

Special Council Meeting

Agenda for 29 May 2017



**shire of
kalamunda**

NOTICE OF MEETING SPECIAL COUNCIL MEETING

Dear Councillors

Notice is hereby given that a Special Meeting of Council will be held in the Council Chambers, Administration Centre, 2 Railway Road, Kalamunda on Monday 29 May 2017 at 6.00pm.

Dinner will be served prior to the meeting at 5.30pm.


Rhonda Hardy
Chief Executive Officer
25 May 2017

Our Vision and Our Values

Our Vision

The Shire will have a diversity of lifestyle and people. It will take pride in caring for the natural, social, cultural and built environments and provide opportunities for people of all ages.

Our Core Values

Service – We deliver excellent service by actively engaging and listening to each other.

Respect – We trust and respect each other by valuing our difference, communicating openly and showing integrity in all we do.

Diversity – We challenge ourselves by keeping our minds open and looking for all possibilities and opportunities.

Ethics – We provide honest, open, equitable and responsive leadership by demonstrating high standards of ethical behavior.

Our Aspirational Values

Prosperity – We will ensure our Shire has a robust economy through a mixture of industrial and commercial development.

Harmony – We will retain our natural assets in balance with our built environment.

Courage – We take risks that are calculated to lead us to a bold new future.

Creativity – We create and innovate to improve all we do.

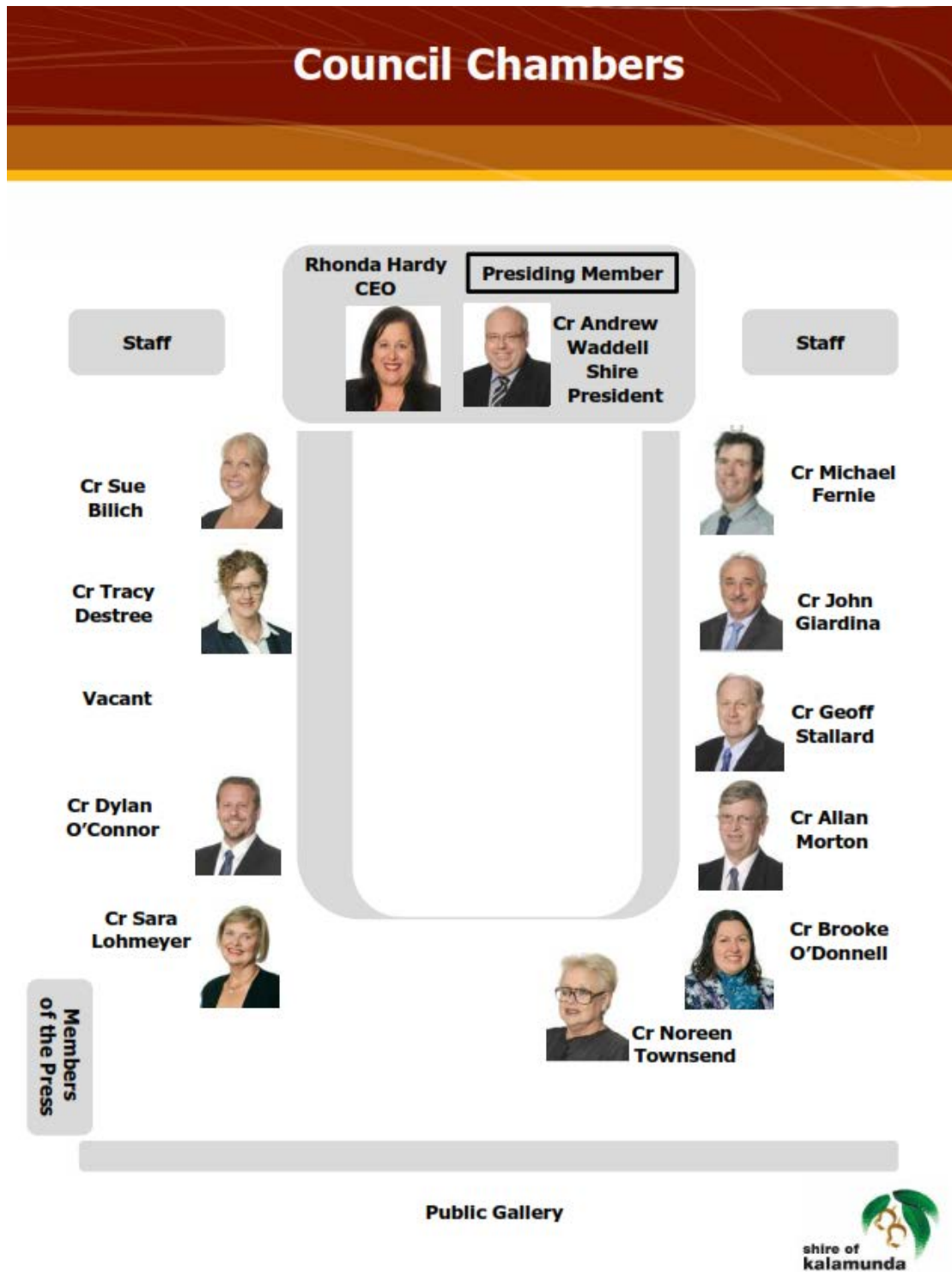


INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS

Welcome to this evening's meeting. The following information is provided on the meeting and matters which may affect members of the public.

If you have any queries related to procedural matters, please contact a member of staff.

Council Chