than 6 weeks.

Public advertising will include:

- advertising in a newspaper circulating throughout the district;
- displaying public notices at the City of Belmont Administration Centre, public libraries and customer service centres;
- advertising on the City's website and on the City's social media platforms.

A copy of the notice and a copy of the proposed local law will be sent to the Minister (being the Minister for Local Government).

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Policy implications

There are no policy implications associated with this report.

Statutory environment

The statutory provisions relevant to this matter are:

- Section 3.12 *Local Government Act 1995 (WA)* Procedure for making local laws.
- *Local Government (Administration) Regulations 1996 (WA)* regulation 3A.
- *Local Government (Functions and General) Regulations 1996 (WA)* regulation 3.

Background

The current *City of Belmont Health Local Laws 2002* (Attachment 12.2.2) were published in the *Government Gazette* on 18 April 2002. The local law was subsequently amended in 2007 and 2009. The local law provides the principal regulatory framework for the regulation of health matters within the district.

These local laws will be impacted on 31 December 2026 as part of the State transition from the *Health (Miscellaneous Provisions) Act 1911 (WA)* to the *Public Health Act 2016 (WA)*. Under the *Public Health Act 2016 (WA)*, there is no provision for local government to make health local laws. Whilst regulations will ultimately replace the need for many of the current health related local laws, replacement State health regulations have not been finalised or enacted. This creates a risk that, without the interim proposed Health Local Law 2026, the City may not have enforceable local health provisions in place from 1 January 2027.

While the Department of Health (WADOH) has advised that forthcoming new Health Regulations will replace some existing local law provisions, it has also confirmed that it cannot provide certainty regarding the final content or commencement date of the new regulations. As a result, it is not clear which existing provisions will be retained locally, and which will be superseded by State legislation.

The City is therefore required to take steps by 31 December 2026 to ensure that enforceable local health controls remain in place during the transition period, while retaining flexibility to align with the final State framework.

Report

The local law has not been amended since 2009 and many of the legislative references within the current local law are outdated and have been replaced with contemporary legislation.

It was initially considered that the current provisions of the *Health Local Laws 2002* could be included in the City's *Consolidated Local Laws 2020* with minimal amendment. A further review found that amendment to the content of the provisions of the existing local law and additional amendment to the *Consolidated Local Laws 2020* would also be required. It was therefore considered appropriate to create a stand-alone local law rather than attempt to include provisions in the City's *Consolidated Local Laws 2020*. This would allow for ease of amendment to the document as State Regulations are enacted and for the replacement of provisions if required. It would also allow for the local law to be made under the *Local Government Act 1995 (WA)* and to repeal the current local law under the *Health (Miscellaneous Provisions) Act 1911 (WA)* at the same time.

Other local governments such as the City of Gosnells and City of Bayswater have also pursued a stand-alone Health Local Law under the *Local Government Act 1995 (WA)* to preserve local regulation of health matters during this period of regulatory reform.

Amendment

The major difference between the existing local law and the proposed local law focuses on compliance with amended legislation and the removal of parts of the existing local laws where there is now State regulation. As the local law has not been amended since 2009, a number of amendments to Acts, regulations and guidelines have been made that has impacted the local law.

The major amendments include the following -

Current Local Law Number	Proposed Local Law Number
Part 1 - Preliminary	Part 1 – Interpretation Amendment to definitions. All interpretations previously located in each part of the existing local laws, are now located in a composite definitions section in the local law. Deletion of references to repealed AS and legislation, and replacement with current legislation.
Part 3 Division 4 – Second-hand furniture, bedding and clothing Deleted	No similar provision in the proposed local law. This Division was repealed on 4 June 2024 and replaced with a new State Guideline
Part 3 Division 5 - Morgues	No similar provision in the proposed local law.
Part 4 – Waste Food and Refuse is deleted as no longer regulated by local laws.	Part 8 – Disposal of Refuse Maintains regulation of burning rubbish or refuse under existing clause 48.
Part 4 Division 3 – Transport of Butchers' Waste (retained and redrafted)	Part 9 Transport of butchers' waste – provisions are retained.
Part 5 Division 1 - Nuisances	Part 10 – Nuisances Retained and redrafted
Part 5 Division 2 - Keeping of Animals Deleted clause 63 - Cats	Part 11 – Keeping of Animals Retained and redrafted No similar provision on Cats is contained in the proposed local law as the <i>City of Belmont Consolidated Local Law 2020</i> Part 4 Division 2 deals with this.

Part 5 Division 3 - Keeping of Large Animals	Part 12 – Keeping of Large Animals Retained and redrafted
Part 5 Division 4 – Keeping of Poultry etc	Part 13 – Keeping of Poultry etc Retained and redrafted
Part 6 – Pest Control	Part 14 – 20 Retained and redrafted
Part 7 – Infectious Diseases	Part 21 – Infectious Diseases Retained and redrafted
Part 8 – Lodging Houses	Part 22 – Lodging Houses Retained and redrafted
Part 9 – Offensive Trades Deleted	No similar provision in the proposed local law. This Division was repealed on 4 June 2024 and replaced with a new State Guideline

Amendment has also been made to names of government agencies, for example Office of Energy has been replaced with Building and Energy WA and Police Service with Police Force. The alignment with the *Local Government Act 1995 (WA)* has included the imposition of fees under section 6.16 and the increase in penalties from \$1,000 to \$5,000 to provide consistency with the City of Belmont *Consolidated Local Law 2020*.

Amendment to the definition of cage-birds and other cage-birds has led to the new definitions of smaller cage-birds (replaced the current definition of cage-birds); larger cage-birds to replace the current definition of other cage-birds. The term 'medical officer' has also been deleted as the appointment and functions of that role no longer apply.

A copy of the current local law is also included for reference (refer Attachment 12.2.2).

Local Law-making procedure

The procedure for making local laws (including amendments) is detailed in the *Local Government Act 1995 (WA)* and is a specific legislative process that must be adhered to in order for the local law to be accepted by the Joint Standing Committee on Delegated Legislation (JSCDL) and by Parliament.

Section 3.12(2) of the Act states that the first action in the process of making a local law is for the Mayor to give notice to the meeting of the purpose and effect of the proposed local law. Regulation 3 of the *Local Government (Functions and General) Regulations 1996 (WA)* states that this is achieved by ensuring that:

- (a) the purpose and effect of the proposed local law is included in the agenda for that meeting; and
- (b) the minutes of the meeting of the council include the purpose and effect of the proposed local law.

The purpose of the proposed *City of Belmont Health Local Law 2026* is to provide for the regulation, control and management of issues that may affect public health or otherwise cause a nuisance within the district of the City of Belmont.

The effect of the *City of Belmont Health Local Law 2026* is to prescribe obligations and requirements that apply to the owners and occupiers of land to reduce risks to public health or undue effects on the amenity of surrounding residents within the district.

Conclusion

It is recommended that Council progress the draft *Health Local Law 2026* to public advertising. This will ensure that the existing regulatory framework will continue, whilst the sector waits for the regulations associated with the *Public Health Act 2016 (WA)* to be drafted and enacted. Failure to create a local law under the *Local Government Act 1995 (WA)* will mean that the City may have limited powers to deal with health matters within the district.

Financial implications

There are financial implications for giving local public notice of the local law in accordance with the requirements of section 3.12(3) of the *Local Government Act 1995 (WA)*. The advertising costs are covered within current budget.

Environmental implications

There are no environmental implications associated with this report.

Social implications

The proposed local law ensures that the City has enforceable health provisions that protect the community under the Health Local Law.

Attachment details

Attachment No and title
1. New Health - Local Law [12.2.1 - 60 pages]
2. Local Law - Health 2002 [12.2.2 - 91 pages]

CITY OF BELMONT

**THE CITY OF BELMONT
HEALTH LOCAL LAW 2026**

Health Local Law 2026

___/___/2026

CITY OF BELMONT
HEALTH LOCAL LAW 2026

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LOCAL GOVERNMENT ACT 1995

CITY OF BELMONT

HEALTH LOCAL LAW 2026

Under the powers conferred on it by the *Local Government Act 1995* and all other enabling powers, the Council of the City of Belmont resolved on _____ to make the following local law.

Part 1 – Preliminary

1.1 Citation

These local laws may be cited as the *City of Belmont Health Local Law 2026*.

1.2 Commencement

This local law comes into operation 14 days after the date on which it is published in the *Government Gazette*.

1.3 Application

This local law applies throughout the district.

1.4 Read as a whole

This local law must be read as a whole and the treatment of the subject matter in one part does not exclude the treatment of the same subject matter in another part.

1.5 Repeal

The *City of Belmont Health Local Law 2002* published in the *Government Gazette* 18 April 2002, and as amended from time to time are repealed.

1.6 Savings and Transitional

Without limiting the operation of the provisions of the *Interpretation Act 1984*, the repeal of any local laws by these Local Laws does not affect any document made or anything done under any local laws so repealed, and each such document or thing, so far as it is subsisting or in force at the time of the repeal and could have been made or done under these local laws, shall continue and have effect as if it had been made or done under the corresponding clauses of these Local Laws, and as if that clause had been in effect when that document was made or that thing was done.

1.7 Access to Australian Standards

Where the local law refers to an Australian Standard, access to the relevant Standard may be provided by the City upon a request in writing by an applicant. Access shall be subject to the City meeting its requirements under the *Copyright Act 1968 (Cth)*.

Part 2 – General Interpretation

2.1 Terms used

(1) In this local law unless the context otherwise requires—

affiliated person means a person who is a member of a pigeon club, cage-bird club, poultry breeding club or poultry breeding society which is an incorporated body under the *Associations Incorporation Act 2015*;

adequate supply of water means a flow of water of not less than 0.076 litres per second;

approved means approved by the Principal Environmental Health Officer;

arthropod vectors of disease includes -

- (a) fleas (*Siphonaptera*);
- (b) bedbugs (*Cimex lectularius*);
- (c) crab lice (*Phthirus pubis*);
- (d) body lice (*Pediculus humanus var. corporis*); and
- (e) head lice (*Pediculus humanus var. capitis*);

AS 1530.2: 1993 means the standard published by Standards Australia as AS 1530.2: 1993 and called "Methods for fire tests on building materials, components and structures – Tests for flammability of materials";

AS 1530.3: 1999 means the standard published by Standards Australia as AS 1530.3: 1999 and called "Methods for fire tests on building materials, components and structures – Simultaneous determination of ignitability, flame propagation, heat release and smoke release";

AS 1668.2:2024 means the standard published by Standards Australia as AS 1668.2:2024 and called "The use of mechanical ventilation and air-conditioning in buildings – Mechanical ventilation for acceptable indoor-air quality";

AS/NZS 3666.2:2011 means the standard published by Standards Association of Australia as AS/NZS 3666.2:2011 and called "Air-handling and water systems of buildings - Microbial Control, Part 2 Operation and maintenance";

bed means a single sleeping berth only. A double bed provided for the use of couples, must have the same floor space requirements as two single beds;

bed linen includes sheets and pillow cases and, in the case of a short term hostel or recreational campsite, mattress protectors;

bee means an insect belonging to any of the various hymenopterous insects of the super family Apoidea and commonly known as a bee;

Building Code means the latest edition of the Building Code of Australia and National Construction Code published from time to time by, or on behalf of, the Australian Building Codes Board as amended from time to time, but not including explanatory information published with that code;

bunk means a sleeping berth comprising one of two arranged vertically;

butchers' waste includes animal skeletons and rib cages from a boning room and the inedible products of an abattoir;

CEO means the chief executive officer of the local government;

cage-birds means smaller cage-birds and larger cage-birds;

cockroach means any of the various orthopterous insects commonly known as cockroaches;

communal toilet means a room which has more than one toilet with each toilet being divided from the other toilets with a cubicle surrounding it, whether or not the walls of that cubicle extend to the floor or the ceiling, or both, of the room;

communal bathroom means a room which has more than one shower or more than one bath or any combination of more than one shower and one bath, whether or not they are divided by cubicles, designed with the intention that the bathroom may be used by more than one person at any particular time;

cow includes an ox, calf or bull;

dormitory means a building or room utilised for sleeping purposes at a short term hostel or recreational campsite;

dwelling house means a place of residence containing at least one sleeping room and includes a room or outbuilding separate from, but ancillary to, the building in which the sleeping room is located;

Environmental Health Officer means an Environmental Health Officer appointed under the Health Laws and includes an Acting or Assistant Environmental Health Officer;

European wasp means the species of wasp known as *Vespula germanica*;

festival includes a fair, function or event;

fertiliser includes manure;

fly means any of the two-winged insects constituting the order *Diptera* commonly known as flies;

footpath includes a path used by, or set aside or intended for use by, pedestrians, cyclists or both pedestrians and cyclists;

Guideline means the guidelines issued under the Health Laws by the Department of Health named *Guideline for the management of public health risk associated with temporary toilets in Western Australia*, as amended from time to time;

habitable room means a room used for normal domestic activities, and

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, play-room, family room and sun-room; but
- (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, lobby, photographic dark room, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods;

Health Laws means the *Health Act 1911*, the *Health (Miscellaneous Provisions) Act 1911* and the *Public Health Act 2016* and all subsidiary legislation made under any of these Acts;

hive means a moveable or fixed structure, container or object in which a colony of bees is kept;

hot water means water at a temperature of at least 75 degrees Celsius;

keeper means a person whose name appears on the register of keepers, in respect of a lodging house, as the keeper of that lodging house;

LG Act means the *Local Government Act 1995*

large animal includes a pig, sheep, goat or any beast of burden;

larger cage-birds includes parrots, galahs or corellas and the like;

laundry unit means a group of facilities consisting of -

- (a) a washing machine with a capacity of not less than 4 kilograms of dry clothing;
- (b) one wash trough of not less than 36 litres capacity, connected to both hot and cold water; and
- (c) either an electric drying cabinet or not less than 30 metres of clothes line,

and for which a hot water system is provided that -

- (d) is capable of delivering 136 litres of water per hour at a temperature of at least 75°C for each washing machine provided with the communal facilities; and
- (e) has a delivery rate of not less than 18 litres per minute of each washing machine;

local government means the City of Belmont

lodger means a person who obtains, for hire or reward, board or lodging in a lodging house;

lodging house includes a serviced apartment and a short term hostel;

lot has the meaning given to it in the *Planning and Development Act 2005*;

manager means a person duly appointed by the keeper in accordance with this Part to reside in, and have the care and management of, a lodging house;

mosquito means any of the two-winged insects constituting the family Diptera Culicidae commonly known as mosquitoes;

organiser, in relation to a festival, means a person -

- (a) to whom approval has been granted by the local government to conduct the festival; or
- (b) responsible for the conduct of the festival;

Pigeon Code of Practice means the Code of Practice for Pigeon Keeping and Racing, published in March 2003, amended from time to time and approved by the Pigeon Racing Federations of WA and the Independent Racing Pigeon Federation Inc;

pigeon includes all breeds of domestic pigeon of the genus *Columba livia domestica*;

poultry includes fowls, peafowls, turkeys, geese, ducks and other domestic fowls;

Principal Environmental Health Officer means the Environmental Health Officer with managerial authority over one or more other Environmental Health Officers;

private street means a street, court, alley, lane, yard, passage or thoroughfare which is not dedicated, whether under an Act or at common law, to use as such by the public and which -

- (a) forms a common access to lands or premises, separately occupied; or

- (b) is accessible from a street, court, alley, lane, yard, passage, thoroughfare, or public place, which is dedicated, whether under an Act or at common law, to use as such by the public;

public place includes every place to which the public ordinarily have access, whether by payment of a fee or not;

public sanitary convenience means a sanitary convenience to which the public ordinarily have access, whether by payment of a fee or not;

register of lodgers means the register kept in accordance with the Health Laws and this Part;

regulations means the *Local Government (Functions and General) Regulations 1996*;

resident means a person, other than a lodger, who resides in a lodging house;

rodent means an animal belonging to the order Rodentia and includes a rat or a mouse but does not include an animal (other than a rat) kept as a pet in an enclosure designed for the purpose of keeping as a pet an animal of that kind;

sanitary convenience includes a urinal, water-closet, earth-closet, privy, sink, bath, wash trough, apparatus for the treatment of sewage, ash-pit, ash-tub or other receptacle for the deposit of ashes, faecal matter, or refuse, and all similar conveniences;

serviced apartment means a lodging house in which each sleeping apartment, or group of sleeping apartments in common occupancy, is provided with its own sanitary conveniences and may have its own cooking facilities;

sewage means any kind of sewage, nightsoil, faecal matter or urine, and any waste composed wholly or in part of liquid;

sewer includes a sewer or drain of any kind, except –

- (a) a drain to which the Health Laws apply; or
(b) a water channel constructed of stone, brick, concrete, or any other material, including the property of the local government;

short term hostel means a lodging house where the period of occupancy of any lodger is not more than 14 consecutive days and must include youth hostels and backpacker hostels;

smaller cage-birds include budgerigars, canaries, finches, quail, doves and other small birds kept in cages on residential premises but does not include poultry and larger cage-birds;

temporary sanitary convenience means a sanitary convenience,

temporarily placed for use by -

- (a) patrons in conjunction with a festival; or
- (b) employees at construction sites or the like;

toilet means a water closet, earth closet, privy or urinal and includes a room or cubicle in which one or more of these is located;

vector of disease means an arthropod or rodent that transmits or may transmit by biological or mechanical means, an infectious agent from a source or reservoir to a person, and includes fleas, bedbugs, crab lice, body lice and head lice;

water means drinking water within the meaning of the *Australian Guidelines for Drinking Water* as published by the National Health and Medical Research Council and amended and endorsed by the Minister for health from time to time;

window means a glass panel, roof light, glass brick, glass louvre, glazed sash, glazed door, or other device which transmits natural light directly from outside a building to the room concerned when in the closed position;

young birds includes -

- (a) pigeons under 24 days of age and recognised as birds without feathers on the flesh under their wings; and
 - (b) smaller cage-birds under 24 days of age and recognised as confined to their nests.
- (2) Where in this local law, a duty or liability is imposed on an **owner or occupier**, the duty or liability is taken to be imposed jointly and severally on each of the owner or occupier.
- (3) Where under this local law, an act is required to be done or forbidden to be done in relation to any premises, the owner or occupier of those premises has, unless the contrary intention appears, the duty of causing to be done the act so required to be done, or of preventing from being done the act so forbidden to be done, as the case may be.

Part 3 – Sanitary conveniences

3.1 Dwelling house

- (1) A person must not use or occupy, or permit to be used or occupied, a dwelling house unless it has at least one toilet.
- (2) A room in which a toilet is located must have adequate lighting.

3.2 Premises other than a dwelling house

- (1) The owner of premises other than a dwelling house must not use or occupy, or permit to be used or occupied, premises other than a dwelling house unless -
 - (a) the premises have sanitary conveniences in accordance with the Building Code and this Part;
 - (b) the toilets required by these local laws are situated within a reasonable distance and are easily accessible to the persons for whom they are provided; and
 - (c) the premises have hand wash basins -
 - (i) in accordance with the Building Code;
 - (ii) for the use of persons employed or engaged on the premises;
 - (iii) provided with an adequate supply of water supplied by taps located over each basin; and
 - (iv) separate from any trough, sink or basin used in connection with any process situated within a reasonable distance of the sanitary conveniences and easily accessible to the person for whom they are provided.
- (2) The occupier of premises other than a dwelling house must ensure that—
 - (a) clean toilet paper is available at all times in each cubicle;
 - (b) a sanitary napkin disposal facility is provided in each toilet set aside for the use of females; and
 - (c) each hand wash basin is provided with -
 - (i) an adequate supply of soap or other hand cleaning substances; and
 - (ii) hand drying facilities, situated adjacent to and visible from the hand basin.

3.3 Outdoor festival

- (1) The organiser of an outdoor festival at which not more than 20,000 people are expected to attend must provide sanitary conveniences in accordance with the following scale -
 - (a) for the first 1,000 males -
 - (i) one water closet for each 333;
 - (ii) one urinal stall for each 100; and
 - (iii) one hand wash basin for each 500;
 - (b) for additional males -
 - (i) one water closet for each 500;
 - (ii) one urinal stall for each 100; and
 - (iii) one hand wash basin for each 500;

- (c) for the first 1,000 females -
 - (i) one water closet for each 77; and
 - (ii) one wash hand basin for each 500; and
- (d) for additional females -
 - (i) one water closet for each 100; and
 - (ii) one wash hand basin for each 500.
- (2) Where, under subclause (1), the number of a particular sanitary convenience to be provided is not a whole number, that number is to be rounded up to the next higher whole number.
- (3) The organiser of an outdoor festival at which more than 20,000 people are expected to attend must provide sanitary conveniences of a number as directed by the Principal Environmental Health Officer.

3.4 Toilets

Toilets on premises other than a dwelling house must, where more than one toilet is provided on the premises, bear, on the entrance to each toilet, a suitable sign indicating for which sex its use is intended.

3.5 Temporary works

A person who undertakes temporary work at any place must -

- (a) provide and maintain for the use of persons engaged, whether as employees or as independent contractors or otherwise, one temporary toilet in accordance with the Health Laws, the Guideline, the *Building Act 2011* and the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*; and
- (b) remove the toilet at the conclusion of the work or at an earlier time in accordance with a direction from the Principal Environmental Health Officer; and
- (c) ensure the site is left clean.

3.6 Maintenance of sanitary convenience and fittings

- (1) The occupier of premises must -
 - (a) keep clean, in good condition and repair; and
 - (b) whenever required by an Environmental Health Officer, effectively disinfect and clean,
all sanitary conveniences including sanitary fittings in or on the premises.
- (2) The owner of premises must -
 - (a) keep or cause to be kept in good repair; and
 - (b) maintain an adequate supply of water to,

all sanitary conveniences including sanitary fittings in or on the premises.

3.7 Ventilation of toilet

- (1) A toilet in any premises must be ventilated in accordance with the Building Code.
- (2) A mechanical ventilation system provided under subclause (1) must be maintained in good working order and condition.

3.8 Public sanitary conveniences

- (1) A person must not -
 - (a) foul;
 - (b) damage or vandalise; or
 - (c) write on or otherwise deface,
a public sanitary convenience or sanitary fixtures or fittings or the premises in or on which the sanitary convenience is located.
- (2) A person must not live or sleep in or on the premises in which a public sanitary convenience is located or use it for a purpose other than that for which it was intended.

3.9 Lighting

The owner and occupier of premises in which a sanitary convenience or a public sanitary convenience is located must provide and maintain adequate electric lighting for persons using the convenience.

3.10 Installation

- (1) Every sanitary convenience must be installed in accordance with the requirements of the *Metropolitan Water Supply Sewerage and Drainage Act 1909* and the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, and must have an adequate supply of water.
- (2) Every temporary sanitary convenience must be installed in accordance with the requirements of the Health Laws, the Guideline, the *Building Act 2011* and the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

Part 4 - Bathrooms, laundries and kitchens

4.1 Bathrooms

- (1) A person must not use or occupy, or permit to be used or occupied, a dwelling house without a bathroom that -
 - (a) is adequately lined with an impervious material and has an adequate ceiling;

- (b) complies with the Health Laws; and
- (c) is equipped with -
 - (i) a wash hand basin; and
 - (ii) either a shower in a shower recess or a bath.
- (2) All baths, showers, hand basins and similar fittings must be provided with an adequate supply of hot and cold water.

4.2 Laundries

- (1) A laundry must conform to the provisions of the Building Code.
- (2) Where, in any building, a laundry is situated adjacent to a kitchen or a room where food is stored or consumed, the laundry must be separated from the kitchen by a wall extending from the floor to the roof or ceiling.
- (3) Where there is an opening between a laundry and a kitchen or other room where food is stored or consumed, the opening must -
 - (a) not be more than 1220 millimetres wide; and
 - (b) have a door which when closed must completely fill the opening.

4.3 Washing or keeping of clothes in a kitchen

A person must not in any kitchen or other place where food is kept -

- (a) wash or permit to be washed any clothing or bedding; or
- (b) keep or permit to be kept any soiled clothing or bedding.

4.4 Kitchens

- (1) A person must not use or occupy, or permit to be used or occupied, a dwelling house without a kitchen equipped with -
 - (a) an electric, gas or wood stove or other facility or appliance used to cook food;
 - (b) an oven with a capacity of not less than 0.005 cubic metres per person usually accommodated in the dwelling house with a minimum capacity of 0.03 cubic metres; and
 - (c) a sink which must -
 - (i) be at least 380 millimetres long, 300 millimetres wide and 150 millimetres deep; and
 - (ii) have an adequate supply of hot and cold water.
- (2) The occupier of a dwelling house must ensure that the stove, oven and sink are kept clean, in good order and repair and fit for use.
- (3) A cooking facility must -
 - (a) be installed in accordance with the requirements of the Building and Energy WA; and

- (b) not be installed or used in any room other than a kitchen.
- (4) Where mechanical extraction is provided in a kitchen, the exhaust air must be -
 - (a) carried to the outside air as directly as practicable; and
 - (b) ducted throughout.
- (5) In this clause, a **cooking facility** includes a stove, oven, facility or appliance used for or in connection with the cooking of food.

Part 5 - Maintenance of dwelling houses

5.1 Dwelling house maintenance

The owner or occupier of a dwelling house must maintain the dwelling house and any appurtenant buildings in sound condition and fit for use and, in particular, must -

- (a) maintain all roofs, guttering and downpipes in sound weatherproof condition;
- (b) maintain any footings, foundations and walls, either external or internal, in a sound condition;
- (c) replace any missing, broken, decayed or termite-eaten timber or other deteriorated material in any verandah, roof, walls, steps, handrails, floors or their supports with material of sound quality;
- (d) comply with the directions of an Environmental Health Officer to treat the premises for the purpose of destroying any termites;
- (e) maintain any brick, stone, mortar or cement work in a sound condition;
- (f) maintain, repair or replace any flashings or ant caps, which are missing or defective;
- (g) maintain all ventilators in good order and repair;
- (h) maintain all floors even in surface and free from cracks;
- (i) maintain all ceilings, internal wall finishes, skirtings, architraves and other fixtures and fittings complete and with smooth unbroken surfaces;
- (j) maintain all doors and windows in good working order and weatherproof condition;
- (k) retain all natural lighting free from any obstruction which would reduce the natural lighting, below the ratio of 10% of the floor area;
- (l) maintain all pipes, fittings and fixtures connected with water supply, drainage or sewerage so that they comply in all respects with the provisions of the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* and any other legal requirements to which they are subject; and

- (m) maintain all electric wiring, gas services and fittings to comply in all respects with the requirements of the Building and Energy WA.

5.2 Maintenance of guttering and downpipes and disposal of rainwater

The owner or occupier of a dwelling house must -

- (a) maintain all guttering, downpipes and drains on the premises in a good state of repair, clean and free from obstruction; and
- (b) not permit any rainwater from the premises to discharge onto or over a footpath, street or other property.

Part 6 - Ventilation of houses

6.1 Exemption for short term hostels

This Division does not apply to short term hostels referred to in Part 22.

6.2 Overcrowding

The owner or occupier of a house must not permit -

- (a) a room in the house that is not a habitable room to be used for sleeping purposes; or
- (b) a habitable room in the house to be used for sleeping purposes unless—
 - (i) for every person over the age of 10 years using the room there is at least 14 cubic metres of air space per person; and
 - (ii) for every person between the ages of 1 and 10 years there is at least 8 cubic metres of air space per person; or
- (c) a garage or shed to be used for sleeping purposes.

6.3 Calculating sufficient space

For the purpose of clause 6.2, in calculating the space required for each person -

- (a) each room is to be considered separately and sufficient space must be allowed in each room for the number of persons present in the room at any one time; and
- (b) a deduction is to be made for the space occupied by furniture, fittings and projections of the walls into a room.

6.4 Ventilation

- (1) A person must not use or occupy, or permit to be used or occupied, a house unless the house is properly ventilated.
- (2) For the purpose of subclause (1) a house is taken to be properly ventilated if it complies with the Building Code, including the provision of –
 - (a) natural ventilation; or

- (b) a mechanical ventilation or air-conditioning system complying with AS1668.2:2024.
- (3) The owner of a house provided with a mechanical ventilation or air-conditioning system must ensure that the system is -
 - (a) maintained in good working condition and in accordance with AS/NZS 3666.2:2011; and
 - (b) in use at all times the building is occupied if it is a building without approved natural ventilation.
- (4) If, in the opinion of the Principal Environmental Health Officer, a house is not properly ventilated, the local government may by notice require the owner of the house to -
 - (a) provide a different, or additional method of ventilation; or
 - (b) cease using the house until it is properly ventilated.
- (5) The owner must comply with a notice under subclause (4).

Part 7 - Water supply

7.1 Water supply

- (1) The owner of a house must ensure that it is connected with a separate and independent water supply from the mains of a licensed water service operator or a water supply to the satisfaction of the Principal Environmental Health Officer.
- (2) The water supply must at all times deliver an adequate supply of drinking water to each tap in the house or on the site on which the house is located.

7.2 Rain water tanks

The owner or occupier of a house from which part of the water supply is drawn from a rain water tank must -

- (a) maintain in a clean condition -
 - (i) the roof forming the catchment for the tank; and
 - (ii) the guttering and downpipes appurtenant to the roof;
- (b) ensure that each rain water tank is fitted with a tight-fitting mosquito proof cover which must not be removed at any time except for the purpose of cleaning, repairing or maintaining the tank;
- (c) at least once in each year, thoroughly clean any tank that is used to store water for human consumption; and
- (d) when directed by an Environmental Health Officer, empty, clean and disinfect any tank upon the premises that is used to store water for human consumption.

7.3 Wells

The owner or occupier of any premises must not use or permit for human consumption the use of the water of any bore or well unless the bore or well is—

- (a) at least 30 metres from any soak well or other possible source of pollution unless otherwise approved by the Executive Director, Public Health; and
- (b) covered with a tight-fitting cover without openings of any sort other than those essential for the insertion of a pump.

7.4 Pollution

A person must not deposit on or under any land, any sewage, offensive matter or any other thing, which may pollute or render unfit for human consumption, water from a well or other underground source.

Part 8 – Disposal of refuse

8.1 Burning rubbish or refuse

- (1) Subject to any other written law, a person must not -
 - (a) without the written approval of the Principal Environmental Health Officer; and
 - (b) except in accordance with the terms and conditions to which the approval is subject, set fire to, or cause to be set on fire, any rubbish or refuse either -
 - (c) in any incinerator; or
 - (d) on the ground.
- (2) An approval of the Principal Environmental Health Officer under subclause (1) is issued subject to the following conditions -
 - (a) the material to be burnt -
 - (i) does not include any plastic, rubber, food scraps, green garden cuttings or other material offensive when burnt; and
 - (ii) is of such quantity, or of such a nature, as not to be suitable for removal by the local government's refuse collection service;
 - (b) there is no other appropriate means of disposal;
 - (c) burning must not take place -
 - (i) during any period for which an air dispersion alert has been issued by the Australian Government Bureau of Meteorology; or
 - (ii) where there is no current dispersion alert, outside the hours of 10.00 a.m. to 3.00 p.m;

- (d) an incinerator must meet the minimum standards specified by the Principal Environmental Health Officer; and
- (e) an incinerator unit used for fire must be located -
 - (i) at least 2 metres from a fence or building; and
 - (ii) in such a position so as not to create a nuisance or be offensive to other persons.
- (3) Subject to any other written law, the Principal Environmental Health Officer may grant approval to clear, by burning, fire breaks or vacant blocks of grass, straw, hay, undergrowth, herbage and other similar vegetation whether alive or dead and standing or not standing.

Part 9 - Transport of butchers' waste

9.1 Restriction of vehicles

A person must not use, for the transport of butchers' waste -

- (a) a vehicle used for the transport of food or drugs; or
- (b) anything intended to be used for the packing or handling of food or drugs.

9.2 Transport of butchers' waste

- (1) A person must not transport butchers' waste otherwise than in -
 - (a) a compartment complying with the following specifications —
 - (i) the floor and 4 walls to be made of an approved impervious material of an approved thickness and the walls to be not less than 910 millimetres high;
 - (ii) all joints to be, sealed, welded, soldered or brazed and made watertight;
 - (iii) the loading doors, if any, to be water-tight and kept closed at all times except when loading; and
 - (iv) the top to be completely covered by a tarpaulin or other impervious sheet material approved by the Principal Environmental Health Officer, carried over, and secured to the outside of the walls at least 300 millimetres from the top so as to keep the load out of sight of the public; or
 - (b) a watertight durable and impervious container fitted with a lid, which can be tightly closed.
- (2) A person must not transport any butchers' waste in a vehicle unless the vehicle and its fittings, including the compartment or container referred to in this clause, are -
 - (a) maintained in good order and condition; and
 - (b) thoroughly cleaned at the conclusion of each day's work.

- (3) A person must not load, transport, or unload butchers' waste in a manner that is or may be offensive due to -
 - (a) the sight of animal skeletons, bones, offal or waste matter;
 - (b) the odour of putrefaction, offal or waste matter; or
 - (c) the presence of blood and particles of flesh or fat dropping onto the surface of the street pavement or ground.

Part 10 - Nuisance

10.1 Footpaths etc. to be kept clean

An owner or occupier of premises must keep any footpath, pavement, area or right of way immediately adjacent to the premises clean and clear from refuse and other obstacles which are or have been in the possession or control of the owner or occupier which the owner or occupier has caused or allowed to be on the footpath, pavement, area or right of way, unless otherwise approved by the Principal Environmental Health Officer.

10.2 Escape of smoke etc.

- (1) Subject to subclause (2), an owner or occupier of premises must not cause or permit the escape of smoke, dust, fumes, offensive or foul odours, liquid waste or liquid refuse from the premises in such quantity or of such a nature as to cause or to be a nuisance.
- (2) Subclause (1) does not apply to smoke from the chimney of a private dwelling house.

10.3 Public Vehicles to be kept clean

The owner or person in control of a public vehicle must -

- (a) maintain the vehicle at all times -
 - (i) in a clean condition; and
 - (ii) free from vectors of disease; and
- (b) whenever directed to do so by an Environmental Health Officer, thoroughly clean and disinfect the vehicle as directed.

10.4 Prohibition against spitting

A person must not spit -

- (a) on a footpath, street or public place; or
- (b) in a train, bus or other public transport.

10.5 Transportation, use and storage of offal or blood

A person must not transport or store offal or blood, for the purpose of being used as manure, unless it has been sterilised by steam or other effective means and properly dried.

10.6 Use or storage of fertiliser

An owner or occupier of premises must not use or keep for the purpose of use, as fertiliser any -

- (a) pig manure;
- (b) human faeces; or
- (c) urine.

10.7 Storage and dispatch of artificial fertiliser

An owner or occupier of premises where artificial fertiliser is stored in bulk for sale must -

- (a) keep all artificial fertiliser in a building -
 - (i) of which the walls, floors and ceilings or undersides of the roof are constructed of durable and non-absorbent materials finished internally with a smooth surface; and
 - (ii) free from damp and properly ventilated;
- (b) take proper precautions to prevent the emission of dust or offensive effluvia from the building; and
- (c) ensure that all artificial fertiliser dispatched from the premises is packed in such a manner as to prevent any nuisance arising during transit.

10.8 Storage of fertiliser in a dwelling house

The owner or occupier of a dwelling house where fertiliser or compost is stored or used must

- (a) prevent the escape of odours, dust or particles of fertiliser or compost;
- (b) treat the fertiliser or compost in such a manner as to effectively prevent it attracting or being a breeding place for flies or other vectors of disease; and
- (c) store only such amounts of fertiliser or compost -
 - (i) as can be readily used within a reasonable period; or
 - (ii) as may be directed by the Principal Environmental Health Officer.

Part 11 - Keeping of animals

11.1 Cleanliness

An owner or occupier of premises in or on which a dog, cat or other animal or bird is kept must -

- (a) keep the premises free from excrement, filth, food waste and all other matter which is or is likely to become offensive or injurious to health or to attract rats or other vectors of disease;

- (b) when so directed by an Environmental Health Officer, clean and disinfect the premises; and
- (c) keep the premises, so far as possible, free from flies or other vectors of disease by spraying with a residual insecticide or other effective means.

11.2 Animal enclosures

- (1) A person must not keep or cause or permit to be kept any animals or birds on premises which are not effectively drained or of which the drainage flows to the walls or foundations of any building.
- (2) The owner or occupier of premises where animals or birds are kept must, when directed by the local government, pave, grade and drain the floors of all structures and the surface of the ground of all enclosures used for the keeping of animals or birds.

11.3 Slaughter of animals

- (1) Subject to subclause (2), a person must not slaughter any animal within the district.
- (2) Subclause (1) does not apply to euthanasia of animals by a veterinarian or other duly authorised person.

11.4 Disposal of dead animals

- (1) An owner or occupier of premises on which there is a dead animal must immediately remove the carcass and arrange for its disposal at an approved disposal site.
- (2) An owner, or a person having the care, of any animal that dies or is killed in a public or private place must immediately remove the carcass and arrange for its disposal at an approved disposal site.

Part 12 – Keeping of large animals

12.1 Approval required

- (1) A cow or large animal must not be kept on any property or premises within the district unless prior written approval has been given by the local government.
- (2) The local government may approve in exceptional circumstances the keeping of a cow or large animal and may impose any conditions it considers necessary to ensure that health standards are not compromised.

12.2 Proximity of animals to a dwelling house

The owner or occupier of premises must not permit a cow or other large animal to approach within 15 metres of a dwelling house.

12.3 Manure receptacle

An owner or occupier of premises on which an approved animal is kept must

-

- (a) provide in a position convenient to the stable a receptacle for manure, constructed of an impervious and durable material which has a smooth surface, provided with a tight-fitting hinged cover, and with no part of the base of the receptacle lower than the surface of the adjoining ground;
- (b) keep the lid of the receptacle closed except when manure is being deposited or removed;
- (c) cause the receptacle to be emptied at least once a week and as often as may be necessary to prevent it becoming offensive or a breeding place for flies or other insects;
- (d) keep the receptacle so far as possible free from flies or other insects by spraying with a residual insecticide or other effective means; and
- (e) cause all manure produced on the premises to be collected daily and placed in the receptacle.

Part 13 - Keeping of poultry, pigeons and cage-birds

13.1 Limitation on numbers

- (1) An owner or occupier, who is not an affiliated person, must not keep more than 20 smaller cage-birds or a combined total of 12 poultry and pigeons, exclusive of young birds.
- (2) An owner or occupier, who is an affiliated person, must not keep a combined total of more than 75 pigeons or smaller cage-birds, exclusive of young birds, and 12 poultry on any one lot.

13.2 Changes to approved numbers

- (1) The Principal Environmental Health Officer may either reduce the approved number of poultry, pigeons or smaller cage-birds kept by an owner or occupier, or ban the keeping of poultry, pigeons or smaller cage-birds by an owner or occupier, if the conditions of this Division are not complied with or if excessive noise is evident.
- (2) An owner or occupier must comply with a direction from the Principal Environmental Health Officer under this clause.

13.3 Conditions on keeping poultry

Unless the local government approves otherwise, a person who keeps poultry or permits poultry to be kept must ensure that -

- (a) no poultry is able to approach within 15 metres of a dwelling house, public building or premises where people are employed or where food is stored, prepared, manufactured or sold;

- (b) all poultry is kept in a properly constructed and securely fastened structure or enclosure that is situated no closer than 1.2 metres to any property boundary and that
 - (i) has an impervious concrete floor of 50 millimetre minimum thickness, graded to the front to facilitate easy cleaning;
 - (ii) is designed to allow easy access for cleaning; and
 - (iii) has the walls and roof constructed of galvanised iron or other approved material;
- (c) the structure or enclosure is in a yard having an otherwise unobstructed area of at least 30 square metres;
- (d) no poultry is able to approach within 18 metres of a street other than a right of way;
- (e) all enclosures and structures in which poultry are kept, including food and water containers, waste receptacles and surrounds are maintained in a clean condition;
- (f) all wastes including husks, seed, feathers, dead birds and faecal matter are to be placed in plastic or double-lined paper garbage bags and disposed of immediately after collection into an approved receptacle, that has a tight fitting lid and is inaccessible to flies, rodents and other vectors of disease; and
- (g) in accordance with any direction of an Environmental Health Officer –
 - (i) the enclosure, structure and surrounds are cleaned and disinfected; and
 - (ii) flies, rodents and other vectors of disease are trapped or baited.

13.4 Conditions for keeping pigeons and cage-birds

- (1) A person who keeps, or permits to be kept, pigeons or cage-birds must ensure that –
 - (a) subject to paragraph (b), no pigeon or cage-bird is able to approach within 15 metres of a dwelling, public building or premises where people are employed or where food is stored, prepared, manufactured or sold;
 - (b) the approval of the Principal Environmental Health Officer is obtained before an aviary or loft is kept closer than 15 metres to any dwelling but the approval is subject to –
 - (i) the dwelling being either on an adjacent property in the same ownership or a dwelling on the same property that is occupied by the keeper of the aviary or loft; and
 - (ii) in any case, the minimum separation being not less than 5 metres;

- (c) except where registered homing pigeons are freed for exercise, the pigeons or cage-birds are confined in a properly constructed pigeon cage, aviary or loft;
 - (d) no pigeon cage, aviary or loft is located nearer than 1.2 metres from the boundary of adjoining properties;
 - (e) all structures used to house the pigeons or cage-birds are to be of sound, weatherproof construction, the framework and roost being of smooth sealed timber or metal, the walls and roof to be constructed of galvanised iron or other approved material, and the floor to be constructed in a manner and of a material which will facilitate the hygienic removal of waste matter, husks, seed, feathers, dead birds and faecal matter;
 - (f) all cages, aviaries, lofts, surrounds, food and water containers and rubbish receptacles are kept clean and maintained in good order and condition to the satisfaction of an Environmental Health Officer at all times; and
 - (g) all waste, including husks, seed, feathers, dead birds and faecal matter, is placed in plastic or double lined paper garbage bags and disposed of immediately after collection into an approved receptacle that has a tight fitting lid and is inaccessible to flies, rodents and other vectors of disease.
- (2) The occupier of premises where pigeons or cage-birds are kept must clean and disinfect cages, aviaries, lofts and surrounds, and trap or bait flies, rodents and other vectors of disease in accordance with any direction of an Environmental Health Officer.
 - (3) Pigeons registered as homing pigeons may be released for daily exercise and may also be released for organised races and training.
 - (4) The local government may, at its discretion, prohibit an owner or occupier from exercising homing pigeons between specified hours of the day, if health or nuisance related problems become evident.
 - (5) Where there is an inconsistency between this clause and the Pigeon Code of Practice, the higher standard of construction and hygiene is to prevail.

13.5 Roosters, geese, peafowls, turkeys and larger cage-birds

- (1) An owner or occupier of premises must not -
 - (a) without the written approval of the Principal Environmental Health Officer; or
 - (b) except in accordance with any conditions imposed by the Principal Environmental Health Officer in connection with the approval under subclause (a),

keep or permit to be kept a rooster, goose, peafowl, turkey or larger cage-bird on the premises.

- (2) The Principal Environmental Health Officer may, on written application, grant approval with or without conditions to the owner or occupier of premises to keep on the premises a specified number of roosters, geese, peafowls, turkeys or larger cage-birds.

13.6 Revocation of approval

- (1) The local government may, at any time, revoke the approval to keep or permit to be kept roosters, geese, peafowls, turkeys or larger cage-birds for any reason, including excessive noise, which, in the opinion of the local government, justifies the revocation.
- (2) Whenever the local government revokes the approval to keep or permit to be kept roosters, geese, peafowls, turkeys or larger cage-birds, it must give the owner or occupier of the premises notice of the revocation and the approval is to be revoked from the date on which the notice is given to the owner or occupier.
- (3) An owner or occupier, must, at his or her own expense, remove or destroy in the appropriate manner, all the roosters, geese, peafowls, turkeys or larger cage-birds, within 14 days that the notice referred to in subclause (2) is given.

13.7 Removal of non-conforming structure or enclosure

- (1) If a structure or enclosure is used for the keeping of poultry, pigeons or cage-birds contrary to clause 13.3 or clause 13.4, the Principal Environmental Health Officer may direct the owner or occupier to remove it at the cost of the owner or occupier (as the case may be).
- (2) An owner or occupier must comply with a direction from the Principal Environmental Health Officer under this clause.

13.8 Restrictions on pigeon nesting or perching

- (1) The Principal Environmental Health Officer may direct an owner or occupier of premises, including a dwelling house, in or on which pigeons are, or are in the habit of, nesting or perching to take adequate steps, at their own cost, to prevent them continuing to do so.
- (2) An owner or occupier must comply with a direction given by the Principal Environmental Health Officer under this clause.

13.9 Restrictions on feeding pigeons and seagulls

- (1) The local government may by resolution determine that the feeding of pigeons, doves and seagulls, which are not kept in accordance with

this Division, is prohibited within the district or specified part or parts of the district.

- (2) A person must not feed pigeons, doves or seagulls in the district or specified part or parts of the district, as applicable, in respect of which a resolution has been made under subclause (1) if the local government has –
 - (a) erected signs in the district or specified part or parts of the district, as applicable, notifying the public that feeding pigeons, doves and seagulls is prohibited; or
 - (b) otherwise notified that person that the feeding of pigeons, doves and seagulls is prohibited in the district or specified part or parts of the district.

Part 14 - Flies

14.1 Restrictions on fly breeding matter

An owner or occupier of premises must not place, throw or leave, or permit or cause to be placed, thrown or left, in, on or about the premises any matter or thing which is liable to attract or be a breeding place for flies, unless that matter or thing is covered, protected, treated or dealt with in such a manner as to effectively prevent it from attracting or being a breeding place for flies.

14.2 Measures to be taken

An owner or occupier of premises must ensure that –

- (a) rubbish receptacles are kept clean and tightly sealed at all times except when refuse is being deposited or emptied;
- (b) food scraps and uneaten pet food are wrapped tightly and deposited in a rubbish receptacle without delay;
- (c) lawn clippings used on gardens as mulch are raked out thinly;
- (d) fertilizers are dug well into the soil;
- (e) compost heaps are kept well covered;
- (f) barbecues are kept clean and free from food scraps;
- (g) anything that is buried and may attract or be a breeding place for flies is covered with at least 100 millimetres of soil; and
- (h) excrement from pets is collected and properly disposed of without delay.

14.3 Notice directing measures to be taken

Where in the opinion of an Environmental Health Officer flies are prevalent or are breeding on any premises, the Officer may give to the owner or occupier of the premises notice in writing directing him or her to take,

within the time specified in the notice, such measures as in the opinion of the Officer are necessary to -

- (a) control the prevalence of flies;
- (b) effect the eradication of flies; or
- (c) effectively prevent the breeding of flies.

14.4 Local government may execute work and recover costs

(1) Where -

- (a) a person is required under this Division or directed by a notice given under clause 14.3, to execute any work; and
- (b) that person fails or neglects to comply with the requirement,

the local government may execute the work and may recover from that person the cost of executing the work, in addition to any penalty for which that person may be liable under this local law.

- (2) The costs and expenses incurred by the local government in the execution of a power under subclause (1) may be recovered in a court of competent jurisdiction from the person referred to in subclause (1).

Part 15 - Mosquitoes

15.1 Premises to be kept free of mosquito breeding matter

An owner or occupier of premises must keep the premises free of -

- (a) refuse; and
- (b) water located so as to be, liable to become the breeding place of mosquitoes.

15.2 Measures to be taken by an owner or occupier

An owner or occupier of premises -

- (a) where there is a fountain, artificial pool, artificial pond or excavation of any kind which contains water suitable for the breeding of mosquitoes, must take adequate and reasonable measures to prevent mosquitoes breeding; and
- (b) where there is a water tank, well, cistern, vat or barrel must -
 - (i) keep it protected with a mosquito-proof cover; and
 - (ii) screen all openings, other than the delivery exit, with wire mesh having openings no larger than 1.2 millimetres.

15.3 Measures to be taken by an occupier

An occupier of premises where water is kept in a horse trough, poultry drinking vessel or other receptacle must -

- (a) frequently change the water; and
- (b) keep the water clean and free from vegetable matter and slime.

15.4 Removal of undergrowth or vegetation

- (1) Where it appears to the Principal Environmental Health Officer that there is, on any premises, undergrowth or vegetation likely to harbour mosquitoes, the Principal Environmental Health Officer may direct, orally or in writing, the owner or occupier of the premises to cut down and remove within a specified time the undergrowth or vegetation.
- (2) An owner or occupier of premises must comply with a direction from, and within the time specified by, the Principal Environmental Health Officer under this clause.

15.5 Filling in excavations etc.

Unless written permission to the contrary is obtained from the local government, a person who cuts turf or removes soil or other material from any land must forthwith ensure that each excavation is filled in with clean sound material and made level with the surrounding surface.

15.6 Drains, channels and septic tanks

An owner or occupier of land must -

- (a) cause all drains and channels in or on the land to be kept in good order and free from obstruction; and
- (b) where a septic tank is installed on the land -
 - (i) apply an approved larvicide according to the directions on the container, into the septic tank system, whenever directed to do so by an Environmental Health Officer; and
 - (ii) provide, and keep in sound condition at all times, wire mesh having openings no larger than 1.2 millimetres covering any inlet vent to the tank.

15.7 Drainage of land

An owner or occupier of land on which there is water liable to become a breeding place for mosquitoes must, when required by the local government, effectively drain the land and, for that purpose, must -

- (a) make or provide drains on the land;
- (b) remove all irregularities in the surface of the land;
- (c) if necessary, adjust the surface of the land or raise the level of the surface in such a manner that -
 - (i) the water on the land may flow into the drains without

- obstruction; and
- (ii) no water must remain on any portion of the land other than the drains; and
- (d) keep all drains in good order and free from obstruction.

Part 16 - Rodents

16.1 Measures to be taken to eradicate rodents

- (1) An owner or occupier of premises must at all times take effective measures to eradicate any rodents in or on the premises.
- (2) Without limiting the generality of subclause (1), an owner or occupier of premises, whenever there are indications of the presence of rodents in, on or about the premises, and while such indications continue, must -
 - (a) take effective measures to keep the premises free from rodents including -
 - (i) protecting food stuffs;
 - (ii) using a rodenticide bait or a properly baited trap; and
 - (iii) preventing rodents having access to water on the premises;
 - (b) inspect daily each rodenticide bait or trap used and, whenever a rodent is found, must -
 - (i) if it is not already dead, kill it immediately; and
 - (ii) dispose of the carcass in such a manner as will not create a nuisance; and
 - (c) take whatever measures for the eradication of rodents as an Environmental Health Officer may from time to time direct.

16.2 Waste food etc. to be kept in rodent proof receptacles

A person must not store, or allow to be stored, on any premises, any food, refuse, or other waste matter unless it is contained in a rodent proof receptacle or compartment.

16.3 Restrictions on materials affording harbourage for rodents

- (1) An owner or occupier of premises must cause -
 - (a) any part of the premises; or
 - (b) any material, sewer, pipe or other thing in or on the premises, that might afford access or harbourage to rodents to be altered, repaired, protected, removed or otherwise dealt with so as to prevent it being used as access for, or harbourage of, rodents.
- (2) An Environmental Health Officer may direct, orally or in writing, an owner or occupier of premises to take whatever action that, in the

opinion of the Officer, is necessary or desirable to prevent or deter the presence of rodents in or on the premises.

- (3) An owner or occupier must within the time specified comply with any direction given by an Environmental Health Officer under this clause.

16.4 Restrictions on the sale or keeping of rats

- (1) Subject to subclause (2) an owner or occupier of premises must not, on or from those premises -
 - (a) keep or permit to be kept a rat; or
 - (b) sell or offer for sale or permit to be sold or offered for sale a rat.
- (2) Subclause (1) does not prevent the keeping of rats for the purpose of scientific or medical research on premises owned or occupied by -
 - (a) a university or school;
 - (b) a person approved by the local government; or
 - (c) a public hospital or a private hospital within the meaning of those expressions in the *Hospitals and Health Services Act 1927*.
- (3) A person or body specified in subclause (2) that keeps rats for the purpose of scientific or medical research must -
 - (a) at all times ensure that all live rats are kept in the effective control of a person or in locked cages; and
 - (b) if a rat escapes, forthwith comply with the requirements of clause 16.1 and ensure that all reasonable steps are taken to destroy the rat.

Part 17 - Cockroaches

17.1 Measures to be taken to eradicate cockroaches

- (1) An owner or occupier of premises must take effective measures to eradicate any cockroaches in or on the premises.
- (2) Without limiting the generality of subclause (1), an owner or occupier of premises, whenever there are any indications of the presence of cockroaches in, on or about the premises, and while the indications continue, must take effective measures to keep the premises free from cockroaches including -
 - (a) washing and storing, immediately after use, cooking and eating utensils;
 - (b) wrapping and depositing in a rubbish receptacle without delay all food scraps, uneaten pet food and garbage;
 - (c) properly treating the premises with an insecticide, taking care not to harm the safety of humans and pets or to contaminate food or cooking or eating utensils; and

- (d) whenever required by an Environmental Health Officer, treating any area with baits or other methods to eradicate cockroaches.

Part 18 - European wasps

18.1 Measures to be taken to keep premises free from european wasp nest

An owner or occupier of premises must ensure that the premises are kept free from European Wasp nests and must -

- (a) immediately notify the local government of any wasps and their nest in, on or about the premises that is suspected to be a European Wasp or its nest;
- (b) follow any direction of an Environmental Health Officer for the purpose of destroying the wasp and nest; and
- (c) assist an Environmental Health Officer, or their representative, to trace any nest that may be present in, on or about the premises.

Part 19 – Bee keeping

19.1 Limitation on numbers of hives

- (1) A person must not keep or permit the keeping of bees except on a lot in accordance with this Division.
- (2) Subject to subclause (3), a person must not keep or permit the keeping of bees without the written consent of the local government.
- (3) A person must comply with any conditions imposed by the local government under subclause (2).

19.2 Restrictions on keeping of bees in hives

A person must not keep or permit the keeping of bees in a hive on a lot unless, at all times

- (a) an adequate and permanent supply of water is provided on the lot within 10 metres of the hives;
- (b) the hive is kept -
 - (i) outside, and at least 10 metres from, any building other than a fence;
 - (ii) at least 10 metres from any footpath, street, private street or public place; and
 - (iii) at least 5 metres from the boundary of the lot; and
- (c) the hive is enclosed on all sides by a fence, wall or other enclosure.

19.3 Bees that cause a nuisance not to be kept

- (1) A person must not keep, or permit the keeping of, bees that cause a nuisance.

- (2) The local government may direct a person, within a specified time, to remove any bees or beehives that in the opinion of the local government are causing a nuisance.
- (3) A person must comply with a direction under subclause (2) within the time specified.

Part 20 - Arthropod vectors of disease

20.1 Responsibility of an owner or occupier

The owner or occupier of premises must -

- (a) keep the premises and any person residing in or on the premises free from any arthropod vectors of disease; and
- (b) comply with the direction of an Environmental Health Officer to treat the premises, or anything on the premises, for the purpose of destroying any arthropod vectors of disease.

Part 21 – Infectious disease

21.1 Environmental Health Officer may visit, inspect and report

An Environmental Health Officer -

- (a) may visit and inspect any house, its occupants, fixtures and fittings; and
- (b) who has reason to believe that there has been a breach of the Health Laws or this local law relating to infectious diseases, must, as soon as possible, submit a written report on the matter to the local government.

21.2 Requirements on owner or occupier to clean, disinfect and disinfest

- (1) The local government or the Principal Environmental Health Officer may, by notice in writing, direct an owner or occupier of premises, within the time and in the manner specified in the notice, to clean, disinfect and disinfest -
 - (a) the premises; or
 - (b) such things in or on the premises as are specified in the notice, or both, to the satisfaction of an Environmental Health Officer.
- (2) An owner or occupier must comply with a notice given under subclause (1).

21.3 Environmental Health Officer may disinfect or disinfest premises

- (1) Where the local government is satisfied that any case of infectious disease has occurred on any premises, the local government may direct an Environmental Health Officer, other local government officer

or other person to disinfect and disinfest the premises or any part of the premises and anything in or on the premises.

- (2) An owner or occupier of premises must permit, and provide access to enable, an Environmental Health Officer, other local government officer or other person to carry out the direction given under subclause (1).
- (3) The local government may recover, in a court of competent jurisdiction, the cost of carrying out the work under this clause from the owner or occupier of the premises in or on which the work was carried out.

21.4 Insanitary houses, premises and things

- (1) An owner or occupier of a house or premises must maintain the house or premises free from any insanitary condition or thing.
- (2) Where the local government considers that a house is insanitary, it may, by notice in writing, direct an owner of the house, within the time and in the manner specified in the notice, to destroy or amend the house.
- (3) Where an Environmental Health Officer considers that -
 - (a) a house or premises is not being maintained in a sanitary condition; or
 - (b) any thing is insanitary, the officer may, by notice in writing, direct, as the case may be -
 - (i) the owner or occupier of the house or premises to amend any insanitary condition; or
 - (ii) the owner or occupier of the thing to destroy or amend it, within the time and in the manner specified in the notice.
- (4) A person to whom a notice has been given under subclauses (2) or (3) must comply with the terms of the notice.

21.5 Destruction of infected animals

- (1) The Principal Environmental Health Officer, on being satisfied that an animal is or may be infected or is liable to be infected or to convey infection may, by notice in writing, direct that the animal be examined by a registered veterinary officer and all steps taken to enable the condition to be controlled or eradicated or the animal destroyed and disposed of -
 - (a) in the manner and within the time specified in the notice; and
 - (b) by the person in whose possession, or on whose premises, the animal is located.

- (2) A person who has in their possession or on premises occupied by him or her, an animal that is the subject of a notice under subclause (1) must comply with the terms of the notice.

21.6 Local government may carry out work and recover costs

- (1) Where -
 - (a) a person is required under this Division or by a notice given under this Division, to carry out any work; and
 - (b) the person fails or neglects to comply with the requirement, the person commits an offence and the local government may carry out the work or arrange for the work to be carried out by another.
- (2) The costs and expenses incurred by the local government in the execution of a power under this clause may be recovered in a court of competent jurisdiction from the person referred to in subclause (1)(a).

21.7 Disposal of used condoms

- (1) An occupier of premises on or from which used condoms are produced must ensure that the condoms are -
 - (a) placed in a sealed impervious container and disposed of in a sanitary manner; or
 - (b) disposed of in such a manner as may be directed by the Principal Environmental Health Officer.
- (2) A person must not dispose of a used condom in a public place except in accordance with subclause (1).

21.8 Disposal of used needles

A person must not dispose of a used hypodermic syringe or needle in a public place unless it is placed in an impenetrable, leak-proof container and deposited in a refuse receptacle.

Part 22 – Lodging houses

22.1 Interpretation

Where in this Division an act is required to be done or forbidden to be done in relation to a lodging house, the keeper of the lodging house has, unless the contrary intention appears, the duty of causing to be done the act so required to be done, or of preventing from being done the act so forbidden to be done, as the case may be.

22.2 Lodging house not to be kept unless registered

A person must not keep or cause, suffer or permit to be kept a lodging house unless -

- (a) the lodging house is constructed in accordance with the requirements of this Part;
- (b) the lodging house is registered by the local government under clause 22.4;
- (c) the name of the person keeping or proposing to keep the lodging house is entered in the register of keepers; and
- (d) either -
 - (i) the keeper; or
 - (ii) a manager who, with the written approval of the Principal Environmental Health Officer, has been appointed by the keeper to have the care and management of the lodging house,resides or intends to reside continuously in the lodging house whenever there is one or more lodgers in the lodging house.

22.3 Application for registration

An application for registration of a lodging house must be -

- (a) in the form prescribed in Schedule 1;
- (b) duly completed and signed by the proposed keeper; and
- (c) accompanied by -
 - (i) the fee imposed from time to time by local government under the LG Act; and
 - (ii) detailed plans and specifications of the lodging house.

22.4 Approval of application

The local government may approve, with or without conditions, an application under clause 22.2 by issuing to the applicant a certificate in the form of Schedule 2.

22.5 Renewal of registration

A person who keeps a lodging house that is registered under this Part must -

- (a) during the month of June in each year apply to the local government for the renewal of the registration of the lodging house; and
- (b) pay the fee imposed from time to time by local government at the time of making each application for renewal.

22.6 Notification upon sale or transfer

If the owner of a lodging house sells or transfers or agrees to sell or transfer the lodging house to another person, the owner must, within 14 days of the date of sale, transfer or agreement, give to the CEO, in the form of Schedule 3 written notice of the full name, address and occupation of the person to whom the lodging house has been, or is to be, sold or transferred.

22.7 Revocation of registration

- (1) The local government may revoke a registration on any one or more of the following grounds -
 - (a) that the lodging house has not, to the satisfaction of local government, been kept free from vectors of disease or in a clean, wholesome and sanitary condition;
 - (b) that the keeper has -
 - (i) been convicted of an offence against this local law in respect of the lodging house;
 - (ii) not complied with a requirement of this Part; or
 - (iii) not complied with a condition of registration;
 - (c) that the local government, having regard to a report from the Police Force, is satisfied that the keeper or manager is not a fit and proper person; and
 - (d) that, by reason of alterations or additions or neglect to repair and renovate, the condition of the lodging house is such as to render it, in the opinion of the Principal Environmental Health Officer, unfit to remain registered.
- (2) Before revoking the registration of a lodging house under this clause, the local government must give notice to the keeper requiring the keeper, within the time specified in the notice, to show cause why the registration should not be revoked.
- (3) Whenever the local government revokes the registration of a lodging house, it must give the keeper notice of the revocation and the registration is to be revoked as from the date on which the notice is served on the keeper.

22.8 General construction requirements

The construction of a lodging house must comply with the Building Code.

22.9 Sanitary conveniences

- (1) A keeper must maintain in good working order and condition and in convenient positions on the premises -
 - (a) one or more communal toilets, and/or one or more individual toilets; and
 - (b) one or more communal bathrooms, and/or one or more individual bathrooms, each fitted with a wash hand basin and either a shower or a bath,in accordance with the requirements of the Building Code.

- (2) A bathroom or toilet that is used as a private bathroom or toilet to the exclusion of other lodgers or residents is not to be counted for the purposes of subclause (1).
- (3) Each bath, shower and hand wash basin must be provided with an adequate supply of hot and cold water.
- (4) The walls of each shower and bath must be of an impervious material to a minimum height of 1.8 metres above the floor level.
- (5) Subject to subclause (7) each communal toilet and communal bathroom must –
 - (a) be so situated, separated and screened as to ensure privacy;
 - (b) be apportioned to each sex; and
 - (c) be provided with adequate electric lighting.
- (6) Subject to subclause (8) each individual toilet and individual bathroom must –
 - (a) be so situated, separated and screened so as to ensure privacy;
 - (b) be fitted with a mechanism by which the door may be locked from inside the individual toilet or individual bathroom as approved by an Environmental Health Officer; and
 - (c) be provided with adequate electric lighting.
- (7) Subclauses (5) and (6) do not apply to a serviced apartment.

22.10 Laundry

- (1) A keeper must –
 - (a) subject to subclause (2), provide on the premises a laundry unit for each 15 lodgers;
 - (b) at all times maintain each laundry in a proper sanitary condition and in good repair;
 - (c) provide an adequate supply of hot and cold water to each wash trough, sink, copper and washing machine; and
 - (d) ensure that the floor area of each laundry is surfaced with an impervious material with an even fall to a floor waste.
- (2) The Principal Environmental Health Officer may approve the provision of a reduced number of laundry units if suitable equipment of a commercial type is installed.

22.11 Kitchen

The keeper of a lodging house must provide in that lodging house a kitchen which –

- (a) has a minimum floor area of –
 - (i) where lodgers prepare their own meals – 0.65 square metres per

- person;
- (ii) where meals are provided by the keeper or manager - 0.35 square metres per person; or
 - (iii) where a kitchen and dining room are combined - 1 square metre per person,
- but in any case not less than 16 square metres;
- (b) has adequate -
 - (i) food storage facilities and cupboards to prevent contamination of food, or cooking or eating utensils, by dirt, dust, flies or other vectors of disease of any kind; and
 - (ii) refrigerator space for storage of perishable goods;
 - (c) complies with the requirements of the Health Laws and the *Food Act 2008*; and
 - (d) has a wash hand basin and a double bowl sink, each provided with an adequate supply of hot and cold water.

22.12 Cooking facilities

- (1) The keeper of a lodging house where lodgers prepare their own meals must provide a kitchen with electrical, gas or other stoves and ovens approved by the Principal Environmental Health Officer in accordance with the following table -

No. of Lodgers	Ovens	4 Burner Stoves
1-15	1	1
16-30	1	2
31-45	2	3
46-60	2	4
Over 60	2	4 + 1 for each additional 15 lodgers (or part thereof) over 60

- (2) The keeper of a lodging house where meals are provided by the keeper or manager must provide a kitchen with cooking appliances of a number and type approved by the Principal Environmental Health Officer.

22.13 Dining room

The keeper of a lodging house must provide in that lodging house a dining room -

- (a) located in close proximity to, or combined with, the kitchen;
- (b) the floor area of which is to be not less than the greater of -
 - (i) 0.5 square metres per person; or

- (ii) 10 square metres; and
- (c) which is to be -
 - (i) adequately furnished to accommodate, at any one time, half of the number of lodgers; and
 - (ii) provided with a suitable floor covering.

22.14 Lounge room

The keeper of a lodging house must provide in that lodging house a lounge room -

- (a) with a floor area of -
 - (i) where the lounge is not combined with the dining room - not less than 0.6 square metres per person; or
 - (ii) where the lounge room is combined with a dining room - not less than 1.2 square metres per person, but in either case having a minimum of 15 square metres; and
- (b) which is to be -
 - (i) adequately furnished to accommodate, at any one time, half of the number of lodgers; and
 - (ii) provided with a suitable floor covering.

22.15 Fire prevention and control

- (1) A keeper must -
 - (a) in each passage in the lodging house provide an emergency light -
 - (i) in a position and of a pattern that is approved by the Principal Environmental Health Officer; and
 - (ii) which is to be kept separate from the general lighting system and kept illuminated during the hours of darkness;
 - (b) provide an approved fire blanket positioned within 2 metres of the cooking area in each kitchen; and
 - (c) ensure that each exit sign and fire-fighting appliance is clearly visible, accessible and maintained in good working order at all times.
- (2) A keeper must ensure that all buildings comprising the lodging house are fitted with fire protection equipment in accordance with the Building Code and approved by the local government.

22.16 Obstruction of passages and stairways

A keeper must not cause, suffer or permit furniture, fittings or other things to be placed either temporarily or permanently in or on -

- (a) a stairway, stair landing, fire-escape, window or common passageway; or
 - (b) part of the lodging house in common use or intended or adapted for common use,
- in a manner that obstructs the free passage of lodgers, residents or persons in or occupying the lodging house.

22.17 Fitting of locks

A person must not fit, or cause or permit to be fitted, to an exit door a lock or other device which prevents the door being opened from within a lodging house.

22.18 Restriction on use of rooms for sleeping

- (1) Subject to subclause (3), a keeper must not use or permit to be used as a sleeping apartment a room in a lodging house –
 - (a) which contains food;
 - (b) which contains or is fitted with a cooking appliance or kitchen sink;
 - (c) which is used as a kitchen, scullery, store room, dining room, general sitting room or lounge room or for the preparation or storage of food;
 - (d) which is not reasonably accessible without passing through a sleeping or other room in the private occupation of another person;
 - (e) which, except in the case of a short term hostel contains less than 5.5 square metres of clear space for each lodger occupying the room;
 - (f) which is naturally illuminated by windows, which have an area of less than 10% of the floor area of the room;
 - (g) which has an unobstructed ventilating area, which is less than 5% of the floor area of the room;
 - (h) in which the lighting or ventilation referred to in paragraphs (f) and (g) is obstructed or is not in good and efficient order;
 - (i) which is not free from internal dampness;
 - (j) of which any part of the floor is below the level of the adjoining ground; or
 - (k) the floor of which is not fitted with an approved carpet or vinyl floor covering or other floor treatment approved by the Principal Environmental Health Officer,unless otherwise approved by the Principal Environmental Health Officer.

- (2) For the purposes of this clause, 2 children under the age of 10 years are to be counted as one lodger.
- (3) Paragraphs (a), (b) and (c) of subclause (1) do not apply to a serviced apartment.

22.19 Sleeping accommodation - short term hostels

- (1) A keeper of a short term hostel must provide clear floor space of not less than -
 - (a) 4 square metres per person in each dormitory utilising beds;
 - (b) 2.5 square metres per person in each dormitory utilising bunks.
- (2) The calculation of floor space in subclause (1), is to exclude the area occupied by any large items of furniture, such as wardrobes, but may include the area occupied by beds.
- (3) The minimum height of any ceiling in a short term hostel must be 2.4 metres in any dormitory utilising beds and 2.7 metres in any dormitory utilising bunks.
- (4) The minimum floor area requirements in subclause (1) will only apply if there is ventilation, separation distances, fire egress and other safety requirements in accordance with the Building Code.
- (5) The keeper of a short term hostel must provide -
 - (a) beds with a minimum size of 800 millimetres x 1.9 metres;
 - (b) storage space for personal effects, including backpacks, so that cleaning operations are not hindered and access spaces are not obstructed.
- (6) The keeper of any short term hostel must -
 - (a) arrange at all times a distance of 750 millimetres between beds and a distance of 900 millimetres between bunks;
 - (b) ensure that where bed or bunk heads are placed against the wall on either side of a dormitory, there is a passageway of at least 1.35 metres between each row of beds and a passageway of at least 2 metres between each row of bunks and that the passageway is kept clear of obstruction at all times;
 - (c) ensure all doors, windows and ventilators are kept free of obstruction.
- (7) The keeper of a short term hostel must ensure that -
 - (a) materials used in dormitory areas comply with AS 1530.2 - 1993 and AS 1530.3 - 1999 as follows -
 - (i) drapes, curtains, blinds and bed covers - a maximum Flammability Index of 6;
 - (ii) upholstery & bedding - a maximum Spread of Flame Index

- of 6;
- (iii) a maximum Smoke Developed Index of 5;
- (iv) floor coverings - a maximum Spread of Flame Index of 7.
- (v) a maximum Smoke Developed Index of 5;
- (vi) Fire retardant coatings used to make a material comply with these indices must be -
 - (A) certified by the manufacturer as approved for use with the fabric to achieve the required indices;
 - (B) certified by the manufacturer to retain its fire retardant effect after a minimum of 5 commercial dry cleaning or laundering operations carried out in accordance with AS 2001.5.4-1987, Procedure 7A, using ECE reference detergent; and
 - (C) certified by the applicator as having been carried out in accordance with the manufacturer's specification,
- (b) emergency lighting is provided in accordance with the Building Code;
- (c) a lodger or other person does not smoke in a dormitory, kitchen, dining room or other enclosed public place, within the short term hostel; and
- (d) each mattress is fitted with a mattress protector.

22.20 Furnishing etc. of sleeping apartments

- (1) A keeper must -
 - (a) furnish each sleeping apartment with a sufficient number of beds and sufficient bedding of good quality;
 - (b) ensure that each bed -
 - (i) has a bed head, mattress and pillow; and
 - (ii) except in the case of a youth hostel and a backpackers hostel, is provided with a pillow case, two sheets, a blanket or rug and, from the 1st day of May to the 30th day of September, not less than one additional blanket or rug;
 - (c) in the case of a youth hostel and a backpackers hostel ensure that there is for each bed a pillow case, 2 sheets and 2 blankets available for the use of lodgers either free of charge or on payment of a fee;
 - (d) in the case of a youth hostel and a backpackers hostel ensure that lodgers use some form of bedding to cover the pillow and mattress;
 - (e) except in the case of a youth hostel and a backpackers hostel furnish each bedroom so that there are adequate storage facilities for lodgers' belongings within the room; and

- (f) in the case of a youth hostel and a backpackers hostel ensure that there is a room or rooms provided for the secure storage of lodgers' luggage.
- (2) A keeper must not cause, suffer or permit any tiered beds or bunks to be used in a sleeping apartment other than in a lodging house used exclusively as a short term hostel.

22.21 Ventilation

- (1) If, in the opinion of an Environmental Health Officer, a kitchen, bathroom, toilet, laundry or habitable room is not adequately or properly ventilated, the Officer may direct the keeper, within a specified time, to provide a different or additional method of ventilation.
- (2) The keeper must comply with a direction given under subclause (1) within the specified time.

22.22 Numbers to be placed on doors

- (1) A keeper must place or cause to be placed on the outside of the doors of all rooms available to lodgers in the lodging house, serial numbers so that -
 - (a) the number "1" is placed on the outside of the door of the room nearest to the front or main entry door of the lodging house; and
 - (b) the numbers continue in sequence throughout each floor (if there is more than one) of the lodging house.
- (2) The numbers to be placed on the doors under subclause (1) are to be -
 - (a) not less than 40 millimetres in height;
 - (b) 1.5 metres from the floor; and
 - (c) permanently fixed either by being painted on the doors or shown by other legible means.

22.23 Keeper or manager to reside in the lodging house

Whenever there is one or more lodgers in a lodging house, the keeper or manager must not be absent from the house without leaving a reputable person in charge of the house.

22.24 Register of lodgers

- (1) A keeper must keep a register of lodgers in the form of Schedule 4.
- (2) The register of lodgers is to be -
 - (a) kept in the lodging house; and
 - (b) open to inspection at any time on demand by any member of the Police Force or by an Environmental Health Officer.

22.25 Keeper report

A keeper must, whenever required by the local government, report to the local government, in the form of Schedule 5, the name of each lodger who lodged in the lodging house during the preceding day or night.

22.26 Certificate in respect of sleeping accommodation

- (1) An Environmental Health Officer may issue to a keeper a certificate, in respect of each room, in the form of Schedule 6 or Schedule 7 (as the case requires).
- (2) The certificate issued under subclause (1) is to specify the maximum number of persons who are permitted to occupy each room as a sleeping apartment at any one time.
- (3) When required by the Principal Environmental Health Officer, a keeper must exhibit the certificate issued under this clause in a conspicuous place in the room to which the certificate refers.
- (4) A person must not cause, suffer or permit a greater number of persons than is specified on a certificate issued under this clause to occupy the room to which it refers.

22.27 Duplicate keys and inspection

Each keeper and manager of a lodging house must -

- (a) retain possession of a duplicate key to the door of each room; and
- (b) when required by an Environmental Health Officer, open the door of any room for the purposes of inspection by the Officer.

22.28 Room occupancy

- (1) A keeper must not -
 - (a) cause, suffer or permit more than the maximum number of persons permitted by the Certificate of Registration of the lodging house to be lodged at any one time in the lodging house;
 - (b) cause, suffer or permit to be placed or kept in any sleeping apartments -
 - (i) a larger number of beds; or
 - (ii) a larger quantity of bedding,than is required to accommodate and provide for the maximum number of persons permitted to occupy the sleeping apartment at any one time; and
 - (c) use or cause, suffer or permit to be used for sleeping purposes a room that -
 - (i) has not been certified for that purpose; or
 - (ii) the local government has forbidden to be used as a sleeping

apartment.

- (2) For the purpose of this clause, 2 children under 10 years of age are to be counted as one lodger.

22.29 Maintenance of a room by a lodger or resident

- (1) A keeper may permit, or contract with, a lodger or resident to service, clean or maintain the room or rooms occupied by the lodger or resident.
- (2) Where permission is given or a contract entered into under subclause (1), the keeper must -
 - (a) inspect each room the subject of the permission or agreement at least once a week; and
 - (b) ensure that each room is being maintained in a clean condition.
- (3) A lodger or resident who contracts with a keeper to service, clean or maintain a room occupied by him or her, must maintain the room in a clean condition.

22.30 Cleaning and maintenance requirements

A keeper of a lodging house must -

- (a) maintain in a clean, sound and undamaged condition -
 - (i) the floor, walls, ceilings, woodwork and painted surfaces;
 - (ii) the floor coverings and window treatments; and
 - (iii) the toilet seats;
- (b) maintain in a clean condition and in good working order -
 - (i) all fixtures and fittings; and
 - (ii) windows, doors and door furniture;
- (c) ensure that the internal walls of each bathroom and toilet are painted so as to maintain a smooth impervious washable surface;
- (d) whenever there is one or more lodgers in a lodging house ensure that the laundry floor is cleaned daily;
- (e) ensure that -
 - (i) all bed linen, towels and house linen in use is washed at least once a week;
 - (ii) within a reasonable time of a bed having been vacated by a lodger or resident, the bed linen is removed and washed;
 - (iii) a person does not occupy a bed that has been used by another person unless the bed has been provided with clean bed linen;
 - (iv) all beds, bedsteads, blankets, rugs, covers, bed linen, towels, house linen and floor coverings are kept clean, in good repair and free from vectors of disease;

- (v) when any vectors of disease are found in a bed, furniture, floor covering, room or sleeping apartment, immediate effective action is taken to eradicate the vectors of disease; and
- (vi) a room that is not free from vectors of disease is not used as a sleeping apartment;
- (f) when so directed by the Principal Environmental Health Officer, ensure that -
 - (i) a room, together with its contents, and any other part of the lodging house, is cleaned and disinfected; and
 - (ii) a bed or other article of furniture is removed from the lodging house and properly disposed of;
- (g) ensure that the yard is kept clean at all times;
- (h) provide all bedrooms, passages, common areas, toilets, bathrooms and laundries with adequate lighting; and
- (i) comply with any direction, whether orally or in writing, given by the local government or an Environmental Health Officer.

22.31 Responsibilities of lodgers and residents

A lodger or resident must not -

- (a) use any room available to lodgers -
 - (i) as a shop, store or factory; or
 - (ii) for manufacturing or trading services;
- (b) keep or store in or on the lodging house any goods or materials which are inflammable, or offensive;
- (c) use a bath or wash hand basin other than for ablutionary purposes;
- (d) use a bathroom facility or fitting for laundry purposes;
- (e) use a sink installed in a kitchen or scullery for any purpose other than the washing and cleaning of cooking and eating utensils, other kitchenware and culinary purposes;
- (f) deposit rubbish or waste food other than into a proper rubbish receptacle;
- (g) in a kitchen or other place where food is kept -
 - (i) wash or permit the washing of clothing or bedding; or
 - (ii) keep or permit to be kept any soiled clothing or bedding;
- (h) subject to clause 22.32 -
 - (i) keep, store, prepare or cook food in any sleeping apartment; or
 - (ii) unless sick or invalid and unable to leave a sleeping apartment for that reason, use a sleeping apartment for dining purposes;
- (i) place or keep, in any part of a lodging house, any luggage, clothing, bedding or furniture that is infested with vectors of disease;

- (j) store or keep such a quantity of furniture, material or goods within the lodging house:
 - (i) in any kitchen, living or sleeping apartment so as to prevent the cleaning of the floors, walls, fittings or fixtures; or
 - (ii) in a sleeping apartment so as to decrease the air space to less than the minimum required by this Part;
- (k) obstruct or prevent the keeper or manager from inspecting or examining the room or rooms occupied by the lodger or resident; or
- (l) fix any fastener or change any lock to a door or room without the written approval of the keeper.

22.32 Approval for storage of food

- (1) The Principal Environmental Health Officer may -
 - (a) on written application from a keeper, approve the storage of food within a refrigerator or sealed container in a sleeping apartment; and
 - (b) withdraw the approval if a nuisance or vector of disease infestation is found to exist in the lodging house.
- (2) The keeper of a serviced apartment may permit the storage and consumption of food within that apartment if suitable storage and dining facilities are provided.

PART 23 - OFFENCES, PENALTIES, FEES AND EXPENSES

23.1 Offences

A person who contravenes a provision of these Local Laws, commits an offence.

23.2 Penalties

A person who commits an offence under Section 23.1 is liable to –

- (a) a penalty not exceeding \$5,000; and
- (b) if the offence is a continuing offence, a daily penalty not exceeding \$500.

23.3 Fees

Wherever a fee is prescribed by these Local Laws, that fee shall –

- (a) be fixed from time to time by Council pursuant to the provisions of the *Local Government Act 1995* or *Health (Miscellaneous Provisions) Act 1911*, unless otherwise prescribed; and

- (b) all fees, except for a transfer fee, shall be pro-rata, calculated on a monthly basis for any period to 31 December, each year.

23.4 Expenses

Any expense incurred by the local government in consequence of a breach or non-observance of these Local Laws, or in the execution of work directed to be executed by a person and not executed by that person, shall be paid by the person committing the breach or non-observance or failing to execute the work.

PART 24 – OBJECTIONS

24.1 - Objections and appeals

When the local government makes a decision under this local law as to whether it will –

- (a) grant a person an exemption;
- (b) vary or cancel an exemption; or
- (c) give a person a notice,

the provisions of Division 1 of Part 9 of the *Local Government Act 1995* and Regulation 33 of the Regulations shall apply to that decision.

PART 25 – NOTICES OF OFFENCES

Where this local law refers to the giving of a notice, no particular form is prescribed and it will be sufficient that the notice be in writing giving sufficient details to enable the owner, occupier or other person to whom the notice is issued to know the offence committed and the measures required to be taken or conditions with which compliance is required, as the case may be.

Schedule 1 – Application for registration of a lodging house

[Clause 22.3]

APPLICATION FOR REGISTRATION OF A LODGING HOUSE

To: Chief Executive Officer
City of Belmont

I/We, _____
(Full Name of Applicant/s)

of _____

(Residential Address of Applicant/s)

apply for the registration of premises situated (or to be situated) at _____

as a lodging house to be classified as -

- a lodging house;
- a short term hostel; or
- serviced apartments

(Specify which is to apply)

and for my name to be entered in the Register as the keeper of the lodging house.

DESCRIPTION OF LODGING HOUSE

Number of storeys: _____

Rooms for private use

	Number	Area
Laundries/toilets/bathrooms	_____	_____
Bedrooms	_____	_____
Dining Rooms	_____	_____
Kitchens	_____	_____
Sitting Rooms	_____	_____
Other (Specify)	_____	_____

Rooms for lodgers

	Number	Area
Bedrooms	_____	_____
Dining Rooms	_____	_____
Kitchens	_____	_____
Sitting Rooms	_____	_____
Other (Specify)	_____	_____

Sanitary Conveniences for male lodgers

Toilets	_____
Urinals	_____
Baths	_____
Showers	_____
Wash hand basins	_____

Sanitary Conveniences for female lodgers

Toilets	_____
Baths	_____
Showers	_____
Wash hand basins	_____

Laundry Facilities

Washtroughs	_____
Washing machines	_____
Drying cabinets or clothes lines	_____

Additional Details

- (a) Lodgers' meals will be provided by the manager/keeper/lodgers.
- (b) The keeper will/will not reside continuously on the premises.
- (c) Name and occupation of proposed manager if keeper resides elsewhere -

- (d) There will be _____ family members residing on the premises with the keeper/manager.

Application fee of \$_____ is attached.

(Signature of Applicant/Director)

(Date)

Schedule 2 – Certificate of registration of a lodging house

[Clause 22.4]

CERTIFICATE OF REGISTRATION OF A LODGING HOUSE

THIS is to certify that the premises situated at _____

are registered as a Lodging House and classified as:

- a lodging house
- a short term hostel
- serviced apartments

until 30 June _____, on the following conditions:

1. That _____, whose name is entered on the register of keepers of the City of Belmont, continues to be the keeper of the lodging house;
2. That _____, appointed by the keeper to be the manager of the lodging house, continues to be the manager of the lodging house;
3. That the Certificate of Registration is not sooner cancelled or revoked;
4. That the maximum number of rooms to be used as sleeping apartments for lodgers is - _____; and
5. That the maximum number of lodgers accommodated on the premises shall not exceed _____.

This Certificate of Registration is issued subject to the *Health Act* and health local laws of the City of Belmont and is not transferable.

Dated _____

Chief Executive Officer
City of Belmont

Fee received: \$_____

Schedule 3 – Notice of change of owner of a lodging house

[Clause 22.6]

NOTICE OF CHANGE OF OWNER OF A LODGING HOUSE

To: Chief Executive Officer
City of Belmont

I/We, _____
(Full Name of Applicant/s)

of _____

(Residential Address of Applicant/s)

am/are the new owner/s of premises situated at _____

which are registered in the name of _____

for the carrying on of the lodging house business.

(Signature of Applicant/Director)

(Date)

Schedule 4 – Register of lodgers

[Clause 22.24]

REGISTER OF LODGERS

Location of Lodging House: _____

Date of Arrival	Name	Previous Address	Signature	Room No.	Date of Departure
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Schedule 5 – List of lodgers

[Clause 22.25]

LIST OF LODGERS

The Chief Executive Officer
City of Belmont

The following is the name of every person who resided in the lodging house at

on the _____ day of _____.

(Signed) _____
(Keeper)

Date: _____

Schedule 6 – Certificate of sleeping accommodation

[Clause 22.26]

CERTIFICATE OF SLEEPING ACCOMMODATION

To: _____
(Name of Keeper)

of _____
(Address of Keeper)

For the registered lodging house situated at: _____

This room, No. _____, can be used as a sleeping apartment (for sleeping purposes only) to accommodate not more than _____ persons at any one time.

Date: _____

Environmental Health Officer

**Schedule 7 – Certificate of sleeping accommodation for a lodging house
with more than 20 sleeping apartments**

[Clause 22.26]

**CERTIFICATE OF SLEEPING ACCOMMODATION FOR A LODGING HOUSE
WITH MORE THAN 20 SLEEPING APARTMENTS**

To: _____
(Name of Keeper)

of: _____
(Address of Keeper)

For the registered lodging house situated at: _____

The rooms listed below are not to be occupied by more than the number of lodgers
or residents indicated below.

ROOM NUMBER: MAXIMUM OCCUPANCY:

Date: _____

Environmental Health Officer

The Common Seal of the City of Belmont
was affixed by the authority of the Council
in the presence of —

JOHN CHRISTIE
Chief Executive Officer

ROBERTO ROSSI
Mayor

Dated this of 2026

City of Belmont Health Local Laws 2002

Source: Health Department
Date: 04/11/09
Updated 29/01/21



HEALTH ACT 1911

THE CITY OF BELMONT HEALTH LOCAL LAW 2002

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<u>Schedule Number</u>	<u>Description</u>
1.	Application for Registration of a Lodging House
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11.	Application for Registration of Premises for Offensive Trade
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HEALTH ACT 1911

THE CITY OF BELMONT HEALTH LOCAL LAWS 2002

Made by the Council of the City of Belmont under section 342 of the *Health Act 1911* in accordance with subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*.

PART 1 - PRELIMINARY

Citation

1. These local laws may be cited as "*The City of Belmont Health Local Laws 2002*".

Repeal

2. *The City of Belmont Health Local Law 1995* published in the Government Gazette on 19 September 1995 is repealed.

Savings and Transitional

3. Without limiting the operation of the provisions of the *Interpretation Act 1984*, the repeal of any local laws by these Local Laws does not affect any document made or anything done under any local laws so repealed, and each such document or thing, so far as it is subsisting or in force at the time of the repeal and could have been made or done under these local laws, shall continue and have effect as if it had been made or done under the corresponding clauses of these Local Laws, and as if that clause had been in effect when that document was made or that thing was done.

Interpretation

4. (1) In these local laws, unless the context otherwise requires -

“**Act**” means the *Health Act 1911*;

“**adequate supply of water**” means a flow of water of not less than 0.076 litres per second;

“**approved**” means approved by the Principal Environmental Health Officer;

“**AS**” means Australian Standard published by the Standards Association of Australia;

“**AS/NZS 1276.1: 1999**” means the standard published by the Standards Association of Australia as AS/NZS 1276.1: 1999 and called “Acoustics – Rating of sound insulation in buildings and of building elements – Airborne sound insulation.”;

“**AS 1530.2: 1993**” means the standard published by the Standards Association of Australia as AS 1530.2: 1993 and called “Methods for fire tests on building materials, components and structures – Tests for flammability of materials.”;

"AS 1530.3: 1999" means the standard published by the Standards Association of Australia as AS 1530.3: 1999 and called "Methods for fire tests on building materials, components and structures – Simultaneous determination of ignitability, flame propagation, heat release and smoke release.";

"AS 1668.2 - 1991" means the standard published by the Standards Association of Australia as AS 1668.2 - 1991 and called "The use of mechanical ventilation and air-conditioning in buildings – Mechanical ventilation for acceptable indoor-air quality.";

"AS/NZS 3666.2: 1995" means the standard published by the Standards Association of Australia as AS/NZS 3666.2: 1995 and called "Air-handling and water systems of buildings □ Microbial Control – Operation and maintenance.";

"Building Code" means the latest edition of the Building Code of Australia published from time to time by, or on behalf of, the Australian Building Codes Board as amended from time to time, but not including explanatory information published with that Code;

"CEO" means the Chief Executive Officer of the City of Belmont;

"district" means the district of the local government and includes any area placed under the jurisdiction of the local government pursuant to section 22 of the Act;

"dwelling house" means a place of residence containing at least one sleeping room and includes a room or outbuilding separate from, but ancillary to, the building in which the sleeping room is located;

"Environmental Health Officer" means an Environmental Health Officer appointed by the local government under the Act and includes an Acting or Assistant Environmental Health Officer;

"habitable room" means a room used for normal domestic activities, and

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, play-room, family room and sun-room; but
- (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, lobby, photographic dark room, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods;

"hot water" means water at a temperature of at least 75 degrees Celsius;

"local government" means the *City of Belmont*;

"Medical Officer" means the Medical Officer appointed by the local government under the Act and includes an Acting Medical Officer so appointed;

"Morgue" means a place for the temporary reception and keeping of the bodies of the dead awaiting burial or cremation;

"public place" includes every place to which the public ordinarily have access, whether by payment of a fee or not;

"sanitary convenience" includes urinals, water-closets, earth-closets, privies, sinks, baths, wash troughs, apparatus for the treatment of sewage, ash-pits, ash-tubs, or other receptacle for the deposit of ashes, faecal matter, or refuse, and all similar conveniences;

“sewage” means any kind of sewage, nightsoil, faecal matter or urine, and any waste composed wholly or in part of liquid;

“sewer” includes sewers and drains of every description, except drains to which the word “drain” as defined in the Act applies, also water channels constructed of stone, brick, concrete, or any other material, including the property of the local government;

“street” includes any highway, and any public bridge, and any road, lane, footway, square, court, alley or passage, whether a thoroughfare or not;

“toilet” means a water closet, earth closet, privy or urinal and includes a room or cubicle in which one or more of these is located;

“water” means drinking water within the meaning of the Guidelines for Drinking Water Quality In Australia - 1996 as published by the National Health and Medical Research Council and amended and endorsed by the Minister for health from time to time; and

“window” means a glass panel, roof light, glass brick, glass louvre, glazed sash, glazed door, or other device which transmits natural light directly from outside a building to the room concerned when in the closed position.

- (2) Where in these local laws, a duty or liability is imposed on an “owner or occupier”, the duty or liability shall be deemed to be imposed jointly and severally on each of the owner or occupier.
- (3) Where under these local laws an act is required to be done or forbidden to be done in relation to any premises, the owner or occupier of those premises has, unless the contrary intention appears, the duty of causing to be done the act so required to be done, or of preventing from being done the act so forbidden to be done, as the case may be.

PART 2 - SANITATION

Division 1 - Sanitary Conveniences

Interpretation

5. In this Part, unless the context otherwise requires -

“festival” includes a fair, function or event;

“organiser” means a person -

- (a) to whom approval has been granted by the local government to conduct the festival; or
- (b) responsible for the conduct of the festival;

“public sanitary convenience” means a sanitary convenience to which the public ordinarily have access, whether by payment of a fee or not; and

“temporary sanitary convenience” means a sanitary convenience, temporarily placed for use by -

- (a) patrons in conjunction with a festival; or
- (b) employees at construction sites or the like.

Dwelling House

6. (1) A person shall not use or occupy, or permit to be used or occupied, a dwelling house unless it has at least one toilet.
- (2) A room in which a toilet is located shall have adequate lighting.

Premises other than a Dwelling House

7. (1) The owner of premises other than a dwelling house shall not use or occupy, or permit to be used or occupied, premises other than a dwelling house unless -
- (a) the premises have sanitary conveniences in accordance with the Building Code and this Part;
 - (b) the toilets required by these local laws are situated within a reasonable distance and are easily accessible to the persons for whom they are provided; and
 - (c) the premises have hand wash basins -
 - (i) in accordance with the Building Code;
 - (ii) for the use of persons employed or engaged on the premises;
 - (iii) provided with an adequate supply of water supplied by taps located over each basin;

- (iv) separate from any trough, sink or basin used in connection with any process carried out on the premises; and
 - (v) situated within a reasonable distance of the sanitary conveniences and easily accessible to the person for whom they are provided.
- (2) The occupier of premises other than a dwelling house shall ensure that—
 - (a) clean toilet paper is available at all times in each cubicle;
 - (b) a sanitary napkin disposal facility is provided in each toilet set aside for the use of females; and
 - (c) each hand wash basin is provided with -
 - (i) an adequate supply of soap or other hand cleaning substances; and
 - (ii) hand drying facilities, situated adjacent to and visible from the hand basin.

Outdoor Festivals

8. (1) The organiser of an outdoor festival at which not more than 20,000 people are expected to attend shall provide sanitary conveniences in accordance with the following scale -
 - (a) for the first 1,000 males -
 - (i) one water closet for each 333;
 - (ii) one urinal stall for each 100; and
 - (iii) one hand wash basin for each 500;
 - (b) for additional males -
 - (i) one water closet for each 500;
 - (ii) one urinal stall for each 100; and
 - (iii) one hand wash basin for each 500;
 - (c) for the first 1,000 females -
 - (i) one water closet for each 77; and
 - (ii) one wash hand basin for each 500; and
 - (d) for additional females -
 - (i) one water closet for each 100; and
 - (ii) one wash hand basin for each 500.
- (2) Where, under subclause (1), the number of a particular sanitary convenience to be provided is not a whole number, that number shall be rounded up to the next higher whole number.
- (3) The organiser of an outdoor festival at which more than 20,000 people are expected to attend shall provide sanitary conveniences of a number as directed by the Principal Environmental Health Officer.

Toilets

9. Toilets on premises other than a dwelling house shall, where more than one toilet is provided on the premises, bear, on the entrance to each toilet, a suitable sign indicating for which sex its use is intended.

Temporary Works

10. A person who undertakes temporary work at any place shall;
- (a) provide and maintain for the use of persons engaged, whether as employees or as independent contractors or otherwise, one temporary toilet in accordance with the *Health (Temporary Sanitary Conveniences) Regulations 1997*; and
 - (b) remove the toilet at the conclusion of the work or at an earlier time in accordance with a direction from the Principal Environmental Health Officer and ensure the site is left clean.

Maintenance of Sanitary Conveniences and Fittings

11. (1) The occupier of premises shall -
- (a) keep clean, in good condition and repair; and
 - (b) whenever required by an Environmental Health Officer, effectively disinfect and clean,
- all sanitary conveniences including sanitary fittings in or on the premises.
- (2) The owner of premises shall -
- (a) keep or cause to be kept in good repair; and;
 - (b) maintain an adequate supply of water to,
- all sanitary conveniences including sanitary fittings in or on the premises.

Ventilation of Toilet

12. (1) A toilet in any premises shall be ventilated in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* and the Building Code.
- (2) A mechanical ventilation system provided under subclause (1) shall be maintained in good working order and condition.

Public Sanitary Conveniences

13. (1) A person shall not -
- (a) foul;
 - (b) damage or vandalise; or

- (c) write on or otherwise deface,
a public sanitary convenience or sanitary fixtures or fittings or the premises in or on which the sanitary convenience is located.
- (2) A person shall not live or sleep in or on the premises in which a public sanitary convenience is located or use it for a purpose other than that for which it was intended.

Lighting

- 14. The owner and occupier of premises in which a sanitary convenience or a public sanitary convenience is located shall provide and maintain adequate electric lighting for persons using the convenience.

Installation

- 15. (1) Every sanitary convenience shall be installed in accordance with the requirements of the *Metropolitan Water Supply Sewerage and Drainage Act 1909* and the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, and shall have an adequate supply of water.
- (2) Every temporary sanitary convenience shall be installed in accordance with the requirements of the *Health (Temporary Sanitary Convenience) Regulations 1997*.

Division 2 - Bathroom, Laundries and Kitchens

Bathrooms

- 16. (1) A person shall not use or occupy, or permit to be used or occupied, a dwelling house without a bathroom that -
 - (a) is adequately lined with an impervious material and has an adequate ceiling;
 - (b) complies with the *Health Act (Laundries and Bathrooms) Regulations*; and
 - (c) is equipped with -
 - (i) a wash hand basin; and
 - (ii) either a shower in a shower recess or a bath.

All baths, showers, hand basins and similar fittings shall be provided with an adequate supply of hot and cold water.

Laundries

17. (1) A laundry must conform to the provisions of the Building Code.
- (2) Where, in any building, a laundry is situated adjacent to a kitchen or a room where food is stored or consumed, the laundry shall be separated from the kitchen by a wall extending from the floor to the roof or ceiling.
- (3) Where there is an opening between a laundry and a kitchen or other room where food is stored or consumed, the opening shall -
- (a) not be more than 1220 millimetres wide; and
 - (b) have a door which when closed shall completely fill the opening.

Washing or Keeping of Clothes in Kitchens

18. A person shall not in any kitchen or other place where food is kept -
- (a) wash or permit to be washed any clothing or bedding; or
 - (b) keep or permit to be kept any soiled clothing or bedding.

Kitchens

19. (1) A person shall not use or occupy, or permit to be used or occupied, a dwelling house without a kitchen equipped with -
- (a) an electric, gas or wood stove or other facility or appliance used to cook food;
 - (b) an oven with a capacity of not less than 0.005 cubic metres per person usually accommodated in the dwelling house with a minimum capacity of 0.03 cubic metres; and
 - (c) a sink which shall
 - (i) be at least 380 millimetres long, 300 millimetres wide and 150 millimetres deep; and
 - (ii) have an adequate supply of hot and cold water.
- (2) The occupier of a dwelling house shall ensure that the stove, oven and sink are kept clean, in good order and repair and fit for use.
- (3) A cooking facility shall -
- (a) be installed in accordance with the requirements of the Office of Energy; and
 - (b) not be installed or used in any room other than a kitchen.
- (4) Where mechanical extraction is provided in a kitchen, the exhaust air shall be -
- (a) carried to the outside air as directly as practicable; and
 - (b) ducted throughout.
- (5) In this clause, a "cooking facility" includes a stove, oven, facility or appliance used for or in connection with the cooking of food.

PART 3 - HOUSING AND GENERAL

Division 1 - Maintenance of Dwelling Houses

Dwelling House Maintenance

20. The owner or occupier of a dwelling house shall maintain the dwelling house and any appurtenant buildings in sound condition and fit for use and, in particular, shall -
- (a) maintain all roofs, guttering and downpipes in sound weatherproof condition;
 - (b) maintain any footings, foundations and walls, either external or internal, in a sound condition;
 - (c) replace any missing, broken, decayed or termite-eaten timber or other deteriorated material in any verandah, roof, walls, steps, handrails, floors or their supports with material of sound quality;
 - (d) comply with the directions of an Environmental Health Officer to treat the premises for the purpose of destroying any termites;
 - (e) maintain any brick, stone, mortar or cement work in a sound condition;
 - (f) maintain, repair or replace any flashings or ant caps, which are missing or defective;
 - (g) maintain all ventilators in good order and repair;
 - (h) maintain all floors even in surface and free from cracks;
 - (i) maintain all ceilings, internal wall finishes, skirtings, architraves and other fixtures and fittings complete and with smooth unbroken surfaces;
 - (j) maintain all doors and windows in good working order and weatherproof condition;
 - (k) retain all natural lighting free from any obstruction which would reduce the natural lighting, below the ratio of 10% of the floor area;
 - (l) maintain all pipes, fittings and fixtures connected with water supply, drainage or sewerage so that they comply in all respects with the provisions of the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* and any other legal requirements to which they are subject; and
 - (m) maintain all electric wiring, gas services and fittings to comply in all respects with the requirements of the Office of Energy.

Maintenance of Guttering and Downpipes and Disposal of Rainwater

21. The owner or occupier of a dwelling house shall -
- (a) maintain all guttering, downpipes and drains on the premises in a good state of repair, clean and free from obstruction; and
 - (b) not permit any rainwater from the premises to discharge onto or over a footpath, street or other property.

Division 2 - Ventilation of Houses**Exemption for Short Term Hostels**

22. This Division shall not apply to short term hostels referred to in Division 2 of Part 8.

Overcrowding

23. The owner or occupier of a house shall not permit -

- (a) a room in the house that is not a habitable room to be used for sleeping purposes; or
- (b) a habitable room in the house to be used for sleeping purposes unless—
 - (i) for every person over the age of 10 years using the room there is at least 14 cubic metres of air space per person; and
 - (ii) for every person between the ages of 1 and 10 years there is at least 8 cubic metres of air space per person; or
- (c) any garage or shed to be used for sleeping purposes.

Calculate Sufficient Space

24. For the purpose of clause 23, in calculating the space required for each person -

- (a) each room shall be considered separately and sufficient space shall be allowed in each room for the number of persons present in the room at any one time; and
- (b) a deduction shall be made for the space occupied by furniture, fittings and projections of the walls into a room.

Ventilation

25. (1) A person shall not use or occupy, or permit to be used or occupied, a house unless the house is properly ventilated.
- (2) For the purpose of subclause (1) a house shall be deemed to be properly ventilated if it complies with the Building Code, including the provision of –
- (a) natural ventilation; or
 - (b) a mechanical ventilation or air-conditioning system complying with AS1668.2 - 1991.
- (3) The owner of a house provided with a mechanical ventilation or air-conditioning system shall ensure that the system is -
- (a) maintained in good working condition and in accordance with AS/NZS 3666.2: 1995; and
 - (b) in use at all times the building is occupied if it is a building without approved natural ventilation.

- (4) If, in the opinion of the Principal Environmental Health Officer, a house is not properly ventilated, the local government may by notice require the owner of the house to -
 - (a) provide a different, or additional method of ventilation; or
 - (b) cease using the house until it is properly ventilated.
- (5) The owner shall comply with a notice under subclause (4).

Division 3 - Water Supply

Water Supply

- 26. (1) The owner of a house shall ensure that it is connected with a separate and independent water supply from the mains of a licensed water service operator or a water supply to the satisfaction of the Principal Environmental Health Officer.
- (2) The water supply shall at all times deliver an adequate supply of drinking water to each tap in the house or on the site on which the house is located.

Rain Water Tanks

- 27. The owner or occupier of a house from which part of the water supply is drawn from a rain water tank shall -
 - (a) maintain in a clean condition -
 - (i) the roof forming the catchment for the tank; and
 - (ii) the guttering and downpipes appurtenant to the roof;
 - (b) ensure that each rain water tank is fitted with a tight-fitting mosquito proof cover which shall not be removed at any time except for the purpose of cleaning, repairing or maintaining the tank;
 - (c) at least once in each year, thoroughly clean any tank that is used to store water for human consumption;
 - (d) when directed by an Environmental Health Officer, empty, clean and disinfect any tank upon the premises that is used to store water for human consumption.

Wells

- 28. The owner or occupier of any premises shall not use or permit for human consumption the use of the water of any bore or well unless the bore or well is—
 - (a) at least 30 metres from any soak well or other possible source of pollution unless otherwise approved by the Executive Director, Public Health; and
 - (b) covered with a tight-fitting cover without openings of any sort other than those essential for the insertion of a pump.

Pollution

29. A person shall not deposit on or under any land, any sewage, offensive matter or any other things, which may pollute or render unfit for human consumption, water from a well or other underground source.

Division 4 - Secondhand Furniture, Bedding and Clothing

Prohibition on Sale

30. A person shall not offer for sale or sell any secondhand furniture, bedding or clothing, which is filthy or infested with vectors of disease.

Prohibition of Possession

31. A dealer in secondhand furniture, bedding or clothing shall not have on any premises used for the operation of the business any secondhand furniture, bedding or clothing which is filthy or infested with vectors of disease.

Division 5 - Morgues

Licensing of Morgues

32. (1) No person, other than the Government, shall own or operate a morgue unless it is licensed by the local government under this Local Law.
- (2) The fee for the licensing of a morgue is the fee as fixed from time to time by the local government under section 344C of the Act.
- (3) An application for licensing of a morgue shall be –
- (a) made in the form prescribed in Schedule 8;
 - (b) forwarded to the CEO together with –
 - (i) the fee as fixed from time to time by the local government under section 344C of the Act;
 - (ii) a floor plan and specifications of the morgue which shall include the following details –
 - (A) the use of each room;
 - (B) the structural finish of each wall, floor and ceiling;
 - (C) the position and type of each fitting and fixture; and
 - (D) all ventilation inlets and outlets.
- (4) A licence shall be in the form set out in Schedule 9 and the local government may impose any conditions it thinks fit upon the licence.

- (5) A licence shall not be granted in respect of any premises unless –
 - (a) provision has been made for the keeping of the bodies of the dead at a temperature not exceeding zero degrees Celsius;
 - (b) the walls are constructed of stone or brickwork or other approved material;
 - (c) the interior surface of all walls is covered with glazed tiles or is rendered impervious so as to be non-absorbent and washable;
 - (d) all floors are constructed of some impervious material, having a fall to an outlet discharging over a trapped gully; and
 - (e) the premises are adequately ventilated by direct communication with the outside air.

Inspection of Morgues

- 33. (1) An Environmental Health Officer –
 - (a) may conduct an annual inspection of a morgue;
 - (b) who has reason to believe that the morgue poses a threat to public health may submit a written report to the Council outlining the reasons for that belief;
- (2) The local government may impose a fee for the inspection of a morgue.

Revocation of Licence

- 34. (1) Subject to subclause (3), the local government may, at any time, revoke the licence of a morgue for any reason, which in the opinion of the local government, justifies the revocation.
- (2) Without limiting the generality of subclause (1), the local government may revoke a licence upon any one or more of the following grounds –
 - (a) that the morgue has not, to the satisfaction of the local government, been kept free from vectors of disease or in a clean, wholesome and sanitary condition;
 - (b) that the proprietor of the morgue has –
 - (i) been convicted of an offence against these local laws in respect of a morgue;
 - (ii) not complied with a requirement of this Part; or
 - (iii) not complied with a condition of the licence;
 - (c) that the local government, having regard to a report from the Police Service, is satisfied that the proprietor or manager is not a fit and proper person; and
 - (d) that by reason of alterations or additions or neglect to repair and renovate, the condition of the morgue is such as to render it, in the opinion of the local government, unfit to remain licensed.

- (3) Before revoking the licence of a morgue under this clause, the local government shall give notice to the proprietor requiring him or her, within a time specified in the notice, to show cause why the licence should not be revoked.
- (4) Whenever the local government revokes the licence of a morgue, it shall give the proprietor notice of the revocation and the licence shall be revoked as from the date on which the notice is served on the proprietor.

PART 4 - WASTE FOOD AND REFUSE

Division 1 - Liquid Refuse

Interpretation

~~35. In this division, unless the context otherwise requires –~~

~~“liquid refuse” includes all washings from windows and vehicles, overflow, bleed off, condensate and drainage from air conditioning equipment including cooling towers and evaporative coolers and other liquid used for cooling purposes and swimming pool discharges; and~~

~~“liquid waste” means bathroom, kitchen, scullery and laundry wastes, all washings from animal and poultry pens and any other domestic or trade wastes that are discharged by means of a drain to a receptacle for drainage.~~

Deposit of Liquid Refuse

~~36. A person shall not deposit or cause or permit to be deposited liquid refuse or liquid waste –~~

~~(a) on a street;~~

~~(b) in a stormwater disposal system; or~~

~~(c) on any land or place other than a place or depot duly authorised for that purpose.~~

Division 2 – Disposal of Refuse

Interpretation

~~37. In this division, unless the context otherwise requires –~~

~~“collection time”, where used in connection with any premises, means the time when rubbish or refuse is collected and removed from the premises by the local government or its contractor;~~

~~“litter” includes paper, plastic, food waste, wrappings and the like;~~

~~“litter bin” means the containers located in a public place in which the public may deposit litter;~~

~~“public place” includes a street, way or place which the public are allowed to use, whether the street, way or place is or is not on private property;~~

~~“rubbish” or “refuse” includes any filth, dirt, ashes, vegetation, garden refuse, waste material, waste food, sludge, offensive matter, cinders, wood or metal shavings and sawdust but does not include liquid waste or liquid refuse;~~

~~“refuse disposal site” means a waste treatment facility or depot licensed under Part V of the *Environmental Protection Act 1986* to store, treat, reuse or dispose of rubbish or refuse;~~

~~“receptacle”, where used in connection with any premises, means-~~

- ~~(a) — a polyethylene or other approved material cart fitted with wheels, a handle and a lid and having a capacity of at least 120 litres; or~~
- ~~(b) — a container provided by the local government or its contractor for the deposit, collection and recycling of specific materials;~~

~~and supplied to the premises by the local government or its contractor;~~

~~“street” includes a highway and a thoroughfare which the public are allowed to use and includes every part of the highway or thoroughfare, and other things including bridges and culverts, appurtenant to it; and~~

~~“street alignment” means the boundary between the land comprising a street and the land that abuts thereon, but where a new street alignment is prescribed under the *Local government (Miscellaneous Provisions) Act 1960*, means the new street alignment so prescribed.~~

Receptacles

~~38. — An owner or occupier of premises shall —~~

- ~~(a) — at all times keep the lid of the receptacle closed except when depositing rubbish or refuse or cleaning the receptacle;~~
- ~~(b) — except for a reasonable period before and after collection time, keep the receptacle on the premises and located —~~
 - ~~(i) — behind the street alignment and so as not to be visible from a street or public place; or~~
 - ~~(ii) — in such other position as is approved by the Principal Environmental Health Officer;~~
- ~~(c) — within a reasonable period prior to collection time, place the receptacle in the street as close as practicable to the street alignment of the premises but so that it does not obstruct any footpath, cycle way, right of way or carriage way;~~
- ~~(d) — if the receptacle is lost, stolen, damaged or defective, notify the local government within 7 days after the event; and~~
- ~~(e) — ensure that the premises is provided with an adequate number of receptacles.~~

Exemption

- ~~39. — (1) — An owner or occupier of premises may apply in writing to the local government for an exemption from compliance with the requirements of subclauses 38(b) or (c).~~
- ~~(2) — The local government may grant or refuse, with or without conditions, an application for exemption from compliance under this clause.~~

- ~~(3) — An exemption granted under this clause shall state—~~
- ~~(a) — the premises to which the exemption applies;~~
 - ~~(b) — the period during which the exemption applies; and~~
 - ~~(c) — any conditions imposed by the local government.~~
- ~~(4) — An exemption granted under this clause shall cease to apply if and when the person to whom it is granted fails to comply with a condition of the exemption.~~

Use of Receptacles

~~40. — An owner or occupier of premises shall—~~

- ~~(a) — not deposit or permit to be deposited in a receptacle—~~
 - ~~(i) — more than 70 kilograms of rubbish or refuse;~~
 - ~~(ii) — hot or burning ash;~~
 - ~~(iii) — oil, motor spirit or other flammable liquid;~~
 - ~~(iv) — liquid, including liquid paint or other solvent;~~
 - ~~(v) — bricks, concrete, building rubble, earth or other like substances;~~
 - ~~(vi) — drugs, dressings, bandages, swabs or blood samples unless placed in a sealed impervious and leak proof container;~~
 - ~~(vii) — hospital, medical, veterinary, laboratory or pathological substances containing blood unless placed in a sealed impervious and leak proof container;~~
 - ~~(viii) — syringes, needles, surgical hardware, broken glass, sharps or other sharp objects unless placed in a sealed impervious leak proof and impenetrable container;~~
 - ~~(ix) — used condoms unless placed in a sealed, impervious and leak proof container;~~
 - ~~(x) — cytotoxics, radioactive substances and dangerous chemicals;~~
 - ~~(xi) — sewage, manure, nightsoil, faeces or urine;~~
 - ~~(xii) — any object which is greater in length, width, or breadth than the corresponding dimension of the receptacle or which will not allow the lid of the receptacle to be tightly closed; or~~
 - ~~(xiii) — rubbish or refuse which is or is likely to become offensive or a nuisance, or give off an offensive or noxious odour, or to attract flies or cause fly breeding unless it is first wrapped in non-absorbent or impervious material or placed in a sealed impervious container;~~
- ~~(b) — unless authorised by the local government, not mark or disfigure the receptacle in any manner other than by the placement of a street number;~~
- ~~(c) — at all times keep the receptacle in a clean condition;~~
- ~~(d) — whenever directed to do so by an Environmental Health Officer, thoroughly clean, disinfect, deodorise and apply a residual insecticide to the receptacle;~~
- ~~(e) — take all reasonable steps to prevent—~~
 - ~~(i) — fly breeding and keep the receptacle free of flies, maggots, cockroaches, rodents and other vectors of disease; and~~

- (ii) ~~the emission of offensive and noxious odours from the receptacle; and~~
- (f) ~~ensure that the receptacle does not cause a nuisance to the occupiers of adjoining premises.~~

Damage to Receptacles

41. ~~A person, other than the local government or its contractor, shall not—~~

- (a) ~~damage, destroy or interfere with a receptacle; or~~
- (b) ~~except as permitted by these local laws or as authorised by an Environmental Health Officer, remove a receptacle from any premises to which it was delivered by the local government or its contractor.~~

Use of Other Containers

42. (1) ~~In the case of premises consisting of more than 3 dwelling houses, any premises used for commercial or industrial purposes or as a food premises, the Principal Environmental Health Officer may authorise rubbish or refuse to be deposited in a container other than a receptacle.~~

(2) ~~The owner or occupier of premises who is authorised under this clause to deposit rubbish or refuse in a container shall—~~

- (a) ~~unless approved by the Principal Environmental Health Officer, not deposit or permit to be deposited in the container anything specified in subclauses 40(a)(ii)–(xiii);~~
- (b) ~~take all reasonable steps to prevent fly breeding in, and the emission of offensive or noxious odours from, the container;~~
- (c) ~~whenever directed by an Environmental Health officer to do so, thoroughly clean, disinfect, deodorise and apply a residual insecticide to the container;~~
- (d) ~~cause the container to be located on the premises in such a manner or in an enclosure constructed and located, as approved by the Principal Environmental Health Officer;~~
- (e) ~~ensure that the container is not visible from the street but is readily accessible for the purposes of collection; and~~
- (f) ~~ensure that the container does not cause a nuisance to an occupier of adjoining premises.~~

(3) ~~An owner or occupier shall—~~

- (a) ~~provide a sufficient number of containers to contain all rubbish and refuse which accumulates or may accumulate in or from the premises;~~
- (b) ~~ensure that each container on the premises—~~
 - (i) ~~has a close fitting lid;~~
 - (ii) ~~is constructed of non-absorbent and non-corrosive material; and~~
 - (iii) ~~is clearly marked, for the use of, and is used only for, the temporary deposit of rubbish or refuse;~~

- ~~(e) keep or cause to be kept each container thoroughly clean and in good condition and repair;~~
- ~~(d) place any rubbish or refuse in, and only in, a container marked for that purpose;~~
- ~~(e) keep the cover on each container except when it is necessary to place something in, or remove something from, it; and~~
- ~~(f) ensure that the containers are emptied at least weekly or as directed by an Environmental Health Officer.~~

Suitable Enclosure

43. ~~(1) An owner or occupier of premises—~~
- ~~(a) consisting of more than 3 dwelling houses that have not been provided with individual receptacles for each dwelling house; or~~
 - ~~(b) used for commercial or industrial purposes or as a food premises, that have been provided with receptacles, shall—~~
 - ~~(c) if required by the Principal Environmental Health Officer

 - ~~(i) provide a suitable enclosure for the storage and cleaning of receptacles on the premises; and~~
 - ~~(ii) install in the enclosure a tap connected to an adequate supply of water.~~~~
- ~~(2) An owner or occupier of premises required to provide a suitable enclosure under this clause shall keep the enclosure thoroughly clean and disinfected.~~
- ~~(3) For the purposes of this clause, a “suitable enclosure” means an enclosure—~~
- ~~(a) of sufficient size to accommodate all receptacles used on the premises but in any event having a floor area not less than a size approved by the Principal Environmental Health Officer;~~
 - ~~(b) constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the Principal Environmental Health Officer;~~
 - ~~(c) having walls not less than 1.5 metres in height and having an access way of not less than 1 metre in width and fitted with a self-closing gate;~~
 - ~~(d) containing a smooth and impervious floor—

 - ~~(i) of not less than 75 millimetres in thickness; and~~
 - ~~(ii) which is evenly graded to an approved liquid refuse disposal system; and~~~~
 - ~~(e) which is easily accessible to allow for the removal of the receptacles.~~

Deposit of Litter

44. ~~A person shall not deposit litter in any public place other than in a litter bin or receptacle.~~

Deposit of Refuse

45. ~~(1) A person shall not deposit or cause or permit to be deposited any rubbish or refuse in or on any street or on any land other than a refuse disposal site.~~
- ~~(2) A person shall not deposit rubbish or refuse in or on a refuse disposal site except—~~
- ~~(a) at such place on the site as may be directed by the person in charge of the site; or~~
 - ~~(b) if the person in charge is not in attendance at the site, as may be directed by a notice erected on the site.~~

Removal from Refuse Disposal Site

46. ~~(1) A person shall not remove any rubbish or refuse from a refuse disposal site without the written approval of the local government.~~
- ~~(2) A person who obtains approval from the local government shall comply with any conditions imposed by the local government and set out in the approval.~~

Removal of Rubbish from Premises or Receptacle

47. ~~(1) A person shall not remove any rubbish or refuse from premises unless that person is—~~
- ~~(a) the owner or occupier of the premises;~~
 - ~~(b) authorised to do so by the owner or occupier of the premises; or~~
 - ~~(c) authorised in writing to do so by the local government.~~
- ~~(2) A person shall not, without the approval of the local government or the owner of a receptacle, remove any rubbish or refuse from the receptacle or other container provided for the use of the general public in a public place.~~

[Clauses 35 – 47 repealed - 14 January 2021 Government Gazette 11 of 2021.]

Burning Rubbish or Refuse

48. (1) Subject to any other written law, a person shall not -
- (a) without the written approval of the Principal Environmental Health Officer; and
 - (b) except in accordance with the terms and conditions to which the approval is subject,
- set fire to, or cause to be set on fire, any rubbish or refuse either -
- (c) in any incinerator; or
 - (d) on the ground.

- (2) An approval of the Principal Environmental Health Officer under subclause (1) is issued subject to the following conditions -

- (a) the material to be burnt -
 - (i) does not include any plastic, rubber, food scraps, green garden cuttings or other material offensive when burnt; and
 - (ii) is of such quantity, or of such a nature, as not to be suitable for removal by the local government's refuse collection service;
 - (b) there is no other appropriate means of disposal;
 - (c) burning shall not take place -
 - (i) during any period for which an air dispersion alert has been issued by the Bureau of Meteorology; or
 - (ii) where there is no current dispersion alert, outside the hours of 10.00 a.m. to 3.00 p.m.;
 - (d) an incinerator must meet the minimum standards specified by the Principal Environmental Health Officer; and
 - (e) an incinerator unit used for fire must be located -
 - (i) at least 2 metres from a fence or building; and
 - (ii) in such a position so as not to create a nuisance or be offensive to other persons.
- (3) Subject to any other written law, the Principal Environmental Health Officer may grant approval to clear, by burning, fire breaks or vacant blocks of grass, straw, hay, undergrowth, herbage and other similar vegetation whether alive or dead and standing or not standing.

Division 3 - Transport of Butchers' Waste

Interpretation

49. In this Division, unless the context otherwise requires -

"butchers' waste" includes animal skeletons and rib cages from a boning room and the inedible products of an abattoir.

Restriction of Vehicles

50. A person shall not use, for the transport of butchers' waste -

- (a) a vehicle used for the transport of food or drugs; or
- (b) anything intended to be used for the packing or handling of food or drugs.

Transport of Butchers' Waste

51. (1) A person shall not transport butchers' waste otherwise than in -

- (a) a compartment complying with the following specifications —

- (i) the floor and 4 walls to be made of an approved impervious material of an approved thickness and the walls to be not less than 910 millimetres high;
 - (ii) all joints to be, sealed, welded, soldered or brazed and made watertight;
 - (iii) the loading doors, if any, to be water-tight and kept closed at all times except when loading; and
 - (iv) the top to be completely covered by a tarpaulin or other impervious sheet material approved by the Principal Environmental Health Officer, carried over, and secured to the outside of the walls at least 300 millimetres from the top so as to keep the load out of sight of the public; or
 - (b) a watertight durable and impervious container fitted with a lid, which can be tightly closed.
- (2) A person shall not transport any butchers' waste in a vehicle unless the vehicle and its fittings, including the compartment or container referred to in this clause, are –
- (a) maintained in good order and condition; and
 - (b) thoroughly cleaned at the conclusion of each day's work.
- (3) A person shall not load, transport, or unload butchers' waste in a manner that is or may be offensive due to -
- (a) the sight of animal skeletons, bones, offal or waste matter;
 - (b) the odour of putrefaction, offal or waste matter; or
 - (c) the presence of blood and particles of flesh or fat dropping onto the surface of the street pavement or ground.

PART 5 - NUISANCES AND GENERAL

Division 1 - Nuisances

Interpretation

52. In this Division, unless the context otherwise requires -
- “fertiliser” includes manure.

Footpaths etc, to be kept clean

53. An owner or occupier of premises shall keep any footpath, pavement, area or right of way immediately adjacent to the premises clean and clear from refuse and other obstacles which are or have been in the possession or control of the owner or occupier which the owner or occupier has caused or allowed to be on the footpath, pavement, area or right of way, unless otherwise approved by the Principal Environmental Health Officer.

Escape of Smoke etc.

54. (1) Subject to subclause (2), an owner or occupier of premises shall not cause or permit the escape of smoke, dust, fumes, offensive or foul odours, liquid waste or liquid refuse from the premises in such quantity or of such a nature as to cause or to be a nuisance.
- (2) Subclause (1) does not apply to smoke from the chimney of a private dwelling house.

Public Vehicles to be kept clean

55. The owner or person in control of a public vehicle shall -
- (a) maintain the vehicle at all times -
- (i) in a clean condition; and
- (ii) free from vectors of disease; and
- (b) whenever directed to do so by an Environmental Health Officer, thoroughly clean and disinfect the vehicle as directed.

Prohibition against Spitting

56. A person shall not spit -
- (a) on a footpath, street or public place; or
- (b) in a train, bus or other public transport.

Transportation, Use and Storage of Offal or Blood

57. A person shall not transport or store offal or blood, for the purpose of being used as manure, unless it has been sterilised by steam or other effective means and properly dried.

Use or Storage of Fertiliser

58. An owner or occupier of premises shall not use or keep for the purpose of use, as fertiliser any -
- (a) pig manure;
 - (b) human faeces; or
 - (c) urine.

Storage and Dispatch of Artificial Fertiliser

59. An owner or occupier of premises where artificial fertiliser is stored in bulk for sale shall -
- (a) keep all artificial fertiliser in a building -
 - (i) of which the walls, floors and ceilings or undersides of the roof are constructed of durable and non-absorbent materials finished internally with a smooth surface; and
 - (ii) free from damp and properly ventilated;
 - (b) take proper precautions to prevent the emission of dust or offensive effluvia from the building; and
 - (c) ensure that all artificial fertiliser dispatched from the premises is packed in such a manner as to prevent any nuisance arising during transit.

Storage of Fertiliser in a Dwelling House

60. The owner or occupier of a dwelling house where fertiliser or compost is stored or used shall -
- (a) prevent the escape of odours, dust or particles of fertiliser or compost;
 - (b) treat the fertiliser or compost in such a manner as to effectively prevent it attracting or being a breeding place for flies or other vectors of disease; and
 - (c) store only such amounts of fertiliser or compost -
 - (i) as can be readily used within a reasonable period; or
 - (ii) as may be directed by the Principal Environmental Health Officer.

Division 2 - Keeping of Animals**Cleanliness**

61. An owner or occupier of premises in or on which a dog, cat or other animal or bird is kept shall -
- (a) keep the premises free from excrement, filth, food waste and all other matter which is or is likely to become offensive or injurious to health or to attract rats or other vectors of disease;
 - (b) when so directed by an Environmental Health Officer, clean and disinfect the premises; and
 - (c) keep the premises, so far as possible, free from flies or other vectors of disease by spraying with a residual insecticide or other effective means.

Animal Enclosures

62. (1) A person shall not keep or cause or permit to be kept any animals or birds on premises which are not effectively drained or of which the drainage flows to the walls or foundations of any building.
- (2) The owner or occupier of premises where animals or birds are kept shall, when directed by the local government, pave, grade and drain the floors of all structures and the surface of the ground of all enclosures used for the keeping of animals or birds.

Cats

63. (1) Subject to sub-clause (5), a person shall not, without an exemption in writing from the local government, keep more than 2 cats over the ages of 3 months on premises on any land -
- (a) within the residential zone of the City of Belmont City Planning Scheme; or
 - (b) used for residential purposes.
- (2) An owner or occupier of premises may apply in writing to the local government for exemption from the requirements of sub-clause (1).
- (3) The local government shall not grant an exemption under this clause unless it is satisfied that the number of cats to be kept will not be a nuisance or injurious or dangerous to health.
- (4) An exemption granted under this clause shall specify -
- (a) the owner or occupier to whom the exemption applies;
 - (b) the premises to which the exemption applies; and
 - (c) the maximum number of cats which may be kept on the premises.

- (5) A person may keep more than 2 cats on premises used for veterinary purposes or as a pet shop.

Slaughter of Animals

64. (1) Subject to subclause (2), a person shall not slaughter any animal within the district.
- (2) Subclause (1) does not apply to euthanasia of animals by veterinarians or other duly authorised persons.

Disposal of Dead Animals

65. (1) An owner or occupier of premises on which there is a dead animal shall immediately remove the carcass and arrange for its disposal at an approved disposal site.
- (2) An owner, or a person having the care, of any animal that dies or is killed in a public or private place shall immediately remove the carcass and arrange for its disposal at an approved disposal site.

Division 3 - Keeping of Large Animals

Interpretation

66. In this Division, unless the context otherwise requires -
- “cow” includes an ox, calf or bull; and
- “large animal” includes a pig, sheep, goat or any beast of burden.

Approval Required to keep a Cow or Large Animal

67. (1) A cow or large animal shall not be kept on any property or premises within the City of Belmont unless prior written approval has been given by the local government.
- (2) The local government may approve in exceptional circumstances the keeping of a cow or large animal and may impose any conditions it considers necessary to ensure that health standards are not compromised.

Proximity of Animals to a Dwelling House

68. The owner or occupier of premises shall not permit a cow or other large animal to approach within 15 metres of a dwelling house.

Manure Receptacle

69. An owner or occupier of premises on which an approved animal is kept shall-
- (a) provide in a position convenient to the stable a receptacle for manure, constructed of an impervious and durable material which has a smooth surface, provided with a tight-fitting hinged cover, and with no part of the base of the receptacle lower than the surface of the adjoining ground;
 - (b) keep the lid of the receptacle closed except when manure is being deposited or removed;
 - (c) cause the receptacle to be emptied at least once a week and as often as may be necessary to prevent it becoming offensive or a breeding place for flies or other insects;
 - (d) keep the receptacle so far as possible free from flies or other insects by spraying with a residual insecticide or other effective means; and
 - (e) cause all manure produced on the premises to be collected daily and placed in the receptacle.

Division 4 - Keeping of Poultry, Pigeons, Cage-Birds and Other Cage-Birds**Interpretation**

70. In this Division, unless the context otherwise requires –

“Affiliated Person” means a person who is a member of a Pigeon Club, Cage-bird Club, Poultry Breeding Club or Poultry Breeding Society which is an incorporated body under the *Associations Incorporation Act*;

“Cage-birds” include budgerigars, canaries, finches, quail, doves and other small birds kept in cages on residential premises but does not include poultry and “other cage-birds”;

“Code of Practice” means the Code of Practice – Pigeon Keeping and Pigeon Racing, published May 1994, amended from time to time and approved by the Pigeon Racing Federation of WA (Incorporated) and the Independent Racing Pigeon Federation Inc;

“Other Cage-birds” includes parrots, galahs or corellas and the like;

“Pigeons” includes all breeds of domestic pigeon of the genus *Columba livia domestica*;

“Poultry” includes fowls, peafowls, turkeys, geese, ducks and other domestic fowls;

“Young birds” includes –

Pigeons under 24 days of age and recognised as birds without feathers on the flesh under their wings; and

Cage-birds under 24 days of age and recognised as confined to their nests.

Limitation on Numbers of Poultry and Pigeons

71. (1) An owner or occupier, who is not an affiliated person, shall not keep more than 20 cage-birds or a combined total of twelve poultry and pigeons exclusive of young birds.
- (2) An owner or occupier, who is an affiliated person, shall not keep a combined total of more than seventy-five pigeons or cage-birds, exclusive of young birds and twelve poultry on any one lot of land.

Changes to Approved Numbers

72. (1) The Principal Environmental Health Officer may either reduce the approved number of poultry, pigeons or cage-birds kept by an owner or occupier, or ban the keeping of poultry, pigeons or cage-birds by an owner or occupier, if the conditions of this Division are not complied with or if excessive noise is evident.
- (2) An owner or occupier shall comply with a direction from the Principal Environmental Health Officer under this clause.

Conditions on Keeping Poultry

73. Unless the local government approves otherwise, a person who keeps poultry or permits poultry to be kept shall ensure that -
- (a) no poultry is able to approach within 15 metres of a dwelling house, public building or premises where people are employed or where food is stored, prepared, manufactured or sold;
 - (b) all poultry is kept in a properly constructed and securely fastened structure or enclosure that is situated no closer than 1.2 metres to any property boundary and shall –
 - (i) have an impervious concrete floor of 50 millimetre minimum thickness, graded to the front to facilitate easy cleaning;
 - (ii) be designed to allow easy access for cleaning; and
 - (iii) have the walls and roof constructed of galvanised iron or other approved material.
 - (c) the structure or enclosure is in a yard having an otherwise unobstructed area of at least 30 square metres;
 - (d) no poultry is able to approach within 18 metres of a street other than a right of way;
 - (e) All enclosures and structures in which poultry are kept, including food and water containers, waste receptacles and surrounds are maintained in a clean condition;
 - (f) All wastes including husks, seed, feathers, dead birds and faecal matter shall be placed in plastic or double-lined paper garbage bags and disposed of immediately after collection into an approved receptacle. Such receptacle shall have a tight fitting lid and be inaccessible to flies, rodents and other vectors of disease;

- (g) The occupier shall clean and disinfect the enclosure, structure and surrounds, and trap or bait flies, rodents and other vectors of disease in accordance with any direction of an Environmental Health Officer.

Conditions for Keeping Pigeons, Cage-birds and “Other Cage-birds”

74. A person who keeps, or permits to be kept, pigeons, cage-birds or “other cage-birds” shall ensure that –
- (a) Subject to subclause (b), no pigeons, cage-birds or “other cage-birds” are able to approach within 15 metres of a dwelling, public building or premises where people are employed or where food is stored, prepared, manufactured or sold;
 - (b) The approval of the Principal Environmental Health Officer is to be obtained before an aviary or loft is kept closer than 15 metres to dwellings. Such an approval is subject to the dwelling being either on an adjacent property in the same ownership or a dwelling on the same property that is occupied by the keeper of the aviary or loft. In any case, the minimum separation will not be reduced to less than 5 metres;
 - (c) Except where registered “homing pigeons” are freed for exercise, the pigeons, cage-birds and “other cage-birds” are confined in a properly constructed pigeon cage, aviary or loft;
 - (d) No pigeon cage, aviary or loft shall be located nearer than 1.2 metres from the boundary of adjoining properties;
 - (e) All structures used to house pigeons, cage-birds and “other cage-birds” shall be of sound, weatherproof construction, the framework and roost being of smooth sealed timber or metal, the walls and roof to be constructed of galvanised iron or other approved material, and the floor to be constructed in a manner and of a material which will facilitate the hygienic removal of waste matter, husks, seed, feathers, dead birds and faecal matter;
 - (f) All cages, aviaries, lofts, surrounds, food and water containers and rubbish receptacles shall be kept clean and maintained in good order and condition at all times;
 - (g) All waste, including husks, seed, feathers, dead birds and faecal matter shall be placed in plastic or double lined paper garbage bags and disposed of immediately after collection into an approved receptacle. Such receptacle shall have a tight fitting lid and be inaccessible to flies, rodents and other vectors of disease;
 - (h) The occupier shall clean and disinfect cages, aviaries, lofts and surrounds, and trap or bait flies, rodents and other vectors of disease in accordance with any direction of an Environmental Health Officer;
 - (i) Pigeons registered as “homing pigeons” may be released for daily exercise and may also be released for organised races and training;
 - (j) The local government may, at its discretion, prohibit an owner or occupier exercising “homing pigeons” between specified hours of the day, if health or nuisance related problems become evident;
 - (k) Where there is any discrepancy between this Section relating to the Keeping of Pigeons, cage-birds and “other cage-birds” and the Code of Practice, the higher standard of construction and hygiene shall prevail;

- (l) Bird cages, aviaries, lofts and surrounds shall be kept in a clean condition to the satisfaction of an Environmental Health Officer.

Roosters, Geese, Peafowls, Turkeys or “Other Cage-birds”

75. (1) An owner or occupier of premises shall not -
- (a) without the written approval of the Principal Environmental Health Officer; or
 - (b) except in accordance with any conditions imposed by the Principal Environmental Health Officer in connection with the approval under subclause (a),
- keep or permit to be kept a rooster, goose, peafowl, turkey or “other Cage-birds” on the premises.
- (2) The Principal Environmental Health Officer may, upon written application, grant approval with or without conditions to the owner or occupier of premises to keep on the premises a specified number of roosters, geese, peafowls, turkeys or “other Cage-birds”.

Revocation of Approvals

76. (1) The local government may, at any time, revoke the approval to keep or permit to be kept roosters, geese, peafowls, turkeys or “other cage-birds” for any reason, including excessive noise, which, in the opinion of the local government, justifies the revocation.
- (2) Whenever local government revokes the approval to keep or permit to be kept roosters, geese, peafowls, turkeys or “other cage-birds”, it shall give the owner or occupier of the premises notice of the revocation and the approval shall be revoked as from the date on which the notice is served on the owner or occupier.
- (3) An owner or occupier, must, at his or her own expense, remove or destroy in the appropriate manner all the roosters, geese, peafowls, turkeys or “other cage-birds”, within 14 days of the notice referred to in subclause (2) being served.

Removal of Non-Conforming Structure or Enclosure

77. (1) If a structure or enclosure is used for the keeping of poultry or of pigeons, cage-birds, or “other cage-birds” contrary to the provisions of clause 73 and clause 74, the Principal Environmental Health Officer may direct the owner or occupier to remove it at the owner’s or occupier’s own cost.
- (2) An owner or occupier shall comply with a direction from the Principal Environmental Health Officer under this clause.

Restrictions on Pigeon Nesting or Perching

78. (1) The Principal Environmental Health Officer may order an owner or occupier of premises, including a dwelling house, in or on which pigeons are, or are in the habit of, nesting or perching to take adequate steps, at their own cost, to prevent them continuing to do so.
- (2) An owner or occupier shall comply with an order given by the Principal Environmental Health Officer under this clause.

Restrictions on feeding pigeons and seagulls

79. (1) The local government may by resolution determine that the feeding of pigeons, doves and seagulls, which are not kept in accordance with this Division, is prohibited within the district or specified part or parts of the district.
- (2) A person shall not feed pigeons, doves or seagulls in the district or specified part or parts of the district, as applicable, in respect of which a resolution has been made under subclause (1) if the City has –
- (a) erected signs in the district or specified part or parts of the district, as applicable, notifying the public that feeding pigeons, doves and seagulls is prohibited; or
 - (b) otherwise notified that person that the feeding of pigeons, doves and seagulls is prohibited in the district or specified part or parts of the district.

PART 6 - PEST CONTROL

Division 1 - Flies

Interpretation

80. In this Division, unless the context otherwise requires -

“flies” means any of the two-winged insects constituting the order *Diptera* commonly known as flies.

Fly breeding matter not to be left on Premises unless Covered or Treated

81. An owner or occupier of premises shall not place, throw or leave, or permit or cause to be placed, thrown or left, in, on or about the premises any matter or thing which is liable to attract or be a breeding place for flies, unless that matter or thing is covered, protected, treated or dealt with in such a manner as to effectively prevent it from attracting or being a breeding place for flies.

Measures to be taken by an Occupier

82. An owner or occupier of premises shall ensure that -

- (a) rubbish receptacles are kept clean and tightly sealed at all times except when refuse is being deposited or emptied;
- (b) food scraps and uneaten pet food are wrapped tightly and deposited in a rubbish receptacle without delay;
- (c) lawn clippings used on gardens as mulch are raked out thinly;
- (d) fertilizers are dug well into the soil;
- (e) compost heaps are kept well covered;
- (f) barbecues are kept clean and free from food scraps;
- (g) anything that is buried and may attract or be a breeding place for flies is covered with at least 100 millimetres of soil; and
- (h) excrement from pets is collected and properly disposed of without delay.

Officer may give Notice directing measures to be Taken

83. Where in the opinion of an Environmental Health Officer flies are prevalent or are breeding on any premises, the Officer may give to the owner or occupier of the premises notice in writing directing him or her to take, within the time specified in the notice, such measures as in the opinion of the Officer are necessary to -

- (a) control the prevalence;
- (b) effect the eradication; or

effectively prevent the breeding of flies.

Local Government may Execute Work and Recover Costs

84. (1) Where -
- (a) a person is required under this Division or directed by a notice given under clause 83, to execute any work; and
 - (b) that person fails or neglects to comply with the requirement,
- the local government may execute the work and may recover from that person the cost of executing the work, in addition to any penalty for which that person may be liable under these local laws.
- (2) The costs and expenses incurred by the local government in the execution of a power under subclause (1) may be recovered in a court of competent jurisdiction from the person referred to in subclause (1).
- (3) The local government is not liable to pay compensation or damages of any kind to the person referred to in subclause (1) in relation to any action taken by the local government under this clause, other than compensation or damages for loss or damage suffered because the local government acted negligently or in breach of duty.

Division 2 - Mosquitoes

Interpretation

85. In this Division, unless the context otherwise requires -
- “mosquitoes” means any of the two-winged insects constituting the family *Diptera Culicidae* commonly known as mosquitoes.

Premises to be kept free of Mosquito Breeding Matter

86. An owner or occupier of premises shall keep the premises free of -
- (a) refuse; and
 - (b) water located so as to be, liable to become the breeding place of mosquitoes.

Measures to be taken by an Owner or Occupier

87. An owner or occupier of premises -
- (a) where there is a fountain, artificial pool, artificial pond or excavation of any kind which contains water suitable for the breeding of mosquitoes, shall take adequate and reasonable measures to prevent mosquitoes breeding; and
 - (b) where there is a water tank, well, cistern, vat or barrel, shall -
 - (i) keep it protected with a mosquito-proof cover; and

- (ii) screen all openings, other than the delivery exit, with wire mesh having openings no larger than 1.2 millimetres.

Measures to be taken by Occupier

88. An occupier of premises where water is kept in a horse trough, poultry drinking vessel or other receptacle shall -
- (a) frequently change the water; and
 - (b) keep the water clean and free from vegetable matter and slime.

Removal of Undergrowth or Vegetation

89. (1) Where it appears to the Principal Environmental Health Officer that there is, on any premises, undergrowth or vegetation likely to harbour mosquitoes, the Principal Environmental Health Officer may direct, orally or in writing, the owner or occupier of the premises to cut down and remove within a specified time the undergrowth or vegetation.
- (2) An owner or occupier of premises shall comply with a direction from, and within the time allowed by, the Principal Environmental Health Officer under this clause.

Filling in Excavations etc.

90. Unless written permission to the contrary is obtained from the local government, a person who cuts turf or removes soil or other material from any land shall forthwith ensure that each excavation is filled in with clean sound material and made level with the surrounding surface.

Drains, Channels and Septic Tanks

91. An owner or occupier of land shall -
- (a) cause all drains and channels in or on the land to be kept in good order and free from obstruction; and
 - (b) where a septic tank is installed on the land -
 - (i) apply an approved larvicide according to the directions on the container, into the septic tank system, whenever directed to do so by an Environmental Health Officer; and
 - (ii) provide, and keep in sound condition at all times, wire mesh having openings no larger than 1.2 millimetres covering any inlet vent to the tank.

Drainage of Land

92. An owner or occupier of land upon which there is water liable to become a breeding place for mosquitoes shall, when required by the local government, effectively drain the land and, for that purpose, shall -
- (a) make or provide drains on the land;
 - (b) remove all irregularities in the surface of the land;
 - (c) if necessary, adjust the surface of the land or raise the level of the surface in such a manner that -
 - (i) the water on the land may flow into the drains without obstruction; and
 - (ii) no water shall remain on any portion of the land other than the drains; and
 - (d) keep all drains in good order and free from obstruction.

Division 3 - Rodents**Interpretation**

93. In this Division, unless the context otherwise requires -

“rodents” means those animals belonging to the order *Rodentia* and includes rats and mice but does not include animals (other than rats) kept as pets in an enclosure designed for the purpose of keeping as pets animals of that kind.

Measures to be taken to eradicate Rodents

94. (1) An owner or occupier of premises shall at all times take effective measures to eradicate any rodents in or on the premises.
- (2) Without limiting the generality of subclause (1), an owner or occupier of premises, whenever there are indications of the presence of rodents in, on or about the premises, and while such indications continue, shall -
- (a) take effective measures to keep the premises free from rodents including -
 - (i) protecting food stuffs;
 - (ii) using a rodenticide bait or a properly baited trap; and
 - (iii) preventing rodents having access to water on the premises;
 - (b) inspect daily each rodenticide bait or trap used and, whenever a rodent is found, shall -
 - (i) if it is not already dead, kill it immediately; and
 - (ii) dispose of the carcass in such a manner as will not create a nuisance; and
 - (c) take whatever measures for the eradication of rodents as an Environmental Health Officer may from time to time direct.

Waste food etc. to be kept in rodent proof Receptacles

95. A person must not store, or allow to be stored, on any premises, any food, refuse, or other waste matter unless it is contained in a rodent proof receptacle or compartment.

Restrictions on materials affording harbourage for Rodents

96. (1) An owner or occupier of premises shall cause -
- (a) any part of the premises; or
 - (b) any material, sewer, pipe or other thing in or on the premises, that might afford access or harbourage to rodents to be altered, repaired, protected, removed or otherwise dealt with so as to prevent it being used as access for, or harbourage of, rodents.
- (2) An Environmental Health Officer may direct, orally or in writing, an owner or occupier of premises to take whatever action that, in the opinion of the Officer, is necessary or desirable to prevent or deter the presence of rodents in or on the premises.
- (3) An owner or occupier shall within the time specified comply with any direction given by an Environmental Health Officer under this clause.

Eating houses etc. to be cleaned after Use

97. An owner or occupier of an eating house, theatre or place of entertainment, whether indoor or outdoor, shall cause the premises to be cleaned immediately after the last occasion on which the premises have been used on that day or, if the use extends after midnight, then immediately after that use.

Restrictions on the Sale or Keeping of Rats

98. (1) Subject to subclause (2) an owner or occupier of premises shall not, on or from those premises -
- (a) keep or permit to be kept a rat; or
 - (b) sell or offer for sale or permit to be sold or offered for sale a rat.
- (2) Subclause (1) shall not prevent the keeping of rats for the purpose of scientific or medical research on premises owned or occupied by -
- (a) a university or school;
 - (b) a person approved by the local government; or
 - (c) a public hospital or a private hospital within the meaning of those expressions in the *Hospitals and Health Services Act, 1927*.
- (3) A person or body specified in subclause (2) that keeps rats for the purpose of scientific or medical research shall -

- (a) at all times ensure that all live rats are kept in the effective control of a person or in locked cages; and
- (b) if a rat escapes, forthwith comply with the requirements of clause 94 and ensure that all reasonable steps are taken to destroy the rat.

Division 4 - Cockroaches

Interpretation

99. In this Division, unless the context otherwise requires -

“cockroach” means any of the various orthopterous insects commonly known as cockroaches -

Measures to be taken to eradicate Cockroaches

100. (1) An owner or occupier of premises shall take effective measures to eradicate any cockroaches in or on the premises.
- (2) Without limiting the generality of subclause (1), an owner or occupier of premises, whenever there are any indications of the presence of cockroaches in, on or about the premises, and while such indications continue, shall take effective measures to keep the premises free from cockroaches including -
- (a) washing and storing, immediately after use, cooking and eating utensils;
 - (b) wrapping and depositing in a rubbish receptacle without delay all food scraps, uneaten pet food and garbage;
 - (c) properly treating the premises with an insecticide, taking care not to harm the safety of humans and pets or to contaminate food or cooking or eating utensils; and
 - (d) whenever required by an Environmental Health Officer, treating any area with baits or other methods to eradicate cockroaches.

Division 5 - European Wasps

Interpretation

101. In this Division, unless the context otherwise requires -

“European Wasp” means the species of wasp known as *Vespula germanica*.

Measures to be taken to keep premises free from European Wasp Nest

102. An owner or occupier of premises shall ensure that the premises are kept free from European Wasp nests and shall -
- (a) immediately notify the local government of any wasps and their nest in, on or about the premises that is suspected to be a European Wasp or its nest;
 - (b) follow any direction of an Environmental Health Officer for the purpose of destroying the wasp and nest; and
 - (c) assist an Environmental Health Officer, or his or her representative, to trace any nest that may be present in, on or about the premises.

Division 6 - Bee Keeping**Interpretation**

103. In this Division, unless the context otherwise requires -

“bees” means an insect belonging to any of the various hymenopterous insects of the super family *Apoidea* and commonly known as a bee;

“footpath” includes a path used by, or set aside or intended for use by, pedestrians, cyclists or both pedestrians and cyclists;

“hive” means a moveable or fixed structure, container or object in which a colony of bees is kept;

“lot” has the meaning given to it in the *Town Planning and Development Act 1928*; and

“private street” means a street, court, alley, lane, yard, passage or thoroughfare,

- (a) which is not dedicated, whether under an Act or at common law, to use as such by the public; and
- (b) which forms a common access to lands or premises, separately occupied; or
- (c) which is accessible from a street, court, alley, lane, yard, passage, thoroughfare, or public place, which is dedicated, whether under an Act or at common law, to use as such by the public.

Limitation on numbers of Hives

104. (1) A person shall not keep or permit the keeping of bees except on a lot in accordance with this Division.
- (2) Subject to subclause (3), a person shall not keep or permit the keeping of bees without the written consent of the local government.
- (3) A person shall comply with any conditions imposed by the local government under subclause (2).

Restrictions on keeping of Bees in Hives

105. A person shall not keep or permit the keeping of bees in a hive on a lot unless, at all times -
- (a) an adequate and permanent supply of water is provided on the lot within 10 metres of the hives;
 - (b) the hive is kept -
 - (i) outside, and at least 10 metres from, any building other than a fence;
 - (ii) at least 10 metres from any footpath, street, private street or public place; and
 - (iii) at least 5 metres from the boundary of the lot; and
 - (c) the hive is enclosed on all sides by a fence, wall or other enclosure.

Bees that cause a nuisance not to be kept

106. (1) A person shall not keep, or permit the keeping of, bees that cause a nuisance.
- (2) The local government may direct any person to remove any bees or beehives that in the opinion of the local government are causing a nuisance.
- (3) A person shall comply with a direction under subclause (2) within the time specified.

Division 7 – Arthropod Vectors of Disease**Interpretation**

107. In this Division, unless the context otherwise requires -
- “arthropod vectors of disease” includes -
- (a) fleas (*Siphonaptera*);
 - (b) bedbugs (*Cimex lectularius*);
 - (c) crab lice (*Phthirus pubis*);
 - (d) body lice (*Pediculus humanus* var. *corporis*); and
 - (e) head lice (*Pediculus humanus* var. *capitis*).

Responsibility of the Owner or Occupier

108. The owner or occupier of premises shall -
- (a) keep the premises and any person residing in or on the premises free from any arthropod vectors of disease; and
 - (b) comply with the direction of an Environmental Health Officer to treat the premises, or anything on the premises, for the purpose of destroying any arthropod vectors of disease.

PART 7 - INFECTIOUS DISEASES

Division 1 – General Provisions

Environmental Health Officer may visit, inspect and report

109. An Environmental Health Officer -

- (a) may visit and inspect any house, its occupants, fixtures and fittings; and
- (b) who has reason to believe that there has been a breach of the Act, any regulation made under the Act or these local laws relating to infectious diseases, shall, as soon as possible, submit a written report on the matter to the local government.

Requirements on owner or occupier to clean, disinfect and disinfect

110. (1) The local government or the Principal Environmental Health Officer may, by notice in writing, direct an owner or occupier of premises, within the time and in the manner specified in the notice, to clean, disinfect and disinfect -

- (a) the premises; or
- (b) such things in or on the premises as are specified in the notice, or both, to the satisfaction of an Environmental Health Officer.

(2) An owner or occupier shall comply with a notice given under subclause (1).

Environmental Health Officer may disinfect or disinfect premises

111. (1) Where the local government or the Medical Officer is satisfied that any case of infectious disease has occurred on any premises, the local government or the Medical Officer may direct an Environmental Health Officer, other local government officer or other person to disinfect and disinfect the premises or any part of the premises and anything in or on the premises.

(2) An owner or occupier of premises shall permit, and provide access to enable, an Environmental Health Officer, other local government officer or other person to carry out the direction given under subclause (1).

(3) The local government may recover, in a court of competent jurisdiction, the cost of carrying out the work under this clause from the owner or occupier of the premises in or on which the work was carried out.

(4) The local government is not liable to pay compensation or damages of any kind to the owner or occupier of premises in relation to any action taken by the local government or any of its staff under this clause, other than compensation or damages for loss or damage suffered because the local government or any of its staff acted negligently or in breach of duty.

Insanitary houses, premises and things

112. (1) An owner or occupier of any house or premises shall maintain the house or premises free from any insanitary condition or thing.
- (2) Where the local government considers that a house is insanitary, it may, by notice in writing, direct an owner of the house, within the time and in the manner specified in the notice, to destroy or amend the house.
- (3) Where an Environmental Health Officer considers that -
- (a) a house or premises is not being maintained in a sanitary condition; or
 - (b) any thing is insanitary, the officer may, by notice in writing, direct, as the case may be -
 - (i) the owner or occupier of the house or premises to amend any insanitary condition; or
 - (ii) the owner or occupier of the thing to destroy or amend it, within the time and in the manner specified in the notice.
- (4) A person to whom a notice has been given under subclauses (2) or (3) shall comply with the terms of the notice.

Medical Officer may authorise disinfecting

113. (1) Where the Medical Officer believes that a person is or may be infected by an infectious disease, the Medical Officer may direct the person to have his or her body, clothing and effects disinfected at a place and in a manner directed by the Medical Officer.
- (2) A person shall comply with any direction of the Medical Officer under this clause.

Persons in contact with an infectious disease sufferer

114. If a person in any house is, or is suspected of, suffering from an infectious disease, any occupant of the house or any person who enters or leaves the house -
- (a) shall obey such instructions or directions as the local government or the Medical Officer may issue;
 - (b) may be removed, at the direction of the local government or the Medical Officer to isolation in an appropriate place to prevent or minimise the risk of the infection spreading; and
 - (c) if so removed, shall remain in that place until the Medical Officer otherwise directs.

Declaration of infected house or premises

115. (1) To prevent or check the spread of infectious disease, the local government or the Medical Officer may from time to time declare any house or premises to be infected.

- (2) A person shall not enter or leave any house or premises declared to be infected without the written consent of the Medical Officer or the Principal Environmental Health Officer.

Destruction of infected animals

116. (1) The Principal Environmental Health Officer, upon being satisfied that an animal is or may be infected or is liable to be infected or to convey infection may, by notice in writing, direct that the animal be examined by a registered veterinary officer and all steps taken to enable the condition to be controlled or eradicated or the animal destroyed and disposed of -
- (a) in the manner and within the time specified in the notice; and
- (b) by the person in whose possession, or upon whose premises, the animal is located.
- (2) A person who has in his or her possession or upon premises occupied by him or her, an animal that is the subject of a notice under subclause (1) shall comply with the terms of the notice.

Disposal of a body

117. (1) An occupier of premises in or on which is located the body of a person who has died of an infectious disease shall, subject to subclause (2), cause the body to be buried or disposed of in such manner, within such time and with such precautions as may be directed by the Medical Officer.
- (2) A body shall not be removed from premises where death occurred except to a cemetery or morgue.

Local Government may carry out work and recover costs

118. (1) Where -
- (a) a person is required under this Division or by a notice given under this Division, to carry out any work; and
- (b) that person fails or neglects to comply with the requirement,
- that person commits an offence and the local government may carry out the work or arrange for the work to be carried out by another.
- (2) The costs and expenses incurred by the local government in the execution of a power under this clause may be recovered in a court of competent jurisdiction from the person referred to in subclause (1)(a).
- (3) The local government is not liable to pay compensation or damages of any kind to the person referred to in subclause (1) in relation to any action taken by the local government under this clause, other than compensation or damages for loss or damage suffered because the local government acted negligently or in breach of duty.

Division 2 – Disposal of used condoms and needles.

Disposal of used condoms

119. (1) An occupier of premises on or from which used condoms are produced shall ensure that the condoms are:
- (a) placed in a sealed impervious container and disposed of in a sanitary manner; or
 - (b) disposed of in such a manner as may be directed by the Principal Environmental Health Officer.
- (2) A person shall not dispose of a used condom in a public place except in accordance with subclause (1).

Disposal of used needles

120. A person shall not dispose of a used hypodermic syringe or needle in a public place unless it is placed in an impenetrable, leak-proof container and deposited in a refuse receptacle.

PART 8 - LODGING HOUSES

Division 1 - Registration

Interpretation

121. (1) In this Part, unless the context otherwise requires -

“bed” means a single sleeping berth only. A double bed provided for the use of couples, shall have the same floor space requirements as two single beds;

“bunk” means a sleeping berth comprising one of two arranged vertically;

“dormitory” means a building or room utilised for sleeping purposes at a short term hostel or recreational campsite;

“keeper” means a person whose name appears on the register of keepers, in respect of a lodging house, as the keeper of that lodging house;

“lodger” means a person who obtains, for hire or reward, board or lodging in a lodging house;

“lodging house” includes a serviced apartment and a short term hostel;

“manager” means a person duly appointed by the keeper in accordance with this Division to reside in, and have the care and management of, a lodging house;

“register of lodgers” means the register kept in accordance with section 157 of the Act and this Part;

“resident” means a person, other than a lodger, who resides in a lodging house;

“serviced apartment” means a lodging house in which each sleeping apartment, or group of sleeping apartments in common occupancy, is provided with its own sanitary conveniences and may have its own cooking facilities; and

“short term hostel” means a lodging house where the period of occupancy of any lodger is not more than 14 consecutive days and shall include youth hostels and backpacker hostels;

“vector of disease” means an arthropod or rodent that transmits or may transmit by biological or mechanical means, an infectious agent from a source or reservoir to a person, and includes fleas, bedbugs, crab lice, body lice and head lice.

(2) Where in this Part an act is required to be done or forbidden to be done in relation to any lodging house, the keeper of the lodging house has, unless the contrary intention appears, the duty of causing to be done the act so required to be done, or of preventing from being done the act so forbidden to be done, as the case may be.

Lodging House not to be kept unless registered

122. A person shall not keep or cause, suffer or permit to be kept a lodging house unless -
- (a) the lodging house is constructed in accordance with the requirements of this Part;
 - (b) the lodging house is registered by the local government under clause 124;
 - (c) the name of the person keeping or proposing to keep the lodging house is entered in the register of keepers; and
 - (d) either -
 - (i) the keeper; or
 - (ii) a manager who, with the written approval of the Principal Environmental Health Officer, has been appointed by the keeper to have the care and management of the lodging house,
- resides or intends to reside continuously in the lodging house whenever there is one or more lodgers in the lodging house.

Application for registration

123. An application for registration of a lodging house shall be -
- (a) in the form prescribed in Schedule 1;
 - (b) duly completed and signed by the proposed keeper; and
 - (c) accompanied by -
 - (i) the fee as fixed from time to time by local government under section 344C of the Act; and
 - (ii) detailed plans and specifications of the lodging house.

Approval of application

124. The local government may approve, with or without conditions, an application under clause 122 by issuing to the applicant a certificate in the form of Schedule 2.

Renewal of registration

125. A person who keeps a lodging house that is registered under this Part shall -
- (a) during the month of June in each year apply to the local government for the renewal of the registration of the lodging house; and
 - (b) pay the fee as fixed from time to time by local government under section 344C of the Act at the time of making each application for renewal.

Notification upon sale or transfer

126. If the owner of a lodging house sells or transfers or agrees to sell or transfer the lodging house to another person, he or she shall, within 14 days of the date of sale, transfer or agreement, give to the CEO, in the form of Schedule 3 written notice of the full name, address and occupation of the person to whom the lodging house has been, or is to be, sold or transferred.

Revocation of registration

127. (1) Subject to subclause (3), the local government may, at any time, revoke the registration of a lodging house for any reason that, in the opinion of the local government, justifies the revocation.
- (2) Without limiting the generality of subclause (1), the local government may revoke a registration upon any one or more of the following grounds -
- (a) that the lodging house has not, to the satisfaction of local government, been kept free from vectors of disease or in a clean, wholesome and sanitary condition;
 - (b) that the keeper has -
 - (i) been convicted of an offence against these local laws in respect of the lodging house;
 - (ii) not complied with a requirement of this Part; or
 - (iii) not complied with a condition of registration.
 - (c) that the local government, having regard to a report from the Police Service, is satisfied that the keeper or manager is not a fit and proper person; and
 - (d) that, by reason of alterations or additions or neglect to repair and renovate, the condition of the lodging house is such as to render it, in the opinion of the Principal Environmental Health Officer, unfit to remain registered.
- (3) Before revoking the registration of a lodging house under this clause, the local government shall give notice to the keeper requiring him or her, within a time specified in the notice, to show cause why the registration should not be revoked.
- (4) Whenever the local government revokes the registration of a lodging house, it shall give the keeper notice of the revocation and the registration shall be revoked as from the date on which the notice is served on the keeper.

Division 2 - Construction and Use Requirements**General Construction Requirements**

128. The general construction requirements of a lodging house shall comply with the Building Code.

Sanitary conveniences

129. (1) For the purposes of this clause –

“communal toilet” means a room which has more than one toilet with each toilet being divided from the other toilets with a cubicle surrounding it, whether or not the walls of that cubicle extend to the floor or the ceiling, or both, of the room;

“communal bathroom” means a room which has more than one shower or more than one bath or any combination of more than one shower and one bath, whether or not they are divided by cubicles, designed with the intention that the bathroom may be used by more than one person at any particular time;

“individual toilet” means a room that has walls extending from the floor to the ceiling and contains a single toilet;

“individual bathroom” means a room which has only one shower or only one bath or only one shower and only one bath and is designed to be used by only one person at any particular time;

(2) A keeper shall maintain in good working order and condition and in convenient positions on the premises -

(a) one or more communal toilets, and/or one or more individual toilets; and

(b) one or more communal bathrooms, and/or one or more individual bathrooms, each fitted with a wash hand basin and either a shower or a bath,

in accordance with the requirements of the Building Code.

(3) A bathroom or toilet that is used as a private bathroom or toilet to the exclusion of other lodgers or residents shall not be counted for the purposes of subclause (1).

(4) Each bath, shower and hand wash basin shall be provided with an adequate supply of hot and cold water.

(5) The walls of each shower and bath shall be of an impervious material to a minimum height of 1.8 metres above the floor level.

(6) Subject to subclause (8) each communal toilet and communal bathroom shall –

(a) be so situated, separated and screened as to ensure privacy;

(b) be apportioned to each sex; and

(c) be provided with adequate electric lighting.

(7) Subject to subclause (8) each individual toilet and individual bathroom shall –

(a) be so situated, separated and screened so as to ensure privacy;

- (b) be fitted with a mechanism by which the door may be locked from inside the individual toilet or individual bathroom as approved by an Environmental Health Officer; and
 - (c) be provided with adequate electric lighting.
- (8) Subclauses (6) and (7) do not apply to a serviced apartment.

Laundry

130. (1) A keeper shall -
- (a) subject to subclause (2), provide on the premises a laundry unit for each 15 lodgers;
 - (b) at all times maintain each laundry in a proper sanitary condition and in good repair;
 - (c) provide an adequate supply of hot and cold water to each wash trough, sink, copper and washing machine; and
 - (d) ensure that the floor area of each laundry is surfaced with an impervious material with an even fall to a floor waste.
- (2) The Principal Environmental Health Officer may approve the provision of a reduced number of laundry units if suitable equipment of a commercial type is installed.
- (3) In this clause:
- 'laundry unit'** means a group of facilities consisting of:
- (a) a washing machine with a capacity of not less than 4 kilograms of dry clothing;
 - (b) one wash trough of not less than 36 litres capacity, connected to both hot and cold water; and
 - (c) either an electric drying cabinet or not less than 30 metres of clothes line,
- and for which a hot water system is provided that:
- (d) is capable of delivering 136 litres of water per hour at a temperature of at least 75°C for each washing machine provided with the communal facilities; and
 - (e) has a delivery rate of not less than 18 litres per minute of each washing machine.

Kitchen

131. The keeper of a lodging house shall provide in that lodging house a kitchen which -
- (a) has a minimum floor area of, -
 - (i) where lodgers prepare their own meals - 0.65 square metres per person;

- (ii) where meals are provided by the keeper or manager - 0.35 square metres per person; or
 - (iii) where a kitchen and dining room are combined - 1 square metre per person,
- but in any case not less than 16 square metres;
- (b) has adequate -
 - (i) food storage facilities and cupboards to prevent contamination of food, or cooking or eating utensils, by dirt, dust, flies or other vectors of disease of any kind; and
 - (ii) refrigerator space for storage of perishable goods;
 - (c) complies with the requirements of the *Health (Food Hygiene) Regulations 1993*; and
 - (d) has a wash hand basin and a double bowl sink, each provided with an adequate supply of hot and cold water.

Cooking Facilities

132. (1) The keeper of a lodging house where lodgers prepare their own meals shall provide a kitchen with electrical, gas or other stoves and ovens approved by the Principal Environmental Health Officer in accordance with the following table -

No. of Lodgers	Ovens	4 Burner Stoves
1-15	1	1
16-30	1	2
31-45	2	3
46-60	2	4
Over 60	2	4 + 1 for each additional 15 lodgers (or part thereof) over 60

- (2) The keeper of a lodging house where meals are provided by the keeper or manager shall provide a kitchen with cooking appliances of a number and type approved by the Principal Environmental Health Officer.

Dining Room

- 133 The keeper of a lodging house shall provide in that lodging house a dining room -
- (a) located in close proximity to, or combined with, the kitchen;
 - (b) the floor area of which shall be not less than the greater of -
 - (i) 0.5 square metres per person; or
 - (ii) 10 square metres; and
 - (c) which shall be -
 - (i) adequately furnished to accommodate, at any one time, half of the number of lodgers; and
 - (ii) provided with a suitable floor covering.

Lounge Room

134. The keeper of a lodging house shall provide in that lodging house a lounge room -
- (a) with a floor area of, -
 - (i) where the lounge is not combined with the dining room - not less than 0.6 square metres per person; or
 - (ii) where the lounge room is combined with a dining room - not less than 1.2 square metres per person,but in either case having a minimum of 15square metres; and
 - (b) which shall be -
 - (i) adequately furnished to accommodate, at any one time, half of the number of lodgers; and
 - (ii) provided with a suitable floor covering.

Fire prevention and control

135. (1) A keeper shall -
- (a) in each passage in the lodging house provide an emergency light -
 - (i) in such a position and of such a pattern, as approved by the Principal Environmental Health Officer; and
 - (ii) which shall be kept separate from the general lighting system and kept illuminated during the hours of darkness;
 - (b) provide an approved fire blanket positioned within 2 metres of the cooking area in each kitchen; and
 - (c) ensure that each exit sign and fire-fighting appliance is clearly visible, accessible and maintained in good working order at all times.
- (2) A keeper shall ensure that all buildings comprising the lodging house are fitted with fire protection equipment in accordance with the Building Code and approved by the Council.

Obstruction of passages and stairways

136. A keeper shall not cause, suffer or permit furniture, fittings or other things to be placed either temporarily or permanently in or on -
- (a) a stairway, stair landing, fire-escape, window or common passageway; or
 - (b) part of the lodging house in common use or intended or adapted for common use,
- in such a manner as to form an obstruction to the free passage of lodgers, residents or persons in or occupying the lodging house.

Fitting of locks

137. A person shall not fit, or cause or permit to be fitted, to an exit door a lock or other device which prevents the door being opened from within a lodging house.

Restriction on use of rooms for sleeping

138. (1) Subject to subclause (3) and clause 154, a keeper shall not use or permit to be used as a sleeping apartment a room in a lodging house -
- (a) which contains food;
 - (b) which contains or is fitted with a cooking appliance or kitchen sink;
 - (c) which is used as a kitchen, scullery, store room, dining room, general sitting room or lounge room or for the preparation or storage of food;
 - (d) which is not reasonably accessible without passing through a sleeping or other room in the private occupation of another person;
 - (e) which, except in the case of a short term hostel contains less than 5.5 square metres of clear space for each lodger occupying the room;
 - (f) which is naturally illuminated by windows, which have an area of less than 10% of the floor area of the room;
 - (g) which has an unobstructed ventilating area, which is less than 5% of the floor area of the room;
 - (h) in which the lighting or ventilation referred to in paragraphs (f) and (g) is obstructed or is not in good and efficient order;
 - (i) which is not free from internal dampness;
 - (j) of which any part of the floor is below the level of the adjoining ground;
 - (k) the floor of which is not fitted with an approved carpet or vinyl floor covering or other floor treatment approved by the Principal Environmental Health Officer; or
- unless otherwise approved by the Principal Environmental Health Officer.
- (2) For the purposes of this clause, two children under the age of 10 years shall be counted as one lodger.
- (3) Paragraphs (a), (b) and (c) of subclause (1) shall not apply to a serviced apartment.

Sleeping Accommodation - Short Term Hostels

139. (1) A keeper of a short term hostel shall provide clear floor space of not less than -
- (a) 4 square metres per person in each dormitory utilising beds;
 - (b) 2.5 square metres per person in dormitories utilising bunks.

- (2) The calculation of floor space in subclause (1), shall exclude the area occupied by any large items of furniture, such as wardrobes, but may include the area occupied by beds.
- (3) The minimum height of any ceiling in a short term hostel shall be 2.4 metres in any dormitory utilising beds and 2.7 metres in any dormitory utilising bunks.
- (4) The minimum floor area requirements in subclause (1) will only apply if there is ventilation, separation distances, fire egress and other safety requirements in accordance with the Building Code.
- (5) The keeper of any short term hostel shall provide:
 - (a) beds with a minimum size of 800 millimetres x 1.9 metres;
 - (b) storage space for personal effects, including backpacks, so that cleaning operations are not hindered and access spaces are not obstructed.
- (6) The keeper of any short term hostel shall:
 - (a) arrange at all times a distance of 750 millimetres between beds and a distance of 900 millimetres between bunks;
 - (b) ensure that where bed or bunk heads are placed against the wall on either side of a dormitory, there is a passageway of at least 1.35 metres between each row of beds and a passageway of at least 2 metres between each row of bunks. The passageway shall be kept clear of obstruction at all times;
 - (c) ensure all doors, windows and ventilators are kept free of obstruction.
- (7) The keeper of any short term hostel shall ensure that:
 - (a) materials used in dormitory areas comply with AS 1530.2 - 1993 and AS 1530.3 - 1999 as follows:-
 - drapes, curtains, blinds and bed covers - a maximum Flammability Index of 6;
 - upholstery & bedding - a maximum Spread of Flame Index of 6;
 - a maximum Smoke Developed Index of 5;
 - floor coverings - a maximum Spread of Flame Index of 7.
 - a maximum Smoke Developed Index of 5;
 - Fire retardant coatings used to make a material comply with these indices must be -
 - (i) certified by the manufacturer as approved for use with the fabric to achieve the required indices;
 - (ii) certified by the manufacturer to retain its fire retardant effect after a minimum of 5 commercial dry cleaning or laundering operations carried out in accordance with AS 2001.5.4-1987, Procedure 7A, using ECE reference detergent; and
 - (iii) certified by the applicator as having been carried out in accordance with the manufacturer's specification,

- (b) emergency lighting is provided in accordance with the Building Code;
- (c) a lodger or other persons does not smoke in any dormitory, kitchen, dining room or other enclosed public place, within a short term hostel; and
- (d) all mattresses are fitted with a mattress protector.

Furnishing etc. of sleeping apartments

140. (1) A keeper shall -
- (a) furnish each sleeping apartment with a sufficient number of beds and sufficient bedding of good quality;
 - (b) ensure that each bed -
 - (i) has a bed head, mattress and pillow; and
 - (ii) except in the case of youth hostels and backpackers hostels, is provided with a pillow case, two sheets, a blanket or rug and, from the 1st day of May to the 30th day of September, not less than one additional blanket or rug; and
 - (c) in the case of youth hostels and backpackers hostels ensure that there is for each bed a pillow case, two sheets and two blankets available for the use of lodgers either free of charge or upon payment of a fee;
 - (d) in the case of youth hostels and backpackers hostels ensure that lodgers use some form of bedding to cover the pillow and mattress;
 - (e) except in the case of youth hostels and backpackers hostels furnish each bedroom so that there are adequate storage facilities for lodgers' belongings within the room; and
 - (f) in the case of youth hostels and backpackers hostels ensure that there is a room or rooms provided for the secure storage of lodgers' luggage.
- (2) A keeper shall not cause, suffer or permit any tiered beds or bunks to be used in a sleeping apartment other than in a lodging house used exclusively as a short term hostel.

Ventilation

141. (1) If, in the opinion of an Environmental Health Officer, a kitchen, bathroom, toilet, laundry or habitable room is not adequately or properly ventilated, he or she may direct the keeper to provide a different or additional method of ventilation.
- (2) The keeper shall comply with any direction given under subclause (1) within such time as directed.

Numbers to be placed on Doors

142. (1) A keeper shall place or cause to be placed on the outside of the doors of all rooms available to lodgers in the lodging house, serial numbers so that -
- (a) the number "1" is placed on the outside of the door of the room nearest to the front or main entry door of the lodging house; and
 - (b) the numbers continue in sequence throughout each floor (if there is more than one) of the lodging house.
- (2) The numbers to be placed on the doors under subclause (1) shall be -
- (a) not less than 40 millimetres in height;
 - (b) 1.5 metres from the floor; and
 - (c) permanently fixed either by being painted on the doors or shown by other legible means.

Division 3 - Management and Care**Keeper or manager to reside in the lodging house**

143. Whenever there is one or more lodgers in a lodging house, the keeper or manager shall not absent himself from such house unless he leaves some reputable person in charge thereof.

Register of lodgers

144. (1) A keeper shall keep a register of lodgers in the form of Schedule 4.
- (2) The register of lodgers shall be -
- (a) kept in the lodging house; and
 - (b) open to inspection at any time on demand by any member of the Police Service or by an Environmental Health Officer.

Keeper report

145. A keeper shall, whenever required by the local government, report to the local government, in the form of Schedule 5, the name of each lodger who lodged in the lodging house during the preceding day or night.

Certificate in respect of sleeping accommodation

146. (1) An Environmental Health Officer may issue to a keeper a certificate, in respect of each room, which shall be in the form of Schedule 6 or 7.

- (2) The certificate issued under subclause (1) shall specify the maximum number of persons who shall be permitted to occupy each room as a sleeping apartment at any one time.
- (3) When required by the Principal Environmental Health Officer, a keeper shall exhibit the certificate issued under this clause in a conspicuous place in the room to which the certificate refers.
- (4) A person shall not cause, suffer or permit a greater number of persons than is specified on a certificate issued under this clause to occupy the room to which it refers.

Duplicate keys and inspection

147. Each keeper and manager of a lodging house shall -
- (a) retain possession of a duplicate key to the door of each room; and
 - (b) when required by an Environmental Health Officer, open the door of any room for the purposes of inspection by the Officer.

Room occupancy

148. (1) A keeper shall not -
- (a) cause, suffer or permit more than the maximum number of persons permitted by the Certificate of Registration of the lodging house to be lodged at any one time in the lodging house;
 - (b) cause, suffer or permit to be placed or kept in any sleeping apartments -
 - (i) a larger number of beds; or
 - (ii) a larger quantity of bedding,than is required to accommodate and provide for the maximum number of persons permitted to occupy the sleeping apartment at any one time; and
 - (c) use or cause, suffer or permit to be used for sleeping purposes a room that -
 - (i) has not been certified for that purpose; and
 - (ii) the local government or the Medical Officer has forbidden to be used as a sleeping apartment.
- (2) For the purpose of this clause, two children under 10 years of age shall be counted as one lodger.

Maintenance of a room by a lodger or resident

149. (1) A keeper may permit, or contract with, a lodger or resident to service, clean or maintain the room or rooms occupied by the lodger or resident.

- (2) Where permission is given or a contract entered into under subclause (1), the keeper shall -
 - (a) inspect each room the subject of the permission or agreement at least once a week; and
 - (b) ensure that each room is being maintained in a clean condition.
- (3) A lodger or resident who contracts with a keeper to service, clean or maintain a room occupied by him or her, shall maintain the room in a clean condition.

Cleaning and maintenance requirements

150. (1) A keeper of a lodging house shall -
- (a) maintain in a clean, sound and undamaged condition -
 - (i) the floor, walls, ceilings, woodwork and painted surfaces;
 - (ii) the floor coverings and window treatments; and
 - (iii) the toilet seats;
 - (b) maintain in a clean condition and in good working order -
 - (i) all fixtures and fittings; and
 - (ii) windows, doors and door furniture;
 - (c) ensure that the internal walls of each bathroom and toilet are painted so as to maintain a smooth impervious washable surface;
 - (d) whenever there is one or more lodgers in a lodging house ensure that the laundry floor is cleaned daily;
 - (e) ensure that -
 - (i) all bed linen, towels and house linen in use is washed at least once a week;
 - (ii) within a reasonable time of a bed having been vacated by a lodger or resident, the bed linen is removed and washed;
 - (iii) a person does not occupy a bed that has been used by another person unless the bed has been provided with clean bed linen;
 - (iv) all beds, bedsteads, blankets, rugs, covers, bed linen, towels, house linen and floor coverings are kept clean, in good repair and free from vectors of disease;
 - (v) when any vectors of disease are found in a bed, furniture, floor covering, room or sleeping apartment, immediate effective action is taken to eradicate the vectors of disease; and
 - (vi) a room that is not free from vectors of disease is not used as a sleeping apartment;
 - (f) when so directed by the Principal Environmental Health Officer, ensure that -
 - (i) a room, together with its contents, and any other part of the lodging house, is cleaned and disinfected; and
 - (ii) a bed or other article of furniture is removed from the lodging house and properly disposed of;

- (g) ensure that the yard is kept clean at all times;
 - (h) provide all bedrooms, passages, common areas, toilets, bathrooms and laundries with adequate lighting; and
 - (i) comply with any direction, whether orally or in writing, given by the local government or an Environmental Health Officer.
- (2) In this clause -
- “bed linen” includes sheets and pillow cases and in the case of a short term hostel or recreational campsite, mattress protectors.

Responsibilities of lodgers and residents

151. A lodger or resident shall not -

- (a) use any room available to lodgers -
 - (i) as a shop, store or factory; or
 - (ii) for manufacturing or trading services;
- (b) keep or store in or on the lodging house any goods or materials which are inflammable, or offensive;
- (c) use a bath or wash hand basin other than for ablutionary purposes;
- (d) use a bathroom facility or fitting for laundry purposes;
- (e) use a sink installed in a kitchen or scullery for any purpose other than the washing and cleaning of cooking and eating utensils, other kitchenware and culinary purposes;
- (f) deposit rubbish or waste food other than into a proper rubbish receptacle;
- (g) in a kitchen or other place where food is kept -
 - (i) wash or permit the washing of clothing or bedding; or
 - (ii) keep or permit to be kept any soiled clothing or bedding;
- (h) subject to clause 152 -
 - (i) keep, store, prepare or cook food in any sleeping apartment; or
 - (ii) unless sick or invalid and unable to leave a sleeping apartment for that reason, use a sleeping apartment for dining purposes;
- (i) place or keep, in any part of a lodging house, any luggage, clothing, bedding or furniture that is infested with vectors of disease;
- (j) store or keep such a quantity of furniture, material or goods within the lodging house -
 - (i) in any kitchen, living or sleeping apartment so as to prevent the cleaning of the floors, walls, fittings or fixtures; or
 - (ii) in a sleeping apartment so as to decrease the air space to less than the minimum required by this Part;
- (k) obstruct or prevent the keeper or manager from inspecting or examining the room or rooms occupied by the lodger or resident; and
- (l) fix any fastener or change any lock to a door or room without the written approval of the keeper.

Approval for storage of food

152. (1) The Principal Environmental Health Officer may -
- (a) upon written application from a keeper, approve the storage of food within a refrigerator or sealed container in a sleeping apartment; and
 - (b) withdraw the approval if a nuisance or vector of disease infestation is found to exist in the lodging house.
- (2) The keeper of a serviced apartment may permit the storage and consumption of food within that apartment if suitable storage and dining facilities are provided.

PART 9 - OFFENSIVE TRADES

Division 1 - General

Interpretation

153. In this Part, unless the context otherwise requires -

“occupier” in relation to premises includes the person registered as the occupier of the premises in the Schedule 18 Certificate of Registration;

“offensive trade” means any trade as defined by section 186 of the Act; and

“premises” includes dwelling houses.

Consent to Establish an Offensive Trade

154. (1) A person seeking the consent of the local government under section 187 of the Act to establish an offensive trade shall -

(a) advertise notice of his intention to apply for consent in accordance with clause 155; and

(b) lodge with the CEO an application in the form of Schedule 10.

(2) A person who makes a false statement in an application under this clause shall be guilty of an offence.

Notice of Application

155. A notice required under subclause 154(1)(a) shall -

(a) contain the name and address of the person who intends to make the application;

(b) contain a description of the nature of the offensive trade;

(c) contain details of the premises in or upon which it is proposed to carry on the proposed trade; and

(d) appear in a Perth daily newspaper at least two weeks but not more than one month before the application under clause 154(1)(b) is lodged with the CEO.

Registration of Premises

156. An application for the registration of premises pursuant to section 191 of the Act shall be -

(a) in the form of Schedule 11;

(b) accompanied by the fee prescribed in *the Offensive Trade (Fees) Regulations 1976*; and

(c) lodged with the CEO.

Certificate of Registration

157. Upon the registration of premises for the carrying on of an offensive trade, the local government shall issue to the applicant a certificate in the form of Schedule 12.

Change of Occupier

158. Where there is a change of occupier of the premises registered pursuant to this Division, the new occupier shall forthwith notify the CEO in writing of such change.

Alterations to Premises

159. While any premises remain registered under this Division, a person shall not, without the written permission of the local government, make or permit any change or alteration whatever to the premises.
- 160 Deleted
Note: 06/10/09 Government Gazette Special No. 180

Division 2 - General Duties of an Occupier

Interpretation

161. In this Division, unless the context otherwise requires -
- “occupier” means the occupier, or where there is more than one occupier, each of the occupiers of the premises in or upon which an offensive trade is carried on; and
- “the premises” means those premises in or upon which an offensive trade is carried on.

Cleanliness

162. The occupier shall -
- (a) keep or cause to be kept in a clean and sanitary condition and in a state of good repair the floors, walls and ceilings and all other portions of the premises;
 - (b) keep or cause to be kept in a clean and sanitary condition and in a state of good repair all fittings, fixtures, appliances, machinery, implements, shelves, counters, tables, benches, bins, cabinets, sinks, drain boards, drains, grease traps, tubs, vessels and other things used on or in connection with the premises;

- (c) keep the premises free from any unwholesome or offensive odour arising from the premises;
- (d) maintain in a clean and tidy condition all yards, footpaths, passage ways, paved areas, stores or outbuildings used in connection with the premises; and
- (e) clean daily and at all times keep and maintain all sanitary conveniences and all sanitary fittings and grease traps on the premises in a clean and sanitary condition.

Rats and other vectors of disease

163. The occupier shall -

- (a) take all reasonably practicable measures to ensure that the premises are kept free from rodents, cockroaches, flies, and other vectors of disease; and
- (b) provide in and on the premises all effective means and methods for the eradication and prevention of rodents, cockroaches, flies, and other vectors of disease.

Sanitary Conveniences and Wash Basins

164. The occupier shall provide on the premises in an approved position sufficient sanitary conveniences and wash hand basins, each with an adequate supply of hot and cold water for use by employees and by all other persons lawfully upon the premises.

Painting of Walls etc.

165. The occupier shall cause the internal surface of every wall, the underside of every ceiling or roof and all fittings as may be directed in and on the premises to be cleaned and painted when instructed by an Environmental Health Officer.

Effluvia, Vapours or Gases

166. The occupier shall provide, use and maintain in a state of good repair and working order, appliances capable of effectively destroying or of rendering harmless all offensive effluvia, vapours or gases arising in any process of his business or from any material, residue or other substance which may be kept or stored upon the premises.

Offensive Material

167. The occupier shall -

- (a) provide on the premises impervious receptacles of sufficient capacity to receive all offensive material and trade refuse produced upon the premises in any one day;
- (b) keep air-tight covers on the receptacles, except when it is necessary to place something in or remove something from them;
- (c) cause all offensive material and trade refuse to be placed immediately in the receptacles;

- (d) cause the contents of the receptacles to be removed from the premises at least once in every working day or at such other intervals as may be approved or directed by the Principal Environmental Health Officer or whenever so directed by an Environmental Health Officer; and
- (e) cause all receptacles after being emptied to be cleaned immediately with an efficient disinfectant.

Storage of Materials

168. The occupier shall cause all material on the premises to be stored so as not to be offensive or injurious to health whether by smell or otherwise and so as to prevent the creation of a nuisance.

Specified Offensive Trades

169. (1) For the purposes of this clause, "specified offensive trade" means one or more of the offensive trades carried on, in or connected with the following works or premises -
- (a) fat rendering premises;
 - (b) fish curing premises, fish processing establishments (not including retail fish shops) and shellfish and crustacean establishments (not including retail fish shops); and
 - (c) laundries, dry cleaning premises and dye works.
- (2) Where premises are used for or in relation to a specified offensive trade, the occupier shall -
- (a) cause the floor of the premises to -
 - (i) be properly paved and drained with impervious materials;
 - (ii) have a smooth surface; and
 - (iii) have a fall to a bucket trap or spoon drain in such a way that all liquids falling on the floor shall be conducted by the trap or drain to a drain inlet situated inside the building where the floor is situated; and
 - (b) cause the angles formed by the walls with any other wall, and by the wall with the floor, to be coved to a radius of not less than 25 millimetres.
 - (c) cause all liquid refuse to be -
 - (i) cooled to a temperature not exceeding 26 degrees Celsius and in accordance with the *Metropolitan Water Supply, Sewerage and Drainage By-laws 1981* before being discharged into any drain outlet from any part of the premises; and
 - (ii) directed through such screening or purifying treatment as the Principal Environmental Health Officer may from time to time direct.

Directions

170. (1) The Principal Environmental Health Officer may give to the occupier directions to prevent or diminish the offensiveness of a trade or to safeguard the public health.
- (2) The occupier shall comply with any directions given under this clause.

Other Duties of Occupier

171. In addition to the requirements of this Division, the occupier shall comply with all other requirements of this Part that apply to the particular offensive trade or trades carried on by him.

Division 3 - Flock Factories

Interpretation

172. In this Division, unless the context otherwise requires -

“flock factory” means any premises or place where flock is produced wholly or partly by tearing up or teasing, wadding, kapok, rags, cotton, linters, fibre, or other material used or likely to be used for the filling of mattresses, pillows, bedding, upholstery, cushions or substances used in packaging material or the manufacture of underfelt; and

“the occupier” means the occupier of a flock factory.

New and Used Material

173. (1) Subject to subclause (2), the occupier shall not use for the manufacture of flock any material other than new material.
- (2) Material other than new material may be used for the manufacture of flock if, before being used, every part of that material is subjected to moist heat maintained at a temperature of 100 degrees Celsius for at least 20 minutes.

Collection and Removal of Dust

174. The occupier shall provide effective means to prevent the escape into the open air of all dust or other material from the premises.

Unclean Rags

175. A person shall not -
- (a) collect, deliver, offer for sale or sell for the manufacture of flock;
- (b) receive, store or deliver for the manufacture of flock; or

- (c) make flock from,

rag which are unclean or which have been taken from any refuse or rubbish or from any receptacle used for the storage or collection of refuse or rubbish.

Bedding and Upholstery

176. A person shall not, for the purpose of sale or in the course of any business, remake, renovate, tease, reseat, fill, refill or repair any -

- (a) used bedding; or

- (b) upholstery,

which is unclean, offensive, or infested with vectors of disease, unless the -

- (c) material of which the bedding is made; or

- (d) filling material of which the upholstery is made,

has been boiled for 30 minutes or otherwise effectively disinfected and cleaned.

Division 4 - Laundries, Dry Cleaning Establishments and Dye Works

Interpretation

177. In this Division, unless the context otherwise requires -

“dry cleaning establishment” -

- (i) means premises where clothes or other articles are cleaned by use of solvents without using water; but

- (ii) does not include premises in which perchlorethylene or arklone is used as dry cleaning fluid in a machine operating on a full cycle and fully enclosed basis;

“dye works” means a place where articles are commercially dyed but does not include dye works in which provision is made for the discharge of all liquid waste therefrom into a public sewer;

“exempt laundromat” means a premises in which –

- (i) laundering is carried out by members of the public using, on payment of a fee, machines or equipment provided by the owners or occupiers of those establishments;

- (ii) laundering is not carried out by those owners or occupiers for or on behalf of other persons; and

- (iii) provision is made for the discharge of all liquid waste therefrom into a public sewer;

“laundry” means any place where articles are laundered by commercial grade machinery but does not include an exempt laundromat.

Receiving Depot

178. An owner or occupier of premises shall not use or permit the premises to be used as a receiving depot for a laundry, dry cleaning establishment or dye works except with the written permission of the local government who may at any time by written notice withdraw such permission.

Reception Room

179. (1) The occupier of a laundry, dry cleaning establishment or dye works shall -
- (a) provide a reception room in which all articles brought to the premises for treatment shall be received and shall not receive or permit to be received any such articles except in that room; and
 - (b) cause such articles as may be directed by an Environmental Health Officer to be thoroughly disinfected to the satisfaction of the officer.
- (2) A person shall not bring or permit food to be brought into the reception room referred to in this clause.

Walls and Floors

180. The occupier of a laundry, dry cleaning establishment or dye works shall cause -
- (a) the internal surfaces of all walls to be rendered with a cement plaster with a steel float finish or other approved material to a height of 2 metres and to be devoid of holes, cracks and crevices;
 - (b) the floor to be impervious, constructed of concrete and finished to a smooth surface; and
 - (c) every floor and wall of any building on the premises to be kept at all times in good order and repair, so as to prevent the absorption of any liquid which may be splashed or spilled or may fall or be deposited on it.

Laundry Floor

181. The occupier of a laundry shall provide in front of each washing machine a non-corrosive grating, with a width of at least 910 millimetres, so constructed as to prevent any person from standing in water on the floor.

Escape of Dust

182. The occupier of a dry cleaning establishment shall provide effective means to prevent the escape into the open air of all dust or other material from the premises.

Precautions against Combustion

183. The occupier of a dry cleaning establishment where volatile liquids are used shall take all proper precautions against combustion and shall comply with all directions given by an Environmental Health Officer for that purpose.

Trolleys

184. The occupier of a dry cleaning establishment shall -
- (a) provide trolleys for the use of transporting dirty and clean linen; and
 - (b) ensure that each trolley is -
 - (i) clearly designated to indicate the use for which it is intended;
 - (ii) lined internally with a smooth impervious non-absorbent material that is easily cleaned; and
 - (iii) thoroughly cleaned and disinfected on a regular basis.

Sleeping on Premises

185. A person shall not use or permit any room in a laundry, dry cleaning establishment or dye works to be used for sleeping purposes.

PART 10 - OFFENCES AND PENALTIES

Penalties

186. (1) A person who contravenes a provision of these local laws commits an offence.
- (2) A person who commits an offence under subclause (1) is liable to -
- (a) a penalty which is not more than \$1000 and not less than -
 - (i) in the case of a first such offence, \$100;
 - (ii) in the case of a second such offence, \$200; and
 - (iii) in the case of a third or subsequent such offence, \$500; and
 - (b) if the offence is a continuing offence, a daily penalty which is not more than \$100 and not less than \$50.

City of Belmont

Health Local Law 2002

(Clause 123)

Schedule 1**City of Belmont****Health Act 1911****APPLICATION FOR REGISTRATION OF A LODGING HOUSE**

To: Chief Executive Officer
City of Belmont

I/We, _____
(Full Name of Applicant/s)

of _____
(Residential Address of Applicant/s)

apply for the registration of premises situated (or to be situated) at _____

as a lodging house to be classified as -

- a lodging house;
- a short term hostel; or
- serviced apartments

(Specify which is to apply)

and for my name to be entered in the Register as the keeper of the lodging house.

DESCRIPTION OF LODGING HOUSE

Number of storeys: _____

Rooms for private use

	Number	Area
Laundries/toilets/bathrooms	_____	_____
Bedrooms	_____	_____
Dining Rooms	_____	_____
Kitchens	_____	_____
Sitting Rooms	_____	_____
Other (Specify)	_____	_____

Rooms for lodgers

	Number	Area
Bedrooms	_____	_____
Dining Rooms	_____	_____
Kitchens	_____	_____
Sitting Rooms	_____	_____
Other (Specify)	_____	_____

Sanitary Conveniences for male lodgers

Toilets	_____
Urinals	_____
Baths	_____
Showers	_____
Wash hand basins	_____

Sanitary Conveniences for female lodgers

Toilets	_____
Baths	_____
Showers	_____
Wash hand basins	_____

Laundry Facilities

Washtroughs	_____
Washing machines	_____
Drying cabinets or clothes lines	_____

Additional Details

- (a) Lodgers' meals will be provided by the manager/keeper/lodgers.
- (b) The keeper will/will not reside continuously on the premises.
- (c) Name and occupation of proposed manager if keeper resides elsewhere -

- (d) There will be _____ family members residing on the premises with the keeper/manager.

Application fee of \$_____ is attached.

(Signature of Applicant/Director)

(Date)

City of Belmont

Health Local Law 2002

(Clause 124)

Schedule 2

City of Belmont

Health Act 1911

CERTIFICATE OF REGISTRATION OF A LODGING HOUSE

THIS is to certify that the premises situated at _____

are registered as a Lodging House and classified as:

- a lodging house
- a short term hostel
- serviced apartments

until 30 June _____, on the following conditions:

1. That _____, whose name is entered on the register of keepers of the City of Belmont, continues to be the keeper of the lodging house;
2. That _____, appointed by the keeper to be the manager of the lodging house, continues to be the manager of the lodging house;
3. That the Certificate of Registration is not sooner cancelled or revoked;
4. That the maximum number of rooms to be used as sleeping apartments for lodgers is _____; and
5. That the maximum number of lodgers accommodated on the premises shall not exceed _____.

This Certificate of Registration is issued subject to the *Health Act* and health local laws of the City of Belmont and is not transferable.

Dated _____

Chief Executive Officer
City of Belmont

Fee received: \$ _____

City of Belmont

Health Local Law 2002

(Clause 126)

Schedule 3

City of Belmont

Health Act 1911

NOTICE OF CHANGE OF OWNER OF A LODGING HOUSE

To: Chief Executive Officer
City of Belmont

I/We, _____
(Full Name of Applicant/s)

of _____

(Residential Address of Applicant/s)

am/are the new owner/s of premises situated at _____

which are registered in the name of _____

for the carrying on of the lodging house business.

(Signature of Applicant/Director)

(Date)

City of Belmont

Health Local Law 2002

(Clause 144)

Schedule 4

City of Belmont

Health Act 1911

(Section 157)

REGISTER OF LODGERS

Location of Lodging House: _____

Date of Arrival	Name	Previous Address	Signature	Room No.	Date of Departure
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

City of Belmont

Health Local Law 2002

(Clause 145)

Schedule 5

City of Belmont

Health Act 1911

LIST OF LODGERS

The Chief Executive Officer
City of Belmont

The following is the name of every person who resided in the lodging house at

on the _____ day of _____.

(Signed) _____
(Keeper)

Date: _____

City of Belmont

Health Local Law 2002

(Clause 146)

Schedule 6

City of Belmont

Health Act 1911

CERTIFICATE OF SLEEPING ACCOMMODATION

To: _____
(Name of Keeper)

of _____
(Address of Keeper)

For the registered lodging house situated at: _____

This room, No. _____, can be used as a sleeping apartment (for sleeping purposes only) to accommodate not more than _____ persons at any one time.

Date: _____

Environmental Health Officer

City of Belmont

Health Local Law 2002

(Clause 146)

Schedule 7

City of Belmont

Health Act 1911

**CERTIFICATE OF SLEEPING ACCOMMODATION FOR A LODGING HOUSE WITH
MORE THAN 20 SLEEPING APARTMENTS**

To: _____
(Name of Keeper)

of: _____
(Address of Keeper)

For the registered lodging house situated at: _____

The rooms listed below are not to be occupied by more than the number of lodgers or residents indicated below.

ROOM NUMBER: **MAXIMUM OCCUPANCY:**

Date: _____

Environmental Health Officer

City of Belmont

Health Local Law 2002

(Clause 32)

Schedule 8

City of Belmont

Health Act 1911

APPLICATION FOR THE LICENSING OF A MORGUE

To: Chief Executive Officer
City of Belmont

I _____
(full name in block letters)

of _____

(full residential address)

apply to licence the premises listed below as a Morgue

Address of premises: _____

Name of premises: _____

Dated this _____ day of _____.

(Signature of Applicant/Director)

City of Belmont

Health Local Law 2002

(Clause 32)

Schedule 9

CERTIFICATE OF LICENCE OF A MORGUE

This is to certify the following premises is licensed as a Morgue from the _____ day
of _____.

Address of premises: _____

Name of premises: _____

Dated this _____ day of _____.

Chief Executive Officer
City of Belmont

City of Belmont

Health Local Law 2002

(Clause 154)

Schedule 10

City of Belmont

Health Act 1911

**APPLICATION FOR CONSENT TO ESTABLISH
AN OFFENSIVE TRADE**

To: Chief Executive Officer
City of Belmont

I/We, _____
(Full Name of Applicant/s)

of _____

(Residential Address of Applicant/s)

apply for consent to establish an offensive trade being

(Description of Offensive Trade)

in or upon _____
(Location of the Dwelling House or Premises)

Notice of my/our intention to make this application was advertised in

on _____
(Date of Advertisement)

Plans and specifications of the buildings proposed to be used or erected in connection with
the proposed offensive trade are attached.

(Signature of Applicant/Director)

(Date)

City of Belmont

Health Local Law 2002

(Clause 156)

Schedule 11

City of Belmont

Health Act 1911

**APPLICATION FOR REGISTRATION OF PREMISES
FOR OFFENSIVE TRADE**

To: Chief Executive Officer
City of Belmont

I/We, _____
(Full Name of Applicant/s)

of _____

(Residential Address of Applicant/s)

apply for registration, for the year ended _____

of _____
(Location of Premises)

being premises in or upon which there is (or is to be) carried on an offensive trade, namely

(Description of Offensive Trade)

under the business name of _____

The prescribed registration fee of \$ _____ is attached.

(Signature of Applicant/Director)

(Date)

City of Belmont

Health Local Law 2002

(Clause 157)

Schedule 12

City of Belmont

Health Act 1911

**CERTIFICATE OF REGISTRATION OF PREMISES FOR
OFFENSIVE TRADE**

This is to certify that the premises situated at _____

of which _____

is the occupier, are registered for the carrying on of the trade of _____

Trade Name _____

This registration expires on the _____

Dated this _____ day of _____.

Chief Executive Officer
City of Belmont

City of Belmont

Health Local Law 2002

This Local Law was passed at the meeting of the Council of the City of Belmont held on 25th February 2002.

The Common Seal of the)
City of Belmont was affixed in)
the presence of)

Peter Passeri, JP
Mayor

Bruce Genoni
Chief Executive Officer

on this _____ day of _____.

Consented to _____
Executive Director
Public Health

dated this _____ day of _____.

Record of Amendments
(commenced 13/9/2007)

Date of Amendment	Description of Amendments
13/09/2007	Government Gazette Perth – Friday, 7 September 2007 No. 183 Special Government Gazette 07/09/07 Special 183 - Health Local Laws Links to documents on Dataworks: DOH / Health Act 1911 - Notice under Section 343B(3) Certain Amendment... second doc.pdf first docpdf.pdf
03/11/2009	Government Gazette – Tuesday, 6 October 2009 No. 180 Special Government Gazette 06/10/09 Special 180 - Changes to Health Local Laws Link to documents on Dataworks: Minister For Health / Health Act 1911 - Notice under Section 343B(B) -...

12.3 Accounts for Payment June 2026

Voting Requirement	:	Simple Majority
Subject Index	:	54/007
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

Overseeing Overseeing the allocation of the City's finances and resources e.g. setting the annual budget, accepting tenders, determining what services and facilities the City is to provide, annual reports, selecting the CEO and reviewing the CEO's performance.

Purpose of report

To present to Council the list of expenditure paid for the period 1 June 2026 to 30 June 2026 under delegated authority.

Summary and key issues

A list of payments is presented to the Council each month for confirmation and endorsement in accordance with the *Local Government (Financial Management) Regulations 1996 (WA)*.

Officer Recommendation

That the Authorised Payment Listing for June 2026 as provided under Attachment 12.3.1 be received.

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Outcome: 11. A happy, well informed and engaged community.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996 (WA)* states:

“If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared:

- (a) the payee's name;
- (b) the amount of the payment;
- (c) the date of the payment; and
- (d) sufficient information to identify the transaction.”

(3) A list prepared under sub regulation (1) is to be presented to Council at the next ordinary meeting of Council after the list is prepared; and recorded in the minutes of that meeting.

Regulation 13A of the *Local Government (Financial Management) Regulations 1996 (WA)* effective from 1 September 2023 states:

(1) If a local government has authorised an employee to use a credit, debit or other purchasing card, a list of payments made using the card must be prepared each month showing the following for each payment made since the last such list was prepared —

- (a) the payee's name;
- (b) the amount of the payment;
- (c) the date of the payment;
- (d) sufficient information to identify the payment.

- (2) A list prepared under subregulation (1) must be —
- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.

Background

Council has delegated to the Chief Executive Officer under Delegation 1.1.18 to make payment from the Municipal and Trust Fund account. In accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996 (WA)*, where this power has been delegated, a list of payments each month is to be compiled and presented to Council.

Report

The following summary of payments are recommended for confirmation and endorsement.

Payment type	Payment reference	\$
Municipal Fund Cheques	788908	850.10
Municipal Fund EFTs	EF102338-EF102924	6,945,418.03
Municipal Fund Payroll	June 2026	2,370,684.23
Trust Fund EFT	EF102417	15,843.58
Total Payments for June 2026		9,332,795.94

A copy of the Authorised Payment Listing is included as Attachment 12.3.1.

Financial implications

All expenditure included in the Payment Listing is in accordance with Council's Annual budget.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. June 2026 Payments [12.3.1 - 21 pages]

Ordinary Council Meeting
Tuesday 28 July 2026

Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102411	05/06/26	07358	A E Hoskins Building Services	63,087.44	Building Construction - Resource Centre Upgrade
EF102412	05/06/26	07363	Daniel Storey	252.39	Catering/Catering Supplies - World Bike Day
EF102419	12/06/26	00033	ATF Services Pty Ltd - Aust Temporary Fencing	885.50	Fencing
EF102420	12/06/26	00118	Australia Post	9,646.63	Postage
EF102423	12/06/26	00346	Action Couriers	74.62	Courier Service
EF102424	12/06/26	00350	Veolia Environmental Services	2,530.35	Rubbish Removals
EF102428	12/06/26	00707	LoGo Appointments	9,000.13	Labour/Personnel Hire
EF102428	12/06/26	00707	LoGo Appointments		Labour/Personnel Hire
EF102428	12/06/26	00707	LoGo Appointments		Labour/Personnel Hire
EF102429	12/06/26	00910	The Poster Girls - Flyer Distribution Co	187.00	Labour/Personnel Hire
EF102433	12/06/26	01318	Flexi Staff Group Pty Ltd	5,611.52	Labour/Personnel Hire
EF102433	12/06/26	01318	Flexi Staff Group Pty Ltd		Labour/Personnel Hire
EF102433	12/06/26	01318	Flexi Staff Group Pty Ltd		Labour/Personnel Hire
EF102435	12/06/26	01712	Donegan Enterprises Pty Ltd	6,616.50	Gardening Contractor - Playground Inspection
EF102438	12/06/26	02023	YMCA of Perth Youth and Community Services Inc	173,176.20	Provision of Youth Services for May 2026 & April 2026
EF102438	12/06/26	02023	YMCA of Perth Youth and Community Services Inc		Provision of Youth Services for May 2026 & April 2026
EF102439	12/06/26	02086	Pro AV Solutions (WA)	57,721.13	Electrical Contractor - HUB SLA Agreement Renewal
EF102439	12/06/26	02086	Pro AV Solutions (WA)		Electrical Contractor - HUB SLA Agreement
EF102440	12/06/26	02172	Miss Maud	29.75	Catering/Catering Supplies - Elected Member
EF102441	12/06/26	02303	Ultimo Catering and Events	876.40	Catering/Catering Supplies - Council Dinner
EF102442	12/06/26	02387	Triton Electrical Contractors Pty Ltd	374.00	Electrical Contractor
EF102442	12/06/26	02387	Triton Electrical Contractors Pty Ltd		Electrical Contractor
EF102444	12/06/26	02672	Ruah Community Services	21,426.92	Provision of Preventive Domestic Violence service
EF102446	12/06/26	03419	Gott Health	110.00	Community Exercise Classes
EF102448	12/06/26	03603	Victoria Park Belmont Baseball Club	350.00	Line Marking
EF102449	12/06/26	04115	Denada Surveys Pty Ltd	5,005.00	Survey Expenses - COB
EF102449	12/06/26	04115	Denada Surveys Pty Ltd		Survey Expenses - COB
EF102450	12/06/26	04120	Randstad Pty Ltd	1,778.22	Labour/Personnel Hire
EF102450	12/06/26	04120	Randstad Pty Ltd		Labour/Personnel Hire
EF102453	12/06/26	04529	Southern Cross Care (WA) Inc	25,948.80	Independent Living Units Management
EF102453	12/06/26	04529	Southern Cross Care (WA) Inc		Independent Living Units Management
EF102453	12/06/26	04529	Southern Cross Care (WA) Inc		Independent Living Units Management
EF102453	12/06/26	04529	Southern Cross Care (WA) Inc		Independent Living Units Management
EF102454	12/06/26	05091	Shaun Chandran - Coco Bros	800.00	Music/Entertainment Expenses - Citizenship Ceremony
EF102455	12/06/26	05190	Mark Foote	3,630.00	Building Maintenance - COB
EF102455	12/06/26	05190	Mark Foote		Building Maintenance - COB
EF102456	12/06/26	05336	West - Sure Group Pty Ltd	599.89	Security Services
EF102457	12/06/26	05493	Daph	32,890.00	Computer Software Maintenance - K12 Upgrade Phase 1
EF102458	12/06/26	05642	Steve's Sand Sifting for Playground Services	5,453.07	Sand Sifting - Various Parks
EF102461	12/06/26	05911	Cherished Cherubs Pty Ltd	840.00	Music/Entertainment Expenses - Creche Service
EF102463	12/06/26	06276	Efficient Site Services (WA)	21,560.00	Gardening Maintenance
EF102464	12/06/26	06277	Ignite Limited	2,740.08	Labour/Personnel Hire
EF102465	12/06/26	06293	Freo Fire Maintenance Services Pty Ltd	1,751.42	Fire Equipment/Service
EF102465	12/06/26	06293	Freo Fire Maintenance Services Pty Ltd		Fire Equipment/Service
EF102465	12/06/26	06293	Freo Fire Maintenance Services Pty Ltd		Fire Equipment/Service
EF102465	12/06/26	06293	Freo Fire Maintenance Services Pty Ltd		Fire Equipment/Service
EF102465	12/06/26	06293	Freo Fire Maintenance Services Pty Ltd		Fire Equipment/Service
EF102465	12/06/26	06293	Freo Fire Maintenance Services Pty Ltd		Fire Equipment/Service
EF102465	12/06/26	06293	Freo Fire Maintenance Services Pty Ltd		Fire Equipment/Service
EF102465	12/06/26	06293	Freo Fire Maintenance Services Pty Ltd		Fire Equipment/Service
EF102467	12/06/26	06434	Quash Soundproofing	4,555.32	Building Maintenance - Faulkner Retirement Hall
EF102468	12/06/26	06592	Grosvenor Engineering Group	1,964.27	Electrical Contractor - COB
EF102469	12/06/26	06655	Aidacare	990.00	Plumbing Maintenance/Supplies - Oasis
EF102471	12/06/26	06726	PJA Holdings (Australia) Pty Ltd	4,950.00	Audit Fee - Abernethy & Fulham St
EF102473	12/06/26	06751	HFM Asset Management	2,738.05	Building Maintenance
EF102473	12/06/26	06751	HFM Asset Management		Building Maintenance
EF102475	12/06/26	06928	Integrity Staffing	5,184.55	Labour/Personnel Hire
EF102475	12/06/26	06928	Integrity Staffing		Labour/Personnel Hire
EF102476	12/06/26	06960	Phase 3 Landscape Construction	5,045.73	Professional Fees - Landscaping
EF102477	12/06/26	06989	Propagule Consulting Pty Ltd	2,970.00	Professional Fees - Volcano Park Water Play
EF102479	12/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King	4,895.00	Graffiti Removal - Various Locations
EF102479	12/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King		Graffiti Removal - Various Locations
EF102479	12/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King		Graffiti Removal - Various Locations
EF102479	12/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King		Graffiti Removal - Various Locations
EF102480	12/06/26	07104	Aboriginal Land Care (Ngala - Boodja) Pty Ltd	6,853.77	Gardening Contractor - Brearley Ave
EF102481	12/06/26	07117	Pam Family Trust t/a Professional Arts Mgmt	1,138.50	Library - Entertainment Expense - Light Illuminating Artwork Fault Repair
EF102483	12/06/26	07258	Mirliny	850.00	Community Exercise Classes - Welcome to Country
EF102484	12/06/26	07287	DJookanka - Sisters	2,000.00	Music/Entertainment Expenses - Artwork
EF102485	12/06/26	07364	Statewide Turf Pty Ltd	97,106.24	Gardening Maintenance
EF102485	12/06/26	07364	Statewide Turf Pty Ltd		Gardening Maintenance
EF102485	12/06/26	07364	Statewide Turf Pty Ltd		Gardening Maintenance
EF102485	12/06/26	07364	Statewide Turf Pty Ltd		Gardening Maintenance
EF102485	12/06/26	07364	Statewide Turf Pty Ltd		Gardening Maintenance
EF102485	12/06/26	07364	Statewide Turf Pty Ltd		Gardening Maintenance
EF102485	12/06/26	07364	Statewide Turf Pty Ltd		Gardening Maintenance

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102485	12/06/26	07364	Statewide Turf Pty Ltd		Gardening Maintenance
EF102573	22/06/26	00390	Landgate	2,856.48	GRV Interim Valuation
EF102575	22/06/26	00575	Reward Hospitality	746.55	Catering/Catering Supplies - Kitchen Supplies
EF102575	22/06/26	00575	Reward Hospitality		Catering/Catering Supplies - Kitchen Supplies
EF102575	22/06/26	00575	Reward Hospitality		Catering/Catering Supplies - Kitchen Supplies
EF102576	22/06/26	00613	Qualcon Laboratories Pty Ltd	456.50	Core Analysis and Asphalt Testing
EF102578	22/06/26	00707	LoGo Appointments	2,851.86	Labour/Personnel Hire
EF102580	22/06/26	00910	The Poster Girls - Flyer Distribution Co	187.00	Labour/Personnel Hire
EF102581	22/06/26	00957	The Artists Foundation of WA - Artsource	5,302.00	Workshop Series 2026
EF102585	22/06/26	01835	Peteris and Jillian Ciemitis t/a Ciemitis Public Art	1,377.50	Art Awards/Exhibition - PARP Meeting
EF102585	22/06/26	01835	Peteris and Jillian Ciemitis t/a Ciemitis Public Art		Art Awards/Exhibition - PARP Meeting
EF102586	22/06/26	02958	Yoshino Sushi	347.38	Catering/Catering Supplies - Citizenship Ceremony
EF102589	22/06/26	03498	Talis Consultants Pty Ltd	5,775.00	Professional Fees - Provision of Consultancy Services - May26
EF102590	22/06/26	03543	Labyrinth Constructions	56,870.00	Building Construction - COB Gutters & Tiles Replacement - ILUs
EF102590	22/06/26	03543	Labyrinth Constructions		Building Construction - COB Gutters & Tiles Replacement
EF102590	22/06/26	03543	Labyrinth Constructions		Building Construction - COB Gutters & Tiles Replacement
EF102592	22/06/26	04146	JB Hi - Fi Group Commercial Account, Osborne Park	40.38	Electrical Goods
EF102595	22/06/26	05016	Cyclus Pty Ltd	242.00	Labour/Personnel Hire
EF102596	22/06/26	05094	Richard Offen	250.00	Library - Entertainment Expense - PARP Meeting
EF102597	22/06/26	05281	Bee Jays Canvas Pty Ltd	643.61	Plant Parts & Repairs
EF102598	22/06/26	05283	IRP Pty Ltd	3,381.18	Labour/Personnel Hire
EF102598	22/06/26	05283	IRP Pty Ltd		Labour/Personnel Hire
EF102599	22/06/26	05427	Horizon West Landscape & Irrigation Pty Ltd	232.76	Gardening Contractor
EF102600	22/06/26	05782	Jane Wetherall	1,015.00	Professional Fees - Planning
EF102603	22/06/26	06130	Amalgam Recruitment	3,285.00	Labour/Personnel Hire
EF102603	22/06/26	06130	Amalgam Recruitment		Labour/Personnel Hire
EF102603	22/06/26	06130	Amalgam Recruitment		Labour/Personnel Hire
EF102604	22/06/26	06188	Cannington Retravision	278.00	Electrical Goods
EF102605	22/06/26	06282	Dell Financial Services Pty Ltd	13,087.93	Computer Hardware - Lease Costs
EF102605	22/06/26	06282	Dell Financial Services Pty Ltd		Computer Hardware - Lease Costs
EF102606	22/06/26	06334	Foodbank WA	4,999.50	Community Nutrition Classes - Adults Classes
EF102612	22/06/26	06833	First Choice Gates (WA)	1,647.25	Fencing
EF102612	22/06/26	06833	First Choice Gates (WA)		Fencing
EF102613	22/06/26	06855	Battery Specialties (Aust)	48,189.90	Computer Software Maintenance - Civic Centre & Op Centre UPS
EF102613	22/06/26	06855	Battery Specialties (Aust)		Computer Software Maintenance - Civic Centre & Op Centre UPS
EF102614	22/06/26	06875	Jimbu4J	2,754.95	Catering/Catering Supplies - Business Breakfast
EF102615	22/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King	24,089.54	Graffiti Removal - Various Locations
EF102615	22/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King		Graffiti Removal - Various Locations
EF102615	22/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King		Graffiti Removal - Various Locations
EF102615	22/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King		Graffiti Removal - Various Locations
EF102615	22/06/26	07043	Kinglarp Pty Ltd T/A The Pressure King		Graffiti Removal - Various Locations
EF102616	22/06/26	07126	Donald Veal Consultants Pty Ltd	7,920.00	Professional Fees - Road Safety Inspection
EF102617	22/06/26	07162	Katherine Parker	480.00	Public Art Project Consultancy - PARL Meeting
EF102620	22/06/26	07189	Cognitive Trading & Investment Pty Ltd	4,400.00	Community Exercise Classes
EF102621	22/06/26	07228	RAD Architecture Pty Ltd	1,386.00	Building Maintenance
EF102621	22/06/26	07228	RAD Architecture Pty Ltd		Building Maintenance
EF102622	22/06/26	07238	EHO Consulting Australia Pty Ltd	5,687.00	Environmental Expenses - EHO Relief Work
EF102623	22/06/26	07269	Vivian Paans	631.65	Library - Entertainment Expense - Workshop
EF102624	22/06/26	07288	Shot by Thorn Pty Ltd	1,870.00	Photography/Framing Expenses
EF102624	22/06/26	07288	Shot by Thorn Pty Ltd		Photography/Framing Expenses
EF102625	22/06/26	07298	Anne McCaughey	250.00	Library - Entertainment Expense - Workshop
EF102626	22/06/26	07361	Zedcon Scientific Services	3,465.00	Professional Fees - Testing
EF102637	26/06/26	00033	ATF Services Pty Ltd - Aust Temporary Fencing	154.00	Fencing
EF102642	26/06/26	00187	Statewide Bearings	20.75	Plant Parts & Repairs
EF102643	26/06/26	00195	Bin Bath Australia Pty Ltd	158.87	Cleaning Services
EF102644	26/06/26	00221	John Hughes Group	714.00	Plant Parts & Repairs
EF102644	26/06/26	00221	John Hughes Group		Plant Parts & Repairs
EF102645	26/06/26	00230	Jackson McDonald	21,970.04	Legal Expenses
EF102645	26/06/26	00230	Jackson McDonald		Legal Expenses
EF102648	26/06/26	00247	CAI Fences	17,149.00	Fencing - Belmont Oval & Forster Park
EF102648	26/06/26	00247	CAI Fences		Fencing - Belmont Oval & Forster Park
EF102652	26/06/26	00412	Dowsing Group Pty Ltd	92,644.20	Concrete Contractor - Profiling and Concrete Various Locations
EF102652	26/06/26	00412	Dowsing Group Pty Ltd		Concrete Contractor - Profiling and Concrete Various Locations
EF102652	26/06/26	00412	Dowsing Group Pty Ltd		Concrete Contractor - Profiling and Concrete Various Locations
EF102652	26/06/26	00412	Dowsing Group Pty Ltd		Concrete Contractor - Profiling and Concrete Various Locations
EF102652	26/06/26	00412	Dowsing Group Pty Ltd		Concrete Contractor - Profiling and Concrete Various Locations
EF102652	26/06/26	00412	Dowsing Group Pty Ltd		Concrete Contractor - Profiling and Concrete Various Locations
EF102653	26/06/26	00455	E - Qual Disability Consultants	14,674.00	Professional Fees - DAID Analysis
EF102655	26/06/26	00501	Infor Global Solutions (ANZ) Pty Ltd	12,849.38	Computer Software Maintenance - Infor Cloud Readiness Assessment
EF102655	26/06/26	00501	Infor Global Solutions (ANZ) Pty Ltd		Computer Software Maintenance - Infor Cloud Readiness Assessment
EF102655	26/06/26	00501	Infor Global Solutions (ANZ) Pty Ltd		Computer Software Maintenance - Infor Cloud Readiness Assessment
EF102655	26/06/26	00501	Infor Global Solutions (ANZ) Pty Ltd		Computer Software Maintenance - Infor Cloud Readiness Assessment

Attachment 12.3.1 June 2026 Payments

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Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102685	26/06/26	01233	Stihl Shop Redcliffe		Tools/Tool Repairs
EF102685	26/06/26	01233	Stihl Shop Redcliffe		Tools/Tool Repairs
EF102687	26/06/26	01243	WARP Pty Ltd	196,090.09	Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102687	26/06/26	01243	WARP Pty Ltd		Traffic Control - Various Locations
EF102689	26/06/26	01255	Wattleup Tractors	96,849.86	Plant Purchase - New Trimax Pegasus
EF102689	26/06/26	01255	Wattleup Tractors		Plant Purchase - New Trimax Pegasus
EF102689	26/06/26	01255	Wattleup Tractors		Plant Purchase - New Trimax Pegasus
EF102693	26/06/26	01317	WA Hino Sales & Service	2,109.85	Plant Parts & Repairs
EF102693	26/06/26	01317	WA Hino Sales & Service		Plant Parts & Repairs
EF102694	26/06/26	01318	Flexi Staff Group Pty Ltd	1,031.31	Labour/Personnel Hire
EF102696	26/06/26	01395	Saferoads Pty Ltd	15,752.99	Rubber Kerbing
EF102698	26/06/26	01409	BCA Consultants Pty Ltd	1,375.00	Airconditioning/Refrigeration Maintenance - Chiller Pipework's
EF102699	26/06/26	01411	Award Irrigation Pty Ltd - Award Contracting	1,650.00	Reticulation Installation - Garvey Park
EF102702	26/06/26	01499	Porter Consulting Engineers	4,400.00	Professional Fees - LCURST
EF102705	26/06/26	01533	WC Convenience Management	5,462.61	Building Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd	24,218.82	Various Parks Repairs and Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd		Various Parks Repairs and Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd		Various Parks Repairs and Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd		Various Parks Repairs and Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd		Various Parks Repairs and Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd		Various Parks Repairs and Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd		Various Parks Repairs and Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd		Various Parks Repairs and Maintenance
EF102710	26/06/26	01712	Donegan Enterprises Pty Ltd		Various Parks Repairs and Maintenance
EF102711	26/06/26	01713	M P Rogers and Associates	5,978.50	Professional Fees - Bilya Kard Booja Foreshore
EF102712	26/06/26	01721	Fulton Hogan Industries	175,221.91	Road Building Contractor - Asphalt
EF102712	26/06/26	01721	Fulton Hogan Industries		Road Building Contractor - Asphalt
EF102712	26/06/26	01721	Fulton Hogan Industries		Road Building Contractor - Asphalt
EF102712	26/06/26	01721	Fulton Hogan Industries		Road Building Contractor - Asphalt
EF102712	26/06/26	01721	Fulton Hogan Industries		Road Building Contractor - Asphalt
EF102712	26/06/26	01721	Fulton Hogan Industries		Road Building Contractor - Asphalt
EF102714	26/06/26	01772	Data3 Limited	128,147.74	Computer Software Maintenance - Annual Subscription
EF102714	26/06/26	01772	Data3 Limited		Computer Software Maintenance - Annual Subscription
EF102715	26/06/26	01976	Ecoscape Australia Pty Ltd	330.00	Professional Fees - Landscaping
EF102718	26/06/26	02091	The Mighty Booths	600.00	Photography/Framing Expenses
EF102720	26/06/26	02207	Wilson Security	145,529.81	Security Services
EF102721	26/06/26	02210	Macri Partners	440.00	Audit Fee LCRI Phase 1 & 2
EF102723	26/06/26	02303	Ultimo Catering and Events	6,312.20	Catering/Catering Supplies - Council Dinner
EF102723	26/06/26	02303	Ultimo Catering and Events		Catering/Catering Supplies - Council Dinner
EF102723	26/06/26	02303	Ultimo Catering and Events		Catering/Catering Supplies - Council Dinner
EF102723	26/06/26	02303	Ultimo Catering and Events		Catering/Catering Supplies - Council Dinner
EF102723	26/06/26	02303	Ultimo Catering and Events		Catering/Catering Supplies - Council Dinner
EF102725	26/06/26	02387	Triton Electrical Contractors Pty Ltd	30,208.75	Electrical Contractor - COB
EF102725	26/06/26	02387	Triton Electrical Contractors Pty Ltd		Electrical Contractor - COB
EF102725	26/06/26	02387	Triton Electrical Contractors Pty Ltd		Electrical Contractor - COB
EF102725	26/06/26	02387	Triton Electrical Contractors Pty Ltd		Electrical Contractor - COB
EF102725	26/06/26	02387	Triton Electrical Contractors Pty Ltd		Electrical Contractor - COB
EF102725	26/06/26	02387	Triton Electrical Contractors Pty Ltd		Electrical Contractor - COB
EF102725	26/06/26	02387	Triton Electrical Contractors Pty Ltd		Electrical Contractor - COB
EF102726	26/06/26	02410	System Maintenance T/A Systems By Ballantyne	5,346.43	Plumbing Maintenance/Supplies
EF102726	26/06/26	02410	System Maintenance T/A Systems By Ballantyne		Plumbing Maintenance/Supplies
EF102726	26/06/26	02410	System Maintenance T/A Systems By Ballantyne		Plumbing Maintenance/Supplies
EF102727	26/06/26	02411	Allsports Linemarking	1,399.64	Line Marking
EF102727	26/06/26	02411	Allsports Linemarking		Line Marking
EF102728	26/06/26	02425	Prestige Alarms	25,710.30	Security Services
EF102728	26/06/26	02425	Prestige Alarms		Security Services
EF102728	26/06/26	02425	Prestige Alarms		Security Services

Attachment 12.3.1 June 2026 Payments

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102757	26/06/26	04302	Southern Cross Housing Ltd		Independent Living Units Management - July 25 to May26
EF102757	26/06/26	04302	Southern Cross Housing Ltd		Independent Living Units Management - July 25 to May26
EF102757	26/06/26	04302	Southern Cross Housing Ltd		Independent Living Units Management - July 25 to May26
EF102757	26/06/26	04302	Southern Cross Housing Ltd		Independent Living Units Management - July 25 to May26
EF102757	26/06/26	04302	Southern Cross Housing Ltd		Independent Living Units Management - July 25 to May26
EF102757	26/06/26	04302	Southern Cross Housing Ltd		Independent Living Units Management - July 25 to May26
EF102758	26/06/26	04320	ABM Landscaping	19,547.00	Bricks/Bricklaying
EF102758	26/06/26	04320	ABM Landscaping		Bricks/Bricklaying
EF102758	26/06/26	04320	ABM Landscaping		Bricks/Bricklaying
EF102758	26/06/26	04320	ABM Landscaping		Bricks/Bricklaying
EF102758	26/06/26	04320	ABM Landscaping		Bricks/Bricklaying
EF102758	26/06/26	04320	ABM Landscaping		Bricks/Bricklaying
EF102759	26/06/26	04391	Lifeskills Australia	1,936.00	Professional Fees - EAP Consultation
EF102759	26/06/26	04391	Lifeskills Australia		Professional Fees - EAP Consultation
EF102759	26/06/26	04391	Lifeskills Australia		Professional Fees - EAP Consultation
EF102759	26/06/26	04391	Lifeskills Australia		Professional Fees - EAP Consultation
EF102759	26/06/26	04391	Lifeskills Australia		Professional Fees - EAP Consultation
EF102759	26/06/26	04391	Lifeskills Australia		Professional Fees - EAP Consultation
EF102759	26/06/26	04391	Lifeskills Australia		Professional Fees - EAP Consultation
EF102759	26/06/26	04391	Lifeskills Australia		Professional Fees - EAP Consultation
EF102761	26/06/26	04454	FM Contract Solutions Pty Ltd	2,348.50	Professional Fees - Analysis
EF102762	26/06/26	04474	Aquamonix	43,538.00	Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102762	26/06/26	04474	Aquamonix		Gardening Contractor - COB
EF102763	26/06/26	04482	Allan Davies & Trevor Chudleigh Architects	3,432.00	Professional Fees - Architect
EF102765	26/06/26	04496	Azure Painting Pty Ltd	37,983.00	Painting Contractor - COB
EF102765	26/06/26	04496	Azure Painting Pty Ltd		Painting Contractor - COB
EF102765	26/06/26	04496	Azure Painting Pty Ltd		Painting Contractor - COB
EF102765	26/06/26	04496	Azure Painting Pty Ltd		Painting Contractor - COB
EF102765	26/06/26	04496	Azure Painting Pty Ltd		Painting Contractor - COB
EF102765	26/06/26	04496	Azure Painting Pty Ltd		Painting Contractor - COB
EF102765	26/06/26	04496	Azure Painting Pty Ltd		Painting Contractor - COB
EF102766	26/06/26	04529	Southern Cross Care (WA) Inc	6,487.20	Independent Living Units Management
EF102767	26/06/26	04594	Website Weed and Pest W A Pty Ltd	26,867.26	Weed Control - Kerbs & Paths
EF102767	26/06/26	04594	Website Weed and Pest W A Pty Ltd		Weed Control - Kerbs & Paths
EF102767	26/06/26	04594	Website Weed and Pest W A Pty Ltd		Weed Control - Kerbs & Paths
EF102768	26/06/26	04689	Hempfield Small Motor Service - USE 07365	317.90	Plant Parts & Repairs
EF102768	26/06/26	04689	Hempfield Small Motor Service - USE 07365		Plant Parts & Repairs
EF102768	26/06/26	04689	Hempfield Small Motor Service - USE 07365		Plant Parts & Repairs
EF102768	26/06/26	04689	Hempfield Small Motor Service - USE 07365		Plant Parts & Repairs
EF102769	26/06/26	04693	Allwest Plant Hire Australia Pty Ltd	13,645.50	Plant/Equipment Hire
EF102769	26/06/26	04693	Allwest Plant Hire Australia Pty Ltd		Plant/Equipment Hire
EF102769	26/06/26	04693	Allwest Plant Hire Australia Pty Ltd		Plant/Equipment Hire
EF102773	26/06/26	04779	One 20 Productions	1,200.10	Plant/Equipment Hire
EF102775	26/06/26	04917	Environmental Industries Pty Ltd	20,523.78	Landscape Maintenance for Ascot Waters & COB Parks
EF102775	26/06/26	04917	Environmental Industries Pty Ltd		Landscape Maintenance for Ascot Waters & COB Parks
EF102778	26/06/26	05181	Aloft Hotel Perth	7,500.00	Accommodation - Afterdark Artist
EF102779	26/06/26	05190	Mark Foote	1,892.00	Building Maintenance - COB
EF102779	26/06/26	05190	Mark Foote		Building Maintenance - COB
EF102779	26/06/26	05190	Mark Foote		Building Maintenance - COB
EF102779	26/06/26	05190	Mark Foote		Building Maintenance - COB
EF102779	26/06/26	05190	Mark Foote		Building Maintenance - COB
EF102779	26/06/26	05190	Mark Foote		Building Maintenance - COB
EF102780	26/06/26	05252	AAAC Towing Pty Ltd	3,217.50	Towing Vehicles
EF102780	26/06/26	05252	AAAC Towing Pty Ltd		Towing Vehicles
EF102780	26/06/26	05252	AAAC Towing Pty Ltd		Towing Vehicles
EF102780	26/06/26	05252	AAAC Towing Pty Ltd		Towing Vehicles
EF102780	26/06/26	05252	AAAC Towing Pty Ltd		Towing Vehicles
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EF102780	26/06/26	05252	AAAC Towing Pty Ltd		Towing Vehicles
EF102780	26/06/26	05252	AAAC Towing Pty Ltd		Towing Vehicles
EF102780	26/06/26	05252	AAAC Towing Pty Ltd		Towing Vehicles
EF102782	26/06/26	05283	IRP Pty Ltd	2,302.08	Labour/Personnel Hire
EF102783	26/06/26	05308	Modern Motor Trimmers	302.50	Plant Parts & Repairs

Attachment 12.3.1 June 2026 Payments

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Attachment 12.3.1 June 2026 Payments

Pmntt_Ref	Date	CR_Code	Supplier	Pmntt_Amnt	Description
EF102848	26/06/26	06884	McLeods Lawyers		Legal Expenses
EF102848	26/06/26	06884	McLeods Lawyers		Legal Expenses
EF102848	26/06/26	06884	McLeods Lawyers		Legal Expenses
EF102848	26/06/26	06884	McLeods Lawyers		Legal Expenses
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EF102848	26/06/26	06884	McLeods Lawyers		

Attachment 12.3.1 June 2026 Payments

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102912	30/06/26	07120	REALMSTUDIOS Pty Ltd	15,375.25	Professional Fees - Belmont Trust Land
EF102913	30/06/26	07143	The Ortin Family Trust t/a Eastside Concrete	1,199.00	Building Maintenance
EF102915	30/06/26	07245	Little People Play	723.80	Plant/Equipment Hire - Wiggles & Giggles
Contractors Total				5,542,077.33	
Councillor Payments					
EF102352	05/06/26	01369	Philip Marks	3,248.34	Elected Member Remuneration
EF102359	05/06/26	02145	Robert Rossi	13,102.42	Elected Member Remuneration
EF102369	05/06/26	03916	Bernard Ryan	3,248.34	Elected Member Remuneration
EF102382	05/06/26	05084	Jenny Davis	3,321.57	Elected Member Remuneration & Expense
EF102382	05/06/26	05084	Jenny Davis		Elected Member Remuneration & Expense
EF102383	05/06/26	05085	George Sekulla	3,248.34	Elected Member Remuneration
EF102388	05/06/26	05828	Deborah Sessions	5,361.30	Elected Member Remuneration & Expense
EF102388	05/06/26	05828	Deborah Sessions		Elected Member Remuneration & Expense
EF102394	05/06/26	06704	Christopher John Kulczycki	3,248.34	Elected Member Remuneration
EF102402	05/06/26	06968	Jarod Harris	3,248.34	Elected Member Remuneration
EF102405	05/06/26	07225	Khandoker Abedin	3,248.34	Elected Member Remuneration
EF102407	05/06/26	07292	Jonathan Seth	1,215.00	ARIC Member Remuneration
EF102460	12/06/26	05828	Deborah Sessions	367.50	Elected Member Expense Reimbursement
EF102601	22/06/26	05828	Deborah Sessions	360.00	Elected Member Expense Reimbursement
EF102894	30/06/26	01369	Philip Marks	3,248.34	Elected Member Remuneration
EF102896	30/06/26	02145	Robert Rossi	13,102.42	Elected Member Remuneration
EF102901	30/06/26	03916	Bernard Ryan	3,248.34	Elected Member Remuneration
EF102902	30/06/26	05084	Jenny Davis	3,248.34	Elected Member Remuneration
EF102903	30/06/26	05085	George Sekulla	3,248.34	Elected Member Remuneration
EF102905	30/06/26	05828	Deborah Sessions	5,342.38	Elected Member Remuneration
EF102908	30/06/26	06704	Christopher John Kulczycki	3,248.34	Elected Member Remuneration
EF102911	30/06/26	06968	Jarod Harris	3,248.34	Elected Member Remuneration
EF102914	30/06/26	07225	Khandoker Abedin	3,248.34	Elected Member Remuneration
Councillor Payments Total				84,401.01	
Credit Card 2310					
EF102494	18/06/26	03526	Forgot Me Not Florist	110.39	Flowers - Bereavement
EF102494	18/06/26	03526	MM Electricals	216.38	Hardware
EF102494	18/06/26	03526	SP Hanging Baskets	91.50	Flowers - Staff Member
EF102494	18/06/26	03526	Virgin Australia	755.10	Conference - Flight
EF102494	18/06/26	03526	ALGWA	300.57	Conference NSW - Registration
EF102494	18/06/26	03526	ALGWA	1,288.05	Conference NSW - Cr Sessions
EF102494	18/06/26	03526	Qantas	1,006.84	Conference - Flight
EF102494	18/06/26	03526	ALGWA	89.18	Conference NSW - Registration
EF102494	18/06/26	03526	ALGWA	1,454.70	Conference NSW - Cr Davis
Credit Card 2310 Total				5,312.71	
Credit Card 4739					
EF102496	18/06/26	06409	News	36.00	Subscription
EF102496	18/06/26	06409	Chat GPT	57.46	Subscription
Credit Card 4739 Total				93.46	
Credit Card 7563					
EF102497	18/06/26	06834	Dept of Justice	388.60	Legal Expenses
EF102497	18/06/26	06834	Tickets Measurement	931.68	Registration UWA Event
EF102497	18/06/26	06834	JCS Online	1,087.03	Subscription
Credit Card 7563 Total				2,407.31	
Credit Card 8380					
EF102495	18/06/26	06342	Digicert	1,827.21	Subscription
EF102495	18/06/26	06342	JB Hi Fi	4,339.99	Apple iPads
EF102495	18/06/26	06342	Woolworth Group	160.00	Groceries
EF102495	18/06/26	06342	Peoplecert	2,379.00	eLearning Resources
EF102495	18/06/26	06342	Peoplecert	2,152.00	eLearning Resources
EF102495	18/06/26	06342	Adobe	43.99	Subscription
EF102495	18/06/26	06342	Microsoft	3,041.29	Subscription
EF102495	18/06/26	06342	Campaign Monitor	1,807.30	Subscription
EF102495	18/06/26	06342	Facebook	61.67	Advertising
EF102495	18/06/26	06342	Peoplecert	1,187.00	eLearning Resources
EF102495	18/06/26	06342	Twilio	31.42	Subscription
EF102495	18/06/26	06342	Dominos	326.00	Catering - OTM Meeting
EF102495	18/06/26	06342	Nosh	210.00	Gifts - Adachi
EF102495	18/06/26	06342	Google	50.35	Subscription
EF102495	18/06/26	06342	Facebook	1,389.00	Advertising
EF102495	18/06/26	06342	Webcentral	119.80	Subscription
Credit Card 8380 Total				19,126.02	
Credit Card 8670					
EF102498	18/06/26	06849	PLA	951.51	Conference
EF102498	18/06/26	06849	Five Seasons	144.04	Fruits - Walk Safety to School
EF102498	18/06/26	06849	Dept of Justice	388.60	Legal Expenses
EF102498	18/06/26	06849	Western Power	3,323.76	Application Fee
EF102498	18/06/26	06849	Fluid Management Tech	209.00	Fuel Fobs
Credit Card 8670 Total				5,016.91	
Fuels and Utilities					

Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
788908	05/06/26	00392	Department of Transport - Fleet Licensing	850.10	Vehicle Licences
788908	05/06/26	00392	Department of Transport - Fleet Licensing		Vehicle Licences
788908	05/06/26	00392	Department of Transport - Fleet Licensing		Vehicle Licences
788908	05/06/26	00392	Department of Transport - Fleet Licensing		Vehicle Licences
788908	05/06/26	00392	Department of Transport - Fleet Licensing		Vehicle Licences
EF102350	05/06/26	01252	Water Corporation	5,364.96	Water, Annual & Excess
EF102350	05/06/26	01252	Water Corporation		Water, Annual & Excess
EF102350	05/06/26	01252	Water Corporation		Water, Annual & Excess
EF102350	05/06/26	01252	Water Corporation		Water, Annual & Excess
EF102350	05/06/26	01252	Water Corporation		Water, Annual & Excess
EF102350	05/06/26	01252	Water Corporation		Water, Annual & Excess
EF102350	05/06/26	01252	Water Corporation		Water, Annual & Excess
EF102350	05/06/26	01252	Water Corporation		Water, Annual & Excess
EF102350	05/06/26	01252	Water Corporation		Water, Annual & Excess
EF102351	05/06/26	01274	Synergy	22,215.36	Light, Power, Gas
EF102351	05/06/26	01274	Synergy		Light, Power, Gas
EF102364	05/06/26	02471	Western Power	1,320.00	Light, Power, Gas
EF102431	12/06/26	01252	Water Corporation	11,654.06	Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102431	12/06/26	01252	Water Corporation		Water, Annual & Excess
EF102432	12/06/26	01274	Synergy	85,680.37	Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102432	12/06/26	01274	Synergy		Light, Power, Gas
EF102443	12/06/26	02631	Ampol - Caltex	12,033.51	Fuel, Oil, Additives
EF102447	12/06/26	03592	Steven Harling	108.10	Fuel, Oil, Additives
EF102466	12/06/26	06424	Telstra Limited	3,938.90	Phone/Internet expenses
EF102568	22/06/26	00042	Alinta Energy	2,487.90	Light, Power, Gas
EF102582	22/06/26	01252	Water Corporation	11,603.39	Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102582	22/06/26	01252	Water Corporation		Water, Annual & Excess
EF102583	22/06/26	01274	Synergy	913.10	Light, Power, Gas
EF102583	22/06/26	01274	Synergy		Light, Power, Gas
EF102591	22/06/26	03592	Steven Harling	33.59	Fuel, Oil, Additives
EF102607	22/06/26	06424	Telstra Limited	20,992.21	Phone/Internet expenses
EF102610	22/06/26	06707	Motorpass - 3615 - Liberty Gosnell	9,508.52	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 4660 - Reddy Express Beelihar	269.20	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 1699 - BP Canningvale	243.78	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8188 - Ampol Livingston	165.98	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 0833 - BP Express Carlisle	256.56	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 2494 - WEX Card Fee	517.39	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3273 - Ampol Rivervale	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8319 - Ampol Cokburn	57.66	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 7739 - Reddy Express Cloverdale	1,399.94	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 9733 - WEX Card Fee	80.16	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 0095 - BP Crystal Brook	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5233 - WEX Card Fee	274.77	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 2432 - Coles Express Cloverdale	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3277 - WEX Card Fee	365.35	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3454 - BP Welshpool	4.95	Fuel, Oil, Additives

Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102610	22/06/26	06707	Motorpass - 1420 - WEX Card Fee	212.04	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5373 - Reddy Express Cloverdale	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 6031 - Reddy Express Cloverdale	221.80	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5786 - Ampol Murdoch	105.97	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3572 - WEX Card Fee	604.13	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 9978 - BP Baldivis	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 7867 - Reddy Express Cloverdale	116.26	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 7483 - BP Express Carlisle	86.78	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8198 - WEX Card Fee	400.73	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 6813 - Reddy Express Cloverdale	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5612 - 7 Eleven Carlisle	61.48	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 9342 - WEX Card Fee	238.44	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5691 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5677 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3584 - BP Express Carlisle	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 4115 - WEX Card Fee	160.26	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 9786 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8863 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8931 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5912 - BP Express Carlisle	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 4559 - 7 Eleven	126.44	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 2898 - WEX Card Fee	481.08	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5649 - Reddy Express Duncraig	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 2391 - BP Connect Ascot	267.65	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8473 - BP Connect North Perth	101.00	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 9694 - WEX Card Fee	105.32	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3575 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5656 - Ampol Willetton	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 2011 - WEX Card Fee	428.10	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8301 - BP Morrison Rd	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8390 - WEX Card Fee	145.45	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 2562 - Ampol Carine	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 1492 - Ampol Belmont	262.93	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 0330 - WEX Card Fee	118.41	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3174 - 7 Eleven Carlisle	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8960 - Liberty Gosnells	86.03	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3579 - Reddy Express Cloverdale	94.62	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 2323 - Reddy Express Cloverdale	96.21	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 6256 - 7 eleven Carlisle	66.44	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 7540 - WEX Card Fee	170.13	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 6156 - Ampol Willetton	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 0916 - WEX Card Fee	287.19	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 4488 - Ampol Applecross	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 1877 - WEX Card Fee	196.05	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 0609 - Ampol Ascot	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3871 - WEX Card Fee	263.41	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 9171 - Reddy Express Cloverdale	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 4472 - WEX Card Fee	26.11	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 4743 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5161 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 0655 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 2651 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 7545 - BP Express Carlisle	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5623 - WEX Card Fee	100.84	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 8780 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 9015 - Reddy Express Cloverdale	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 1773 - WEX Card Fee	25.00	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 9118 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 6175 - Reddy Express Kewdale	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 5174 - WEX Card Fee	38.28	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 3902 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 1031 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102610	22/06/26	06707	Motorpass - 0844 - WEX Card Fee	4.95	Fuel, Oil, Additives
EF102638	26/06/26	00042	Alinta Energy	4.95	Light, Power, Gas
EF102638	26/06/26	00042	Alinta Energy		Light, Power, Gas
EF102688	26/06/26	01252	Water Corporation	1,800.96	Water, Annual & Excess
EF102688	26/06/26	01252	Water Corporation		Water, Annual & Excess
EF102688	26/06/26	01252	Water Corporation		Water, Annual & Excess
EF102692	26/06/26	01274	Synergy	5,757.32	Light, Power, Gas
EF102692	26/06/26	01274	Synergy		Light, Power, Gas
EF102692	26/06/26	01274	Synergy		Light, Power, Gas
EF102692	26/06/26	01274	Synergy		Light, Power, Gas
EF102692	26/06/26	01274	Synergy		Light, Power, Gas
EF102730	26/06/26	02471	Western Power	20,895.00	Light, Power, Gas
EF102825	26/06/26	06424	Telstra Limited	7,577.66	Phone/Internet expenses

Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102834	26/06/26	06614	Oracle Customer Management Solutions	7,073.61	Phone/Internet expenses
EF102834	26/06/26	06614	Oracle Customer Management Solutions		Phone/Internet expenses
EF102892	30/06/26	01252	Water Corporation	17,385.41	Water, Annual & Excess
EF102892	30/06/26	01252	Water Corporation		Water, Annual & Excess
EF102893	30/06/26	01274	Synergy	89,905.36	Light, Power, Gas
EF102893	30/06/26	01274	Synergy		Light, Power, Gas
EF102893	30/06/26	01274	Synergy		Light, Power, Gas
EF102893	30/06/26	01274	Synergy		Light, Power, Gas
EF102893	30/06/26	01274	Synergy		Light, Power, Gas
EF102893	30/06/26	01274	Synergy		Light, Power, Gas
EF102893	30/06/26	01274	Synergy		Light, Power, Gas
EF102893	30/06/26	01274	Synergy		Light, Power, Gas
EF102893	30/06/26	01274	Synergy		Light, Power, Gas
	Fuels and Utilities Total			348,607.91	
Materials					
EF102339	05/06/26	00203	BOC Gases Australia Ltd	122.05	Welding Equipment/Supplies
EF102341	05/06/26	00317	Coles Supermarkets Aust Pty Ltd	154.01	Groceries
EF102343	05/06/26	00634	Big River Group Pty Ltd	115.45	Building Material
EF102355	05/06/26	01906	Frazzcon Enterprises	1,399.69	Signs
EF102368	05/06/26	03660	Safe T Card Australia Pty Ltd	53.90	Safety Clothing/Equipment
EF102373	05/06/26	04425	Games World	276.92	Toys
EF102376	05/06/26	04491	Woolworths Group - Functions/Catering only	103.46	Groceries
EF102378	05/06/26	04864	iSubscribe Pty Ltd	2,154.63	Library - Annual Magazine Subscription
EF102418	12/06/26	00009	Cafe Corporate	463.10	Groceries
EF102422	12/06/26	00317	Coles Supermarkets Aust Pty Ltd	526.23	Groceries
EF102422	12/06/26	00317	Coles Supermarkets Aust Pty Ltd		Groceries
EF102422	12/06/26	00317	Coles Supermarkets Aust Pty Ltd		Groceries
EF102422	12/06/26	00317	Coles Supermarkets Aust Pty Ltd		Groceries
EF102427	12/06/26	00697	Nutrien AG Solutions Ltd	1,518.00	Gardening - Plants/Supplies
EF102437	12/06/26	01906	Frazzcon Enterprises	991.58	Signs
EF102451	12/06/26	04394	JB Hi - Fi Belmont Forum - Library purchases	2,048.95	Phone/Internet expenses
EF102452	12/06/26	04491	Woolworths Group - Functions/Catering only	819.91	Groceries
EF102452	12/06/26	04491	Woolworths Group - Functions/Catering only		Groceries
EF102452	12/06/26	04491	Woolworths Group - Functions/Catering only		Groceries
EF102462	12/06/26	05992	Corsign WA	2,750.00	Lane Dividers
EF102474	12/06/26	06800	The Avish Family Trust T/as Fruit Break	2,670.82	Groceries
EF102478	12/06/26	06994	Fate Australia	7,321.60	Gardening - Plants/Supplies - Planters
EF102482	12/06/26	07190	Green Plant Enterprises Pty Ltd - Bloomin Boxes	165.00	Flowers - Citizenship Ceremony
EF102482	12/06/26	07190	Green Plant Enterprises Pty Ltd - Bloomin Boxes		Flowers - Citizenship Ceremony
EF102570	22/06/26	00235	Business News	11,000.00	Publications/Newspapers - Subscription
EF102571	22/06/26	00311	Cloverdale Hardware and Western Supply	22.61	Hardware
EF102572	22/06/26	00317	Coles Supermarkets Aust Pty Ltd	198.90	Groceries
EF102577	22/06/26	00664	Kmart Australia Limited	98.50	Stationery & Printing
EF102579	22/06/26	00778	Modern Teaching Aids Pty Ltd	61.55	Books/CDs/DVDs
EF102593	22/06/26	04394	JB Hi - Fi Belmont Forum - Library purchases	473.62	Books/CDs/DVDs
EF102594	22/06/26	04491	Woolworths Group - Functions/Catering only	158.32	Groceries
EF102618	22/06/26	07167	Khodal Krupa WA	116.90	Publications/Newspapers
EF102641	26/06/26	00185	Benara Nurseries	204,261.64	Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102641	26/06/26	00185	Benara Nurseries		Gardening - Plants/Supplies - Winter Street Tress & Replacement Plants
EF102646	26/06/26	00231	Bunnings Group Ltd	3,672.02	Hardware

Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102649	26/06/26	00285	City of Armadale		Stationery & Printing
EF102650	26/06/26	00317	Coles Supermarkets Aust Pty Ltd	650.71	Groceries
EF102650	26/06/26	00317	Coles Supermarkets Aust Pty Ltd		Groceries
EF102650	26/06/26	00317	Coles Supermarkets Aust Pty Ltd		Groceries
EF102651	26/06/26	00406	Domus Nursery	55,352.67	Gardening - 2026 Streetscape Enhancement Plant & Residents Program
EF102651	26/06/26	00406	Domus Nursery		Gardening - 2026 Streetscape Enhancement Plant & Residents Program
EF102651	26/06/26	00406	Domus Nursery		Gardening - 2026 Streetscape Enhancement Plant & Residents Program
EF102651	26/06/26	00406	Domus Nursery		Gardening - 2026 Streetscape Enhancement Plant & Residents Program
EF102651	26/06/26	00406	Domus Nursery		Gardening - 2026 Streetscape Enhancement Plant & Residents Program
EF102654	26/06/26	00475	Saferight Pty Ltd	645.00	Safety Clothing/Equipment
EF102658	26/06/26	00664	Kmart Australia Limited	409.75	Stationery & Printing
EF102658	26/06/26	00664	Kmart Australia Limited		Stationery & Printing
EF102666	26/06/26	00832	Officeworks	264.16	Stationery & Printing
EF102666	26/06/26	00832	Officeworks		Stationery & Printing
EF102667	26/06/26	00850	Pacific Safety Wear Malaga	484.00	Safety Clothing/Equipment
EF102675	26/06/26	01083	SERCUL South East Regional Centre for Urban Landcare	1,353.00	Gardening - Plants/Supplies
EF102683	26/06/26	01206	Access Icon Pty Ltd U/a Cascada	15,210.80	Concrete Products
EF102683	26/06/26	01206	Access Icon Pty Ltd U/a Cascada		Concrete Products
EF102683	26/06/26	01206	Access Icon Pty Ltd U/a Cascada		Concrete Products
EF102683	26/06/26	01206	Access Icon Pty Ltd U/a Cascada		Concrete Products
EF102683	26/06/26	01206	Access Icon Pty Ltd U/a Cascada		Concrete Products
EF102690	26/06/26	01265	Westbooks	1,910.90	Books/CDs/DVDs
EF102690	26/06/26	01265	Westbooks		Books/CDs/DVDs
EF102690	26/06/26	01265	Westbooks		Books/CDs/DVDs
EF102695	26/06/26	01325	Poolegrave Signs and Engraving	495.00	Signs
EF102695	26/06/26	01325	Poolegrave Signs and Engraving		Signs
EF102697	26/06/26	01398	Winc Australia Pty Ltd	2,198.07	Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102697	26/06/26	01398	Winc Australia Pty Ltd		Stationery & Printing
EF102700	26/06/26	01426	Sprayline Spraying Equipment	5,547.74	Gardening - Plants/Supplies
EF102700	26/06/26	01426	Sprayline Spraying Equipment		Gardening - Plants/Supplies
EF102700	26/06/26	01426	Sprayline Spraying Equipment		Gardening - Plants/Supplies
EF102701	26/06/26	01474	Natsync Environmental	970.00	Gardening - Plants/Supplies
EF102703	26/06/26	01529	Safemaster Safety Products Pty Ltd	1,540.00	Safety Clothing/Equipment
EF102706	26/06/26	01570	Blackwoods	3,001.82	Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102706	26/06/26	01570	Blackwoods		Hardware
EF102716	26/06/26	02088	Lock Stock & Farrell Locksmith	912.00	Hardware
EF102716	26/06/26	02088	Lock Stock & Farrell Locksmith		Hardware
EF102719	26/06/26	02139	Ulverscroft Large Print Books Ltd	66.32	Books/CDs/DVDs
EF102729	26/06/26	02459	A1 Steel & Alloy	1,358.50	Metal Goods
EF102731	26/06/26	02498	City of South Perth	7,448.88	Books/CDs/DVDs
EF102731	26/06/26	02498	City of South Perth		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd	3,251.64	Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102735	26/06/26	02862	James Bennett Pty Ltd		Books/CDs/DVDs
EF102737	26/06/26	02912	Sanity Music Stores Pty Ltd	1,000.70	Books/CDs/DVDs

Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102737	26/06/26	02912	Sanity Music Stores Pty Ltd		Books/CDs/DVDs
EF102737	26/06/26	02912	Sanity Music Stores Pty Ltd		Books/CDs/DVDs
EF102737	26/06/26	02912	Sanity Music Stores Pty Ltd		Books/CDs/DVDs
EF102737	26/06/26	02912	Sanity Music Stores Pty Ltd		Books/CDs/DVDs
EF102739	26/06/26	02980	Choice - Australian Consumers Association	1,100.00	Publications/Newspapers
EF102740	26/06/26	03117	Six Axis Nominees T/A OCP Sales	1,410.39	Safety Clothing/Equipment
EF102740	26/06/26	03117	Six Axis Nominees T/A OCP Sales		Safety Clothing/Equipment
EF102740	26/06/26	03117	Six Axis Nominees T/A OCP Sales		Safety Clothing/Equipment
EF102741	26/06/26	03144	COS Complete Office Supplies Pty Ltd	2,038.31	Stationery & Printing
EF102741	26/06/26	03144	COS Complete Office Supplies Pty Ltd		Stationery & Printing
EF102741	26/06/26	03144	COS Complete Office Supplies Pty Ltd		Stationery & Printing
EF102741	26/06/26	03144	COS Complete Office Supplies Pty Ltd		Stationery & Printing
EF102741	26/06/26	03144	COS Complete Office Supplies Pty Ltd		Stationery & Printing
EF102741	26/06/26	03144	COS Complete Office Supplies Pty Ltd		Stationery & Printing
EF102741	26/06/26	03144	COS Complete Office Supplies Pty Ltd		Stationery & Printing
EF102743	26/06/26	03362	L E D Signs Pty Ltd	924.00	Signs
EF102749	26/06/26	03539	Environment Essentials Pty Ltd, Victoria	4,884.00	Publications/Newspapers - Directory
EF102754	26/06/26	04036	CleverPatch Pty Ltd	930.56	Craft/Display Materials
EF102755	26/06/26	04053	Totally Workwear TWW	2,477.29	Safety Clothing/Equipment
EF102755	26/06/26	04053	Totally Workwear TWW		Safety Clothing/Equipment
EF102755	26/06/26	04053	Totally Workwear TWW		Safety Clothing/Equipment
EF102755	26/06/26	04053	Totally Workwear TWW		Safety Clothing/Equipment
EF102755	26/06/26	04053	Totally Workwear TWW		Safety Clothing/Equipment
EF102755	26/06/26	04053	Totally Workwear TWW		Safety Clothing/Equipment
EF102755	26/06/26	04053	Totally Workwear TWW		Safety Clothing/Equipment
EF102755	26/06/26	04053	Totally Workwear TWW		Safety Clothing/Equipment
EF102755	26/06/26	04053	Totally Workwear TWW		Safety Clothing/Equipment
EF102760	26/06/26	04394	JB Hi - Fi Belmont Forum - Library purchases	465.92	Books/CDs/DVDs
EF102764	26/06/26	04491	Woolworths Group - Functions/Catering only	822.40	Groceries
EF102770	26/06/26	04759	StrataGreen	13,607.00	Gardening - Plants/Supplies
EF102771	26/06/26	04763	Merchandising Libraries Pty Ltd	208.78	Books/CDs/DVDs
EF102772	26/06/26	04767	Slimline Warehouse Display Shops	255.58	Craft/Display Materials
EF102776	26/06/26	05082	Accidental Health and Safety Perth	62.15	Medical/First Aid Supplies
EF102777	26/06/26	05144	Tangibility Pty Ltd	511.50	Stationery & Printing
EF102781	26/06/26	05265	BCJ Plastic Products	2,007.51	Hardware
EF102785	26/06/26	05465	QBD Books	90.00	Books/CDs/DVDs
EF102790	26/06/26	05701	Bing Technologies Pty Ltd	7,641.39	Stationery & Printing
EF102798	26/06/26	05880	FHS Technology Pty Ltd - POS99	6,454.80	Stationery & Printing
EF102802	26/06/26	05992	Corsign WA	1,086.80	Signs
EF102805	26/06/26	06025	Shaun Chambers	1,960.00	Craft/Display Materials
EF102812	26/06/26	06201	C - Wise	2,150.28	Gardening - Plants/Supplies
EF102813	26/06/26	06234	Brandworx Australia	7,955.97	Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102813	26/06/26	06234	Brandworx Australia		Uniforms
EF102817	26/06/26	06288	Perth Materials Blowing Pty Ltd	146,353.59	Gardening - Plants/Supplies - Mulch COB
EF102817	26/06/26	06288	Perth Materials Blowing Pty Ltd		Gardening - Plants/Supplies - Mulch COB
EF102832	26/06/26	06589	OverDrive Australia Pty Ltd	47.36	Books/CDs/DVDs
EF102837	26/06/26	06681	Prefet Pty Ltd T/A Minuteman Press Perth	30,743.05	Stationery & Printing
EF102837	26/06/26	06681	Prefet Pty Ltd T/A Minuteman Press Perth		Stationery & Printing
EF102837	26/06/26	06681	Prefet Pty Ltd T/A Minuteman Press Perth		Stationery & Printing
EF102837	26/06/26	06681	Prefet Pty Ltd T/A Minuteman Press Perth		Stationery & Printing
EF102837	26/06/26	06681	Prefet Pty Ltd T/A Minuteman Press Perth		Stationery & Printing
EF102837	26/06/26	06681	Prefet Pty Ltd T/A Minuteman Press Perth		Stationery & Printing
EF102837	26/06/26	06681	Prefet Pty Ltd T/A Minuteman Press Perth		Stationery & Printing
EF102837	26/06/26	06681	Prefet Pty Ltd T/A Minuteman Press Perth		Stationery & Printing
EF102843	26/06/26	06844	Print and Sign Co	3,901.81	Stationery & Printing
EF102843	26/06/26	06844	Print and Sign Co		Stationery & Printing
EF102843	26/06/26	06844	Print and Sign Co		Stationery & Printing
EF102843	26/06/26	06844	Print and Sign Co		Stationery & Printing
EF102843	26/06/26	06844	Print and Sign Co		Stationery & Printing
EF102843	26/06/26	06844	Print and Sign Co		Stationery & Printing
EF102853	26/06/26	06957	Booktopia Direct	680.86	Books/CDs/DVDs

Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF102853	26/06/26	06957	Booktopia Direct		Books/CDs/DVDs
EF102853	26/06/26	06957	Booktopia Direct		Books/CDs/DVDs
EF102853	26/06/26	06957	Booktopia Direct		Books/CDs/DVDs
EF102853	26/06/26	06957	Booktopia Direct		Books/CDs/DVDs
EF102856	26/06/26	06994	Fate Australia	74,245.60	Gardening - Plants/Supplies - Planter Boxes
EF102856	26/06/26	06994	Fate Australia		Gardening - Plants/Supplies - Planter Boxes
EF102867	26/06/26	07190	Green Plant Enterprises Pty Ltd - Bloomin Boxes	2,082.50	Flowers - Pioneers Lunch
EF102867	26/06/26	07190	Green Plant Enterprises Pty Ltd - Bloomin Boxes		Flowers - Pioneers Lunch
EF102868	26/06/26	07198	Seaport Nominees - Discus Digital Print	891.00	Stationery & Printing
EF102890	30/06/26	00185	Benara Nurseries	27,027.00	Gardening - Plants/Supplies - 2027 Street Tree Deposit
EF102891	30/06/26	01073	Spotlight Pty Ltd	316.60	Craft/Display Materials
EF102906	30/06/26	06234	Brandworx Australia	213.20	Uniforms
EF102910	30/06/26	06957	Booktopia Direct	108.81	Books/CDs/DVDs
EF102910	30/06/26	06957	Booktopia Direct		Books/CDs/DVDs
	Materials Total			694,205.23	
Other					
EF102344	05/06/26	00640	Australian Islamic College (Kewdale) Parents & Friends Assoc	611.91	Donation
EF102347	05/06/26	00795	LGISWA	500.00	Insurance Premiums
EF102397	05/06/26	06809	Tegan Hort	15.95	Staff Reimbursement - Parking
EF102413	05/06/26	99998	John Murphy & Janet Barnes	1,875.70	Rates Refund
EF102414	05/06/26	99998	Complete Approvals	147.00	Application Fee Refund
EF102416	12/06/26	167282	Elizabeth Newton - Faas	100.00	Bond Payment/Refund
EF102421	12/06/26	00140	Australian Library & Information Association	1,500.00	Membership Fee
EF102445	12/06/26	03393	Cloverdale Comets Diamond Sports Association	311.48	Turf Line Marking Paint Reimbursement
EF102470	12/06/26	06685	Chantelle Gilbert	300.00	Staff Reimbursement - Membership
EF102472	12/06/26	06745	Alex Bott	762.00	Staff Reimbursement - Membership
EF102490	12/06/26	99998	Karen Neo	500.00	Sports Donation
EF102491	12/06/26	99998	Housing Authority	2,186.72	Rates Refund
EF102492	12/06/26	99998	Bradley Hutchings	41.90	Staff Reimbursement - Tools
EF102493	12/06/26	99998	Realside Asset Mgt	43,200.00	Refund - Invoice Credited
EF102567	19/06/26	01236	Department of Fire and Emergency Services	26,856.09	Emergency Services Levy May 2026
EF102569	22/06/26	00181	Belmont City College	225.00	NAIDOC Artwork Vouchers
EF102574	22/06/26	00530	Natasha Griggs	1,489.55	Membership Fee
EF102587	22/06/26	03071	Department of Transport - Vehicle Owner Searches	846.60	Vehicle Ownership Searches
EF102588	22/06/26	03453	Clare Bridges	1,417.13	Conference - AHRI
EF102588	22/06/26	03453	Clare Bridges		Conference - AHRI
EF102602	22/06/26	06002	Arts Hub Australia Pty Ltd	340.00	Membership Fee
EF102609	22/06/26	06685	Chantelle Gilbert	26.25	Staff Reimbursement - Conference
EF102611	22/06/26	06746	Brandon Pang	50.49	Staff Reimbursement - Parking
EF102627	22/06/26	07375	Shelley Harrington	247.50	Staff Reimbursement - Boots
EF102627	22/06/26	07375	Shelley Harrington		Staff Reimbursement - Boots
EF102632	22/06/26	99998	Jun Lu	147.00	Application Fee Refund
EF102633	22/06/26	99998	Daley Keith Ginifer & Jessica Cayna	398.92	Rates Refund
EF102634	22/06/26	99998	Specialised Shutdown Support	263.86	Rates Refund
EF102635	22/06/26	99998	Alexander Strzelecki	400.00	Artwork - Civic Centre
EF102640	26/06/26	00140	Australian Library & Information Association	1,500.00	Membership Fee
EF102669	26/06/26	00898	Property Council of Australia WA Division	5,755.00	Membership Fee
EF102691	26/06/26	01270	Perth Racing - WA Turf Club	9,552.84	Irrigation of Grandstand Rd & Ascot Vale & Luncheon
EF102691	26/06/26	01270	Perth Racing - WA Turf Club		Irrigation of Grandstand Rd & Ascot Vale & Luncheon
EF102691	26/06/26	01270	Perth Racing - WA Turf Club		Irrigation of Grandstand Rd & Ascot Vale & Luncheon
EF102704	26/06/26	01531	Australia Day Council of Western Australia	4,092.00	Workshop - Aboriginal Cultural Awareness
EF102707	26/06/26	01599	WA Rangers Association Inc	350.00	Membership Fee
EF102713	26/06/26	01761	Royal WA Historical Society Inc	110.00	Membership Fee
EF102745	26/06/26	03380	Belmont Netball Association Inc	137.78	Community Contribution Fund
EF102774	26/06/26	04901	Perth Irish Rugby Football Club Inc	350.00	Community Contribution Fund
EF102816	26/06/26	06287	The Grants Hub Pty Ltd	313.20	Subscription
EF102845	26/06/26	06858	Mario Murphy	2,172.54	Staff Reimbursement - Office Expense
EF102865	26/06/26	07159	Long Jetty Holdings Pty Ltd t/as Bathers Beach	620.00	Sister City Expenses
EF102885	26/06/26	99998	Yvonne Kutzer	11.00	Working With Children
EF102886	26/06/26	99998	Mills Oakley Lawyers	1,997.70	Rates Refund
EF102887	26/06/26	99998	Kate Stedman	661.54	Rates Refund
EF102888	26/06/26	99998	Yueli Wu	1,763.17	Rates Refund
EF102889	26/06/26	99998	Lorraine Jean Grin	100.00	Local History Photographic Competition Winner
EF102898	30/06/26	03453	Clare Bridges	569.94	Staff Reimbursement - Office Expense
EF102900	30/06/26	03644	Pickles Auctions Pty Ltd	22.00	Sales Fee for Sold Assets
EF102920	30/06/26	99998	Veronika Honner	5.00	Library Refund
EF102921	30/06/26	99998	Belgrade Holdings	147.00	Application Fee Refund
EF102922	30/06/26	99998	David Davis	147.00	Application Fee Refund
EF102923	30/06/26	99998	Action Sheds Australia	73.50	Application Fee Refund
EF102924	30/06/26	99998	Red Ink Homes	1,497.83	Application Fee Refund
	Other Total			116,710.09	
Property, Plant & Equipment					
EF102459	12/06/26	05740	Zenith Interiors Pty Ltd	4,510.00	Office Furniture
EF102717	26/06/26	02090	Woodlands Distributors & Agencies	8,949.60	Street Furniture - Drinking Fountain
EF102722	26/06/26	02254	PLE Computers	1,626.00	Computer Hardware

Attachment 12.3.1 June 2026 Payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amt	Description
EF102722	26/06/26	02254	PLE Computers		Computer Hardware
EF102724	26/06/26	02310	Exteria Pty Ltd - Landmark Engineering	22,522.50	Street Furniture
EF102724	26/06/26	02310	Exteria Pty Ltd - Landmark Engineering		Street Furniture
EF102724	26/06/26	02310	Exteria Pty Ltd - Landmark Engineering		Street Furniture
Property, Plant & Equipment Total				37,608.10	
Salaries/Wages					
SL030626	04/06/26	COB	City of Belmont Payroll	821,036.71	Salaries/Wages
EF102415	09/06/26	99971	SuperChoice	179,096.92	Superannuation Contribution
WG100626	11/06/26	COB	City of Belmont Payroll	182,876.05	Salaries/Wages
EF102486	12/06/26	99950	Australian Services Union	104.00	Salaries/Wages
EF102487	12/06/26	99952	Child Support Agency	1,742.78	Salaries/Wages
EF102488	12/06/26	99954	City of Belmont Social Club	465.00	Salaries/Wages
EF102489	12/06/26	99962	LGRCEU - WA Shire Councils Union	144.00	Salaries/Wages
SL170626	18/06/26	COB	City of Belmont Payroll	824,955.91	Salaries/Wages
EF102628	22/06/26	99950	Australian Services Union	104.00	Salaries/Wages
EF102629	22/06/26	99952	Child Support Agency	1,742.78	Salaries/Wages
EF102630	22/06/26	99954	City of Belmont Social Club	465.00	Salaries/Wages
EF102631	22/06/26	99962	LGRCEU - WA Shire Councils Union	144.00	Salaries/Wages
EF102636	23/06/26	99971	SuperChoice	179,320.64	Superannuation Contribution
WG240626	25/06/26	COB	City of Belmont Payroll	176,042.66	Salaries/Wages
EF102916	30/06/26	99950	Australian Services Union	104.00	Salaries/Wages
EF102917	30/06/26	99952	Child Support Agency	1,742.78	Salaries/Wages
EF102918	30/06/26	99954	City of Belmont Social Club	465.00	Salaries/Wages
EF102919	30/06/26	99962	LGRCEU - WA Shire Councils Union	132.00	Salaries/Wages
Salaries/Wages Total				2,370,684.23	
Training and Conferences					
EF102338	05/06/26	00110	Australian Institute of Management	1,984.00	Training - Applied Project Management
EF102353	05/06/26	01605	ATM Australian Training Management	295.00	Training
EF102357	05/06/26	01919	Infor Public Sector User Forum Inc	1,650.00	Membership Fee
EF102365	05/06/26	03329	Intrepid Minds Pty Ltd	3,074.50	Conference Expenses - WA Executive Assistant Congress
EF102371	05/06/26	04142	Danny Ford - Kambarang Services Pty Ltd	660.00	Training
EF102395	05/06/26	06741	EEO Specialists	14,685.00	Workshop - Unlawful Workplace
EF102425	12/06/26	00429	Economic Development Australia Ltd	561.00	Training
EF102426	12/06/26	00601	Institute of Public Works Engineering Sydney	1,705.00	Subscription
EF102430	12/06/26	01197	Helloworld Travel Belmont WA	3,654.80	Library - Entertainment Expense - After Dark Performance
EF102430	12/06/26	01197	Helloworld Travel Belmont WA		Library - Entertainment Expense - After Dark Performance
EF102430	12/06/26	01197	Helloworld Travel Belmont WA		Library - Entertainment Expense - After Dark Performance
EF102434	12/06/26	01644	Craig MacKenzie	20.36	Conference Expenses
EF102436	12/06/26	01726	ATI - Mirage Pty Ltd	486.00	Training
EF102584	22/06/26	01609	First 5 Minutes Pty Ltd	811.97	Training
EF102608	22/06/26	06443	Social Pinpoint Pty Ltd	45,135.42	Subscription - Annual Enterprise Plan
EF102619	22/06/26	07169	Ubuntu Australia Inc	3,200.00	Training
EF102639	26/06/26	00107	Environmental Health Australia (WA)	2,800.00	Subscription
EF102639	26/06/26	00107	Environmental Health Australia (WA)		Subscription
EF102680	26/06/26	01178	Kelyn Training Services	300.00	Training
EF102686	26/06/26	01240	WA Local Government Association	792.00	Training
EF102708	26/06/26	01605	ATM Australian Training Management	395.00	Training
EF102709	26/06/26	01609	First 5 Minutes Pty Ltd	1,369.50	Training
EF102709	26/06/26	01609	First 5 Minutes Pty Ltd		Training
EF102751	26/06/26	03675	WA Institute of Public Administration Australia	1,815.00	Membership Fee
EF102824	26/06/26	06394	Rapid Global Pty Ltd	5,307.50	Hardware - iPad Bundle
Training and Conferences Total				90,702.05	
MUNI Total				9,316,952.36	
Trust Funds					
EF102417	12/06/26	154102	Building and Energy - Building Services Levy	15,843.58	Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building Services Levy
EF102417	12/06/26	154102	Building and Energy - Building Services Levy		Building and Energy - Building

Attachment 12.3.1 June 2026 Payments

[illegible]

12.4 Monthly Financial Report for June 2026

Voting Requirement	: Absolute Majority
Subject Index	: 32/009 Financial Operating Statements
Location/Property Index	: N/A
Application Index	: N/A
Disclosure of any Interest	: Nil
Previous Items	: N/A
Applicant	: N/A
Owner	: N/A
Responsible Division	: Corporate and Governance

Council role

Overseeing Overseeing the allocation of the City's finances and resources e.g. setting the annual budget, accepting tenders, determining what services and facilities the City is to provide, annual reports, selecting the CEO and reviewing the CEO's performance.

Purpose of report

To provide Council with relevant monthly financial information for the 2025-26 financial year.

Summary and key issues

The following report includes a concise list of material variances for the month ending 30 June 2026.

The report also contains a number of budget amendments relating to projects identified to be carried forward to 2026-27 from the 2025-26 year in addition to adjustments to reserve transfers in line with associated projects.

Officer Recommendation

That Council:

1. Receives the Monthly Financial Report as at 30 June 2026 as included in Attachment 12.4.1.
2. Adopts the amendments to the 2025-26 budget contained in Attachment 12.4.2.

An absolute majority of Council is required

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2024–2034 Strategic Community Plan:

Key Performance Area: Performance

Outcome: 10. Effective leadership, governance and financial management.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Section 6.4 of the *Local Government Act 1995 (WA)* (the Act) in conjunction with Regulations 34 (1) of the *Local Government (Financial Management) Regulations 1996 (WA)* (the Regulations) requires monthly financial reports to be presented to Council.

Regulation 34(1) requires a monthly Statement of Financial Activity reporting on revenue and expenditure.

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as a part of the monthly report.

Background

The Regulations prescribe that a Local Government is to prepare each month a Statement of Financial Activity.

Regulation 34(2) requires the Statement of Financial Activity to be accompanied by documents containing:

1. Explanation for each material variance identified between year to date budgets and actuals
2. Any other supporting information considered relevant by the Local Government.

Regulation 34 (5) states that "Each financial year, a Local Government is to adopt a percentage or value, calculated in accordance with the Australian Accounting Standards, to be used in statements of financial activity for reporting material variances."

This regulation requires Council to annually set a materiality threshold for the purpose of disclosing budget variances within monthly financial reporting.

The materiality threshold has been set by Council at \$100,000 for the 2025-26 financial year.

Report

At the June 2025 Ordinary Council Meeting, Council adopted the materiality threshold for the 2025-26 financial year as \$100,000. The table below provides a summary of significant variances based on this materiality threshold. The detailed financial activity report is included at Attachment 12.4.1.

It should be noted that the figures contained within this report remain subject to finalisation of end of financial year processing and audit finalisation.

Report Section	Budget YTD	Actual YTD	Report Comments
OPERATING ACTIVITIES			
<i>Revenue from operating activities</i>			
Operating grants, subsidies and contributions			
Finance	1,297,448	1,796,221	Higher than expected advance payment of 2026-27 Financial Assistance Grant.
Works	768,106	1,079,038	
Parks, Leisure & Environment	151,360	332,096	Variance relates to funding for Tomato Lake project received earlier than expected.
Fees and charges			
City Facilities & Property	1,424,376	1,706,845	Increased usage of the City's facilities.
Planning Services	453,500	621,797	Income from planning applications is higher than anticipated.
Safer Communities	1,023,250	1,206,575	Higher than anticipated income from enforcement and Building control application fees.
Economic & Community Development	400,000	511,529	Funds received for Oct 2025 to June 2026 inclusive of annual increase.
Interest earnings			
Finance	5,052,244	6,472,341	Year-end adjustments relating to investments yet to occur.

Other revenue			
Governance, Strategy & Risk	80,554	224,659	Reimbursements received from insurance claims have subsequently been allocated to the respective departments.
Finance	101,250	398,261	Revenue relates to valuation movement of \$188K in City's interest in Local Government House Trust (WALGA).
Parks, Leisure & Environment	12,634	125,330	Unbudgeted funds received relating to insurance claim.
Expenditure from operating activities			
Employee costs			
People & Culture	(1,570,156)	(1,425,926)	Salaries are below budget due to vacancies which are currently being recruited by the City.
Governance, Strategy & Risk	(2,149,440)	(1,971,981)	
Parks, Leisure & Environment	(4,285,164)	(4,076,818)	
Planning Services	(2,186,393)	(2,039,904)	
Library, Culture & Place	(3,111,845)	(3,008,441)	
Finance	(2,528,641)	(2,673,886)	Timing difference due to detailed allocation of timecard employees to jobs following payroll processing. Amounts will be cleared following the end of month.

Design, Assets & Development	(1,863,988)	(1,758,265)	Salaries expenditure was lower than budgeted, and the recruitment of the Hydrology Consultant was delayed.
City Projects	(365,184)	(573,949)	Salaries to be capitalised against projects at EOFY.
Materials and contracts			
Chief Executive Officer	(192,090)	(53,023)	Underspend attributed to the majority of the Leadership and Cultural programmed being developed and delivered internally.
Governance, Strategy & Risk	(1,015,992)	(517,373)	Project-related funding has not yet been utilized, including funding allocated for the Archiving Project and the Belmont Trust.
Finance	(957,790)	(662,636)	Variance relates to GRV property valuation expense not yet entered.
Information Technology	(3,047,475)	(3,575,611)	Higher than expected increase in software subscription and licensing renewals. End of financial year prepayment recognition yet to occur.
Public Relations & Stakeholder Engagement	(1,036,580)	(804,520)	Some budget underspends remain, and a number of invoices for FY 2025–26 are still pending receipt.
Works	(9,053,519)	(8,688,157)	Waste services invoices for June to be received.

Design, Assets & Development	(660,945)	(414,483)	Various consultant invoices are yet to be received, and civil design costs will be allocated to the relevant projects
City Projects	(2,929,480)	(3,314,120)	Reallocation of operating costs allocated to capital projects on project finalisation.
Parks, Leisure & Environment	(9,847,012)	(8,474,899)	Variance due to project timings and outstanding supplier invoices.
City Facilities & Property	(4,001,296)	(4,704,705)	Variance arising from project scheduling.
Planning Services	(339,781)	(211,894)	Awaiting consultant work to be finalised and invoices to be received and processed.
Safer Communities	(3,102,900)	(2,974,231)	Underspend across various expense items, each individually below the reporting threshold.
Economic & Community Development	(2,699,180)	(2,036,864)	Underspent due to changes to project and program timelines and invoice for contracted community services provided in June 2026.
Library, Culture & Place	(2,885,682)	(2,444,924)	Budget underspends remain, and a number of invoices for FY 2025–26 are still pending receipt.
Utility charges			

Insurance Expenses			
Governance, Strategy & Risk	(52,844)	61,087	Over recovered insurances from departments due to lower than budgeted insurance premium.
Other expenditure			
Planning Services	(374,539)	(121,730)	Expenditure for development contributions expected from The Springs not yet incurred.
Safer Communities	(1,375,236)	(1,097,370)	ABC Cost Allocation
Economic & Community Development	(982,169)	(675,127)	Underspent due to changes to project and program timelines.
INVESTING ACTIVITIES			
<i>Inflows from investing activities</i>			
Non-Operating grants, subsidies and contributions			
City Projects	4,063,075	3,863,076	Final grant payment for Wilson Park to be processed. Grant Funding for Peet Park Lighting deferred to 2026-27.
Parks, Leisure & Environment	603,139	176,451	Income for SCRUFF and Urban Greening projects received in previous financial year.
City Facilities & Property	233,599	1,343,490	Variance is due to recognition of Ascot Marina Wall in the asset register, with the contribution being non-cash.
Proceeds from disposal of assets			
Works	263,577	4,600	Plant items are scheduled to be sold at auction, while other acquisitions and disposals have been delayed.

Design, Assets & Development	505,542	284,109	Disposal of fleet and plant items will occur upon replacement, with delivery of the new assets currently pending.
Outflows from investing activities			
Payments for property, plant and equipment			
Information Technology	(1,170,000)	(423,970)	Asset renewal projects delayed due to hardware changes in the market.
Design, Assets & Development	(1,725,410)	(620,663)	Fleet and plant items ordered, waiting on delivery.
City Facilities & Property	(2,107,033)	(1,326,686)	Delivery times on some projects have been impacted by scheduling conflicts and the availability of materials.
Library, Culture & Place	(115,000)	(6,320)	The underspend is attributable to revisions to the Ruth Faulkner Library Reserve project timelines.
Payments for construction of infrastructure			
Works	(6,788,231)	(6,626,289)	Some invoices yet to be received.
City Projects	(6,823,777)	(4,603,491)	Variances due to project timings and outstanding invoices.
Parks, Leisure & Environment	(5,147,146)	(3,100,568)	Variance due to project timings and outstanding invoices.

Budget Amendment

As part of the preparation of the 2026-27 budget, several projects were identified that were unlikely to be finalised prior to the 30 June that were not previously identified in the March Budget Review. In addition, a number of amendments to transfers to and from reserve are required in order to facilitate reserve transfers in line with their adopted reserve purposes.

As such, budget amendments for the projects are included in Attachment 12.4.2 for endorsement by Council. These amendments represent a zero overall impact to the closing position for the 2025-26 year.

Financial implications

The presentation of these reports to Council ensures compliance with the Act and associated Regulations, and also ensures that Council is regularly informed as to the status of its financial position.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Attachment details

Attachment No and title
1. Monthly Financial Statement for June 2026 [12.4.1 - 12 pages]
2. Budget Amendments - Carry forward projects [12.4.2 - 1 page]

CITY OF BELMONT
MONTHLY FINANCIAL REPORT
(Containing the required statement of financial activity and statement of financial position)
For the period ended 30 June 2026

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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Attachment 12.4.1 Monthly Financial Statement for June 2026

CITY OF BELMONT STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 JUNE 2026

Note	Amended Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	63,194,067	63,194,067	62,993,005	(201,062)	(0.32%)	▼
Grants, subsidies and contributions	2,557,504	2,557,504	3,524,893	967,389	37.83%	▲
Fees and charges	11,585,598	11,585,598	12,409,441	823,843	7.11%	▲
Interest revenue	5,063,972	5,063,972	6,484,071	1,420,099	28.04%	▲
Other revenue	915,221	906,494	1,234,848	328,354	36.22%	▲
Profit on asset disposals	34,012	54,372	8,130	(46,242)	(85.05%)	▼
Fair value adjustments to financial assets at fair value through profit or loss	0	0	188,896	188,896	0.00%	▲
	83,350,374	83,362,007	86,843,284	3,481,277	4.18%	
Expenditure from operating activities						
Employee costs	(30,484,280)	(30,484,280)	(29,656,689)	827,591	2.71%	▲
Materials and contracts	(39,396,486)	(39,396,486)	(39,273,689)	122,797	0.31%	▲
Utility charges	(2,520,130)	(2,520,130)	(2,436,887)	83,243	3.30%	▲
Depreciation	(13,072,998)	(13,072,998)	(13,195,776)	(122,778)	(0.94%)	▼
Finance costs	(488,408)	(488,408)	(450,270)	38,138	7.81%	▲
Insurance	(902,027)	(902,027)	(880,445)	21,582	2.39%	▲
Other expenditure	(1,935,516)	(1,935,516)	(1,456,264)	479,252	24.76%	▲
Loss on asset disposals	0	(20,360)	(183,573)	(163,213)	(801.64%)	▼
	(88,799,845)	(88,820,205)	(87,533,593)	1,286,612	1.45%	
Non cash amounts excluded from operating activities	2(c) 10,851,797	10,869,150	13,146,179	2,277,029	20.95%	▲
Amount attributable to operating activities	5,402,326	5,410,952	12,455,870	7,044,918	130.20%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	7,240,344	7,240,344	6,540,237	(700,107)	(9.67%)	▼
Proceeds from disposal of assets	769,119	769,119	247,394	(521,725)	(67.83%)	▼
	8,009,463	8,009,463	6,787,631	(1,221,832)	(15.25%)	
Outflows from investing activities						
Acquisition of property, plant and equipment	(6,285,606)	(6,285,606)	(2,518,196)	3,767,410	59.94%	▲
Acquisition of infrastructure	(20,807,017)	(20,807,017)	(13,315,654)	7,491,363	36.00%	▲
	(27,092,623)	(27,092,623)	(15,833,850)	11,258,773	41.56%	
Amount attributable to investing activities	(19,083,160)	(19,083,160)	(9,046,219)	10,036,941	52.60%	
FINANCING ACTIVITIES						
Inflows from financing activities						
Transfer from reserves	36,692,408	0	0	0	0.00%	
	36,692,408	0	0	0	0.00%	
Outflows from financing activities						
Payments for principal portion of lease liabilities	(39,341)	0	0	0	0.00%	
Repayment of borrowings	(666,575)	(666,573)	(666,573)	0	0.00%	
Transfer to reserves	(22,601,183)	0	0	0	0.00%	
	(23,307,099)	(666,573)	(666,573)	0	0.00%	
Amount attributable to financing activities	13,385,309	(666,573)	(666,573)	0	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) 645,525	645,525	1,081,056	435,531	67.47%	▲
Amount attributable to operating activities	5,402,326	5,410,952	12,455,870	7,044,918	130.20%	▲
Amount attributable to investing activities	(19,083,160)	(19,083,160)	(9,046,219)	10,036,941	52.60%	▲
Amount attributable to financing activities	13,385,309	(666,573)	(666,573)	0	0.00%	
Surplus or deficit after imposition of general rates	350,000	(13,693,256)	3,824,134	17,517,390	127.93%	▲

KEY INFORMATION

- ▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
 - ▲ Indicates a variance with a positive impact on the financial position.
 - ▼ Indicates a variance with a negative impact on the financial position.
- Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

CITY OF BELMONT
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2026

	Actual 30 June 2025	Actual as at 30 June 2026
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	65,020,615	20,232,748
Trade and other receivables	4,214,593	4,223,781
Other financial assets	25,187,565	67,221,335
Inventories	239,454	283,404
Contract assets	260,661	0
Other assets	3,604,985	3,693,786
TOTAL CURRENT ASSETS	98,527,873	95,655,054
NON-CURRENT ASSETS		
Trade and other receivables	415,855	451,999
Other financial assets	199,049	387,945
Property, plant and equipment	340,724,865	339,050,716
Infrastructure	300,745,116	305,816,133
Right-of-use assets	166,998	166,998
Intangible assets	136,843	76,869
TOTAL NON-CURRENT ASSETS	642,388,726	645,950,660
TOTAL ASSETS	740,916,599	741,605,714
CURRENT LIABILITIES		
Trade and other payables	11,062,651	6,087,243
Contract liabilities	67,053	67,053
Capital grant/contributions liabilities	368,476	0
Other liabilities	1,038,346	1,032,687
Lease liabilities	84,567	84,567
Borrowings	666,573	0
Employee related provisions	5,160,839	4,693,970
TOTAL CURRENT LIABILITIES	18,448,505	11,965,520
NON-CURRENT LIABILITIES		
Other liabilities	127,197	127,197
Lease liabilities	52,499	52,499
Borrowings	10,309,794	10,309,794
Employee related provisions	553,045	553,045
TOTAL NON-CURRENT LIABILITIES	11,042,535	11,042,535
TOTAL LIABILITIES	29,491,040	23,008,055
NET ASSETS	711,425,559	718,597,659
EQUITY		
Retained surplus	181,531,742	188,703,842
Reserve accounts	82,270,250	82,270,250
Revaluation surplus	447,623,567	447,623,567
TOTAL EQUITY	711,425,559	718,597,659

This statement is to be read in conjunction with the accompanying notes.

CITY OF BELMONT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the City to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 30 June 2026

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLICES

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Estimated useful life of intangible assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

Attachment 12.4.1 Monthly Financial Statement for June 2026

CITY OF BELMONT NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 JUNE 2026

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

Current assets

Cash and cash equivalents
Trade and other receivables
Other financial assets
Inventories
Contract assets
Other assets

Less: current liabilities

Trade and other payables
Other liabilities
Lease liabilities
Borrowings
Employee related provisions

Net current assets

Less: Total adjustments to net current assets

Closing funding surplus / (deficit)

Note	Amended Budget Opening 1 July 2025 \$	Actual as at 30 June 2025 \$	Actual as at 30 June 2026 \$
	65,020,615	65,020,615	20,232,748
	4,214,593	4,214,593	4,223,781
	25,187,565	25,187,565	67,221,335
	239,454	239,454	283,404
	260,661	260,661	0
	3,604,985	3,604,985	3,693,786
	98,527,873	98,527,873	95,655,054
	(11,062,651)	(11,062,651)	(6,087,243)
	(1,038,346)	(1,038,346)	(1,032,687)
	(84,567)	(84,567)	(84,567)
	(666,573)	(666,573)	0
	(5,160,839)	(5,160,839)	(4,693,970)
	(18,012,976)	(18,012,976)	(11,898,467)
	80,514,897	80,514,897	83,756,587
2(b)	(79,433,841)	(79,433,841)	(79,932,453)
	1,081,056	1,081,056	3,824,134

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets

Less: Reserve accounts
Add: Current liabilities not expected to be cleared at the end of the year
- Current portion of lease liabilities
- Current portion of borrowings
- Current portion of employee benefit provisions held in reserve

Total adjustments to net current assets

	Amended Budget Estimates 30 June 2026 \$	YTD Budget Estimates 30 June 2026 \$	YTD Actual 30 June 2026 \$
	(82,270,250)	(82,270,250)	(82,270,250)
	84,567	84,567	84,567
	666,573	666,573	0
	2,085,269	2,085,269	2,253,230
2(a)	(79,433,841)	(79,433,841)	(79,932,453)

(c) Non-cash amounts excluded from operating activities

Adjustments to operating activities

Less: Profit on asset disposals
Less: Fair value adjustments to financial assets at amortised cost
Add: Loss on asset disposals
Add: Depreciation
Non-cash movements in non-current assets and liabilities:
- Pensioner deferred rates
- Employee provisions
- Other provisions

Total non-cash amounts excluded from operating activities

	Amended Budget Estimates 30 June 2026 \$	YTD Budget Estimates 30 June 2026 \$	YTD Actual 30 June 2026 \$
	(34,012)	(54,372)	(8,130)
	0	0	(188,896)
	0	20,360	183,573
	13,072,998	13,072,998	13,195,776
			(36,144)
	(2,085,269)	(2,085,269)	0
	(101,920)	(84,567)	0
	10,851,797	10,869,150	13,146,179

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

Attachment 12.4.1 Monthly Financial Statement for June 2026

CITY OF BELMONT NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 JUNE 2026

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2025-26 year is \$100,000 .

Description	Var. \$ \$	Var. % %	
Revenue from operating activities			
Grants, subsidies and contributions	967,389	37.83%	▲
Finance - Higher than expected advance payment of 2026-27 Financial Assistance Grant- (\$498,773)		Timing	
Works - Higher than expected advance payment of 2026-27 Financial Assistance Grant. - (\$310,932)		Timing	
Parks, Leisure & Environment - Variance relates to funding for Tomato Lake projects received earlier than expected. - (\$180,736)		Timing	
Fees and charges	823,843	1.70%	▲
Planning Services - Income from planning applications is higher than anticipated. - (\$168,297)		Timing	
Safer Communities - Higher than anticipated income from Ranger infringements and Building control application fees. - (\$183,325)		Timing	
City Facilities & Property - Increased useage of the City's hireable facilities. - (\$282,469)		Timing	
Economic & Community Development - Invoices received in June for Oct 2025 to June 2026 inclusive of annual increase. - (\$111,529)		Timing	
Interest revenue	1,420,099	28.04%	▲
Finance - Year end adjustments relating to investments yet to occur. - (\$14,20,097)		Timing	
Other revenue	328,354	36.22%	▲
Governance, Strategy & Risk - Reimbursements received from insurance claims were subsequently allocated to the respective departments. - (\$144,105)		Timing	
Finance - Revenue relates to valuation movement of City's interest in Local Government House Trust. - (\$297,011)		Timing	
Parks, Leisure & Environment - Unbudgeted funds received relating to insurance claim. - (\$112,696)		Timing	
Fair value adjustments to financial assets at fair value through profit or loss	188,896	0.00%	▲
Expenditure from operating activities			
Employee costs	827,591	2.71%	▲
Salaries are below budget due to vacancies which are currently being recruited by the City - \$779,932		Permanent	
Finance - Timing difference due to detailed allocation of timecard employees to jobs following payroll processing. Amounts will be cleared following the end of month. - (\$145,245)		Timing	
City Projects - Salaries to be capitalised at EOFY. - (\$208,765)		Timing	
Design, Assets & Development - The new Travel Smart Officer salary expenditure was lower than budgeted, and the recruitment of the Hydrology Consultant was delayed. - \$105,723		Timing	
Materials and contracts	122,797	0.31%	▲
Governance, Strategy & Risk - Project-related funding has not yet been utilized, including funding allocated for the Archiving Project and the Belmont Trust. - \$498,619		Timing	
Information Technology - Higher than expected increase in software subscription and licensing renewals. End of financial year prepayment recognition yet to occur. - (\$528,136)		Timing	
Works - Waste services invoices for June to be received. - \$365,362		Timing	
Parks, Leisure & Environment - Variances due to project timings and outstanding supplier invoices. - \$1,372,112		Timing	
City Facilities & Property - Variance arising from project scheduling. - (\$703,409)		Timing	
Economic & Community Development - Underspent due to changes to project and program timelines and invoice for contracted community services provided in June 2026. - \$662,316		Timing	
Chief Executive Officer - Underspend attributed to the majority of the Leadership and Cultural Programme being developed and delivered internally - \$139,067		Timing	
Public Relations & Stakeholder Engagement - Some budget underspends remain, and a number of invoices for FY 2025-26 are still pending receipt. - \$232,060		Timing	
Design, Assets & Development - Various consultant invoices are yet to be received, and civil design costs will be allocated to the relevant projects - \$246,462		Timing	
City Projects - Reallocation of operating cost from capital projects. - (\$3,290,665)		Timing	
Planning Services - Awaiting consultant work to be finalised and invoices to be received and processed. - \$127,887		Timing	
Library, Culture & Place - Some budget underspends remain, and a number of invoices for FY 2025-26 are still pending receipt. - \$440,758		Timing	
Finance - Variance relates to GRV property valuation expense not yet entered. - \$295,154		Timing	
Safer Communities - Underspend across various expense items, each individually below the reporting threshold. - \$128,669		Timing	
Insurance	21,582	2.39%	▲
Governance, Strategy & Risk - Over allocation of property insurance due to lower than anticipated insurance premiums - \$113,931		Timing	
Planning Services - Expenditure for development contributions expected from The Springs not yet received - \$252,809		Timing	
Loss on asset disposals	(163,213)	(801.64%)	▼
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(700,107)	(9.67%)	▼
City Projects - Final grant payment for Wilson Park to be processed. Grant Funding for Peet Park Lighting deferred to 26/27 - \$746,030		Timing	
Parks, Leisure & Environment - Income for SCRUFF and Urban Greening projects received in previous financial year. - (\$426,687)		Timing	
City Facilities & Property - Variance is due to the recognition of Ascot Marina Wall in the asset register, with the contribution being non-cash. - \$1,109,891		Timing	
Works - Plant items are scheduled to be sold at auction, while other acquisitions and disposals have been delayed. - (\$258,977)		Timing	
Design, Assets & Development - Disposal of fleet and plant items will occur upon replacement, with delivery of the new assets currently pending. - (\$221,433)		Timing	
Acquisition of property, plant and equipment	3,767,410	59.94%	▲
Information Technology - Asset renewal projects delayed due to hardware changes in market - \$746,030		Timing	
Design, Assets & Development - Fleet and plant items ordered, waiting on delivery. - \$1,104,747		Timing	
City Facilities & Property - Delivery times on some projects have been impacted by scheduling conflicts and the availability of materials. - \$780,347		Timing	
Library, Culture & Place - The underspend is attributable to revisions to the Ruth Faulkner Library Reserve project timelines. - \$108,680		Timing	
Acquisition of infrastructure	7,491,363	36.00%	▲
Works - Some invoices to be received. - \$161,943		Timing	
City Projects - Variances due to project timings and outstanding invoices. - \$6,346,068		Timing	
Parks, Leisure & Environment - Variances due to project timings and outstanding invoices. - \$2,046,578		Timing	

CITY OF BELMONT
SUPPLEMENTARY INFORMATION
TABLE OF CONTENTS

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2	Reserve accounts	3
3	Capital acquisitions	4
4	Budget amendments	6

BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

Attachment 12.4.1 Monthly Financial Statement for June 2026

CITY OF BELMONT SUPPLEMENTARY INFORMATION FOR THE PERIOD ENDED 30 JUNE 2026

1 CASH AND FINANCIAL ASSETS

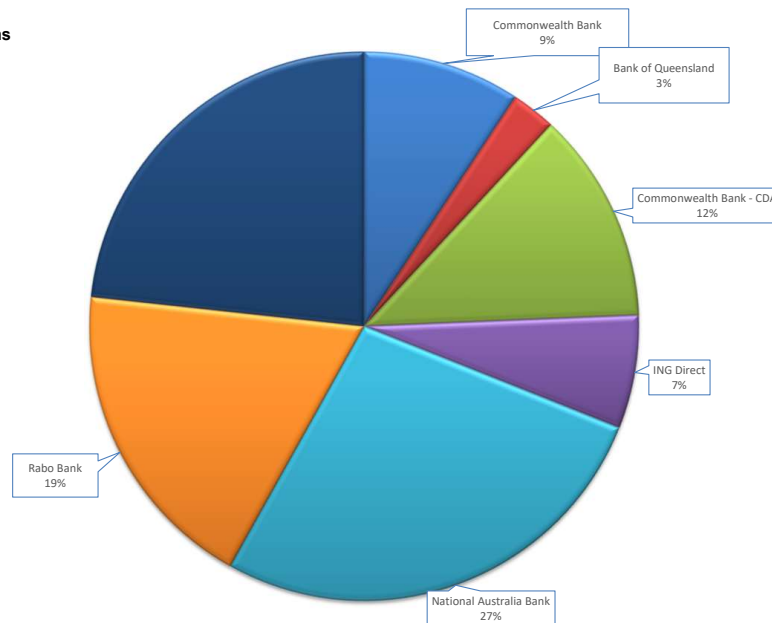
BY INVESTMENT HOLDINGS

	Municipal \$	Reserve \$	Trust-Reserve \$	Total \$	Total %
Municipal Account	654,781	-	-	654,781	1%
On-Call Account	7,307,981	-	-	7,307,981	10%
Term Deposits	(0)	67,221,335	(0)	67,221,335	89%
	7,962,762	67,221,335	(0)	75,184,097	100.00%

BY INSTITUTION

	Rating	Municipal \$	Reserve \$	Trust-Reserve \$	Total \$	Total %	Policy Max %
Commonwealth Bank		7,962,762	-	-	7,962,762	9%	40%
Bank of Queensland		-	2,248,407	-	2,248,407	3%	25%
Commonwealth Bank - CDA		-	10,699,326	-	10,699,326	12%	40%
ING Direct		-	5,745,808	-	5,745,808	7%	25%
National Australia Bank		-	23,255,396	-	23,255,396	27%	40%
Rabo Bank		-	15,971,715	-	15,971,715	19%	25%
Westpac		-	20,000,008	-	20,000,008	23%	
		7,962,762	77,920,660	-	85,883,423	100.00%	

Investment Institutions



BY CREDIT RATINGS

Rating	Municipal \$	Reserve \$	Trust Reserve \$	Total \$	Total %	Policy Max %
AAA	-	-	-	-	0%	100%
AA	7,962,762	53,954,729	-	61,917,492	72%	100%
A	-	23,965,931	-	23,965,931	28%	80%
BBB / NR	-	-	-	-	0%	60%
	7,962,762	77,920,660	-	85,883,423	100.00%	

Attachment 12.4.1 Monthly Financial Statement for June 2026

CITY OF BELMONT SUPPLEMENTARY INFORMATION FOR THE PERIOD ENDED 30 JUNE 2026

2 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by legislation								
Car Parking Reserve	70,632	3,347	0	73,979	70,633	0	0	70,633
Reserve accounts restricted by Council								
Administration building Reserve	269,135	0	(269,135)	0	269,135	0	0	269,135
Aged Accommodation Reserve	1,049,911	49,758	0	1,099,669	1,049,910	0	0	1,049,910
Aged Community Care Reserve	249,649	11,831	0	261,480	249,648	0	0	249,648
Aged persons housing Reserve	315,479	14,951	0	330,430	315,478	0	0	315,478
Aged Services Reserve	1,156,701	54,819	0	1,211,520	1,156,701	0	0	1,156,701
Ascot Waters Marina Maintenance & Restoration	1,155,801	54,776	(50,000)	1,160,577	1,155,801	0	0	1,155,801
Belmont District Band Reserve	53,561	2,538	(56,099)	0	53,560	0	0	53,560
Belmont Oasis Refurbishment Reserve	12,279,947	581,977	(203,163)	12,658,761	12,279,947	0	0	12,279,947
Belmont Trust Reserve	1,686,073	79,907	(222,324)	1,543,656	1,686,072	0	0	1,686,072
Building Reserve	9,764,967	749,567	(771,427)	9,743,107	9,764,967	0	0	9,764,967
Capital Projects Reserve	5,195,085	1,250,000	(2,572,344)	3,872,741	5,195,085	0	0	5,195,085
Carry Forward Projects Reserve	1,362,715	600,000	(456,975)	1,505,740	1,362,714	0	0	1,362,714
District valuation Reserve	119,745	5,675	(125,420)	0	119,744	0	0	119,744
Election expenses Reserve	83,879	103,975	(183,148)	4,706	83,879	0	0	83,879
Employee Entitlements Reserve	0	3,195,073	(1,272,848)	1,922,225	6	0	0	6
Environment Reserve	969,567	45,950	(58,095)	957,422	969,567	0	0	969,567
Faulkner Park Retirement Village Buy Back Reserve	3,036,050	143,886	0	3,179,936	3,036,050	0	0	3,036,050
Faulkner Park Retirement Village Owners Maintenance Reserve	562,135	26,641	(220,000)	368,776	562,136	0	0	562,136
History Reserve	189,628	8,987	(198,615)	0	189,629	0	0	189,629
Information Technology Reserve	1,574,755	66,251	(200,000)	1,441,006	1,574,755	0	0	1,574,755
Infrastructure Reserve	0	1,186,160	0	1,186,160	0	0	0	0
Insurance Reserve	1,481,646	70,219	0	1,551,865	1,481,647	0	0	1,481,647
Land Acquisition Reserve	11,535,626	0	(11,535,626)	0	11,535,626	0	0	11,535,626
Long Service Leave Reserve - Salaries	1,970,332	0	(1,970,332)	0	1,970,331	0	0	1,970,331
Long Service Leave Reserve - Wages	319,943	0	(319,943)	0	319,941	0	0	319,941
Miscellaneous Entitlements Reserve	760,227	0	(760,227)	0	760,227	0	0	760,227
Plant replacement Reserve	1,820,649	499,862	(1,526,152)	794,359	1,820,650	0	0	1,820,650
Property development Reserve	15,218,474	12,803,568	(12,354,302)	15,667,740	15,218,474	0	0	15,218,474
Public Art Reserve	435,650	449,192	(24,000)	860,842	435,650	0	0	435,650
Ruth Faulkner library Reserve	52,366	0	(52,366)	0	52,366	0	0	52,366
Urban Forest Strategy Management Reserve	1,132,489	0	(1,132,489)	0	1,132,489	0	0	1,132,489
Waste Management Reserve	6,397,433	477,721	(157,378)	6,717,776	6,397,432	0	0	6,397,432
Underground Power Reserve	0	64,552	0	64,552	0	0	0	0
	82,270,250	22,601,183	(36,692,408)	68,179,025	82,270,250	0	0	82,270,250

Attachment 12.4.1 Monthly Financial Statement for June 2026

CITY OF BELMONT SUPPLEMENTARY INFORMATION FOR THE PERIOD ENDED 30 JUNE 2026

INVESTING ACTIVITIES

3 CAPITAL ACQUISITIONS

Capital acquisitions	Amended		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings	2,940,196	2,940,196	1,137,359	(1,802,837)
Furniture and equipment	1,620,000	1,620,000	759,862	(860,138)
Plant and equipment	1,725,410	1,725,410	620,975	(1,104,435)
Acquisition of property, plant and equipment	6,285,606	6,285,606	2,518,196	(3,767,410)
Infrastructure - roads	5,824,793	5,824,793	5,833,715	8,922
Infrastructure - Reserve Improvements	14,018,785	14,018,785	6,644,940	(7,373,845)
Infrastructure - Footpath Network	623,865	623,865	549,029	(74,836)
Infrastructure - Drainage Network	339,574	339,574	287,970	(51,604)
Acquisition of infrastructure	20,807,017	20,807,017	13,315,654	(7,491,363)
Total capital acquisitions	27,092,623	27,092,623	15,833,850	(11,258,773)
Capital Acquisitions Funded By:				
Capital grants and contributions	7,240,344	7,240,344	0	(7,240,344)
Other (disposals & C/Fwd)	769,119	769,119	247,394	(521,725)
Reserve accounts				
Administration building Reserve	269,135	0	0	0
Ascot Waters Marina Maintenance & Restoration	50,000	0	0	0
Belmont District Band Reserve	56,099	0	0	0
Belmont Oasis Refurbishment Reserve	203,163	0	0	0
Belmont Trust Reserve	222,324	0	0	0
Building Reserve	771,427	0	0	0
Capital Projects Reserve	2,572,344	0	0	0
Carry Forward Projects Reserve	456,975	0	0	0
District valuation Reserve	125,420	0	0	0
Election expenses Reserve	183,148	0	0	0
Environment Reserve	58,095	0	0	0
Employee Entitlements Reserve	1,272,848	0	0	0
Faulkner Park Retirement Village Owners Maintenance Reserve	220,000	0	0	0
History Reserve	198,615	0	0	0
Information Technology Reserve	200,000	0	0	0
Land Acquisition Reserve	11,535,626	0	0	0
Long Service Leave Reserve - Salaries	1,970,332	0	0	0
Long Service Leave Reserve - Wages	319,943	0	0	0
Miscellaneous Entitlements Reserve	760,227	0	0	0
Plant replacement Reserve	1,526,152	0	0	0
Property development Reserve	12,354,302	0	0	0
Public Art Reserve	24,000	0	0	0
Ruth Faulkner library Reserve	52,366	0	0	0
Urban Forest Strategy Management Reserve	1,132,489	0	0	0
Waste Management Reserve	157,378	0	0	0
Contribution - operations	18,814,025	19,083,160	15,586,456	(3,496,704)
Capital funding total	63,515,896	27,092,623	15,833,850	(11,258,773)

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

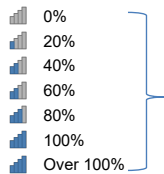
**CITY OF BELMONT
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026**

INVESTING ACTIVITIES

3 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total

Level of completion indicators



Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.



Account Description

Amended		Variance	
Budget	YTD Budget	YTD Actual	(Under)/Over
9,729,802	9,729,802	3,383,736	6,346,066
5,147,146	5,147,146	3,100,567	2,046,579
2,082,033	2,082,033	1,297,996	784,037
6,788,232	6,788,232	6,670,714	117,518
1,620,000	1,620,000	759,862	860,138
1,725,410	1,725,410	620,975	1,104,435
0	0	0	0
27,092,623	27,092,623	15,833,850	11,258,773

Attachment 12.4.1 Monthly Financial Statement for June 2026

CITY OF BELMONT SUPPLEMENTARY INFORMATION FOR THE PERIOD ENDED 30 JUNE 2026

4 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	Non Cash Adjustment \$	Increase in Available Cash \$	Decrease in Available Cash \$	Amended Budget Running Balance \$
Budget adoption						350,000
October Budget Review	October OCM#12.3	Opening surplus(deficit)	0	0	(5,473,434)	(5,123,434)
October Budget Review	October OCM#12.3	Operating revenue	0	0	(244,623)	(5,368,057)
October Budget Review	October OCM#12.3	Operating expenses	0	0	(298,567)	(5,666,624)
October Budget Review	October OCM#12.3	Capital grants	0	0	(459,285)	(6,125,909)
October Budget Review	October OCM#12.3	Capital expenses	0	0	(2,106,212)	(8,232,121)
October Budget Review	October OCM#12.3	Non cash item	8,582,121	0	0	350,000
March Budget Review	March OCM#12.5	Opening surplus(deficit)	0	84,567	0	434,567
March Budget Review	March OCM#12.5	Operating revenue	0	0	(781,077)	(346,510)
March Budget Review	March OCM#12.5	Operating expenses	0	0	(184,473)	(530,983)
March Budget Review	March OCM#12.5	Capital grants	0	658,278	0	127,295
March Budget Review	March OCM#12.5	Capital expenses	0	0	(1,704,615)	(1,577,320)
March Budget Review	March OCM#12.5	Non cash item	1,623,119	0	0	45,799
March Budget Review	March OCM#12.5	Capital revenue	0	304,201	0	350,000
Faulkner Park Sound Proofing	April OCM#12.4	Capital expenses	0	0	(20,000)	330,000
Faulkner Park Sound Proofing	April OCM#12.4	Capital revenue	0	20,000	0	350,000
Faulkner Park Bore Replacement	May OCM # 12.10	Capital expenses	0	0	(70,000)	280,000
Faulkner Park Gen Maintenance	May OCM # 12.10	Operating expenses	0	70,000	0	350,000
Bliya Kard Boodja Bore Replacemr	May OCM # 12.10	Capital expenses	0	0	(70,000)	280,000
Orrong Road Bore Replacement	May OCM # 12.10	Capital expenses	0	0	(70,000)	210,000
Street Trees Gen. Watering	May OCM # 12.10	Operating expenses	0	140,000	0	350,000
100 Matheson Road POS	May OCM # 12.10	Capital expenses	0	0	(25,000)	325,000
City Projects	May OCM # 12.10	Capital revenue	0	25,000	0	350,000
			10,205,240	1,302,046	(11,507,286)	

Attachment 12.4.2 Budget Amendments - Carry forward projects

Account	Account Description	Current Budget	Proposed Budget	Movement
911500-32-3237	Network Infrastructure	1,060,000	310,000	750,000
911500-00-3857	Carry Forward Reserve	-	750,000	(750,000)
CP2401-31-1271	Wilson Park Precinct Redevelopment Zone 2	250,000	500,000	(250,000)
CP2401-00-3858	Capital Project Reserve	250,000	-	250,000
PG2609-30-1279	POS Irrigation Renewal - Irrigation Filter (Jack Ring)	175,000	-	175,000
PG2609-00-3857	Carry Forward Reserve	-	175,000	(175,000)
BB2507-30-1279	Belmont resource Centre	300,000	150,000	150,000
BB2507-00-6857	Carry Forward Reserve	(141,430)	-	(141,430)
BB2507-00-3857	Carry Forward Reserve	-	8,570	(8,570)
BB2615-31-1279	314 Kew Street Demolition	150,000	-	150,000
BB2615-00-3857	Carry Forward Reserve	-	150,000	(150,000)
BB2617-30-1279	Faulkner Park Retirement Village Lift Upgrade	200,000	155,000	45,000
BB2617-00-6831	Faulkner Park Ret. Vill. Owners Reserve	(200,000)	(155,000)	(45,000)
BB2618-30-1279	Centenary Park Switch Board	50,000	-	50,000
BB2618-00-3857	Carry Forward Reserve	-	50,000	(50,000)
983000-00-6841	Waste Management Reserve	-	(316,424)	316,424
995000-00-6838	Plant Replacement Reserve	(1,368,476)	(588,123)	(780,353)
993500-00-6838	Plant Replacement Reserve	(157,676)	-	(157,676)
915000-00-6838	Plant Replacement Reserve	263,577	-	263,577
910000-00-6847	Employee Entitlement Reserve	-	(18,750)	18,750
945000-00-6847	Employee Entitlement Reserve	-	(49,306)	49,306
915000-00-3820	Information Technology Reserve	66,251	74,631	(8,380)
915000-00-6839	Property Development Reserve	(7,314,143)	(7,033,597)	(280,546)
951000-00-4059	Aged Housing Contribution	(25,000)	(200,000)	175,000
951500-00-4059	Aged Housing Contribution	(25,000)	(200,000)	175,000
950000-00-4059	Aged Housing Contribution	(25,000)	-	(25,000)
950500-00-4059	Aged Housing Contribution	(25,000)	-	(25,000)
951000-00-3846	Aged Accommodation Reserve	-	40,292	(40,292)
951500-00-3846	Aged Accommodation Reserve	-	10,000	(10,000)
951000-00-3822	Aged persons housing reserve	-	70,155	(70,155)
951500-00-3822	Aged persons housing reserve	-	104,660	(104,660)
BB2612-00-6846	Aged Accommodation Reserve	-	(250,000)	250,000
950500-00-6822	Aged persons housing reserve	-	(32,779)	32,779
950000-00-6822	Aged persons housing reserve	-	(50,699)	50,699
953000-00-6851	Aged Services Reserve	-	(170,527)	170,527
994001-32-3259	Chargeable Plant	836,200	638,173	198,027
995000-00-6259	Chargeable Plant	(263,577)	(164,548)	(99,029)
994000-00-3857	Carry Forward Reserve	-	98,998	(98,998)
Total		(5,944,274)	(5,944,274)	0

13 Reports by the Chief Executive Officer

13.1 Request for leave of absence

13.2 Notice of motion

13.2.1 Notice of Motion (Cr Kulczycki)

As per Clause 5.3 (7) of the City's *Standing Orders Local Law 2017*, Cr Kulczycki, with the approval of the Presiding Member, will move that Council resolve to have the excluded notice of motion included in the agenda paper at the next ordinary meeting of the Council.

14 Matters for which the meeting may be closed

14.1 Tender 03/2026 - The Esplanade Zone 2 - Road Drainage and Foreshore Upgrade

This report is included in the Ordinary Council Meeting – Confidential Matters Agenda in accordance with Section 5.23(4) of the *Local Government Act 1995 (WA)*, which permits the meeting to be closed to the public for business relating to the following:

Section 5.23(4)(c) information contained in a tender received by the local government for a contract including;

- (i) a tendered price; or
- (ii) a tendered methodology for calculating a price.

14.2 Tender 07/2026 - Provision of Community Watch Security Services

This report is included in the Ordinary Council Meeting – Confidential Matters Agenda in accordance with Section 5.23(4) of the *Local Government Act 1995 (WA)*, which permits the meeting to be closed to the public for business relating to the following:

Section 5.23(4)(c) information contained in a tender received by the local government for a contract including;

(iii) a tendered price; or

(iv) a tendered methodology for calculating a price.

15 Closure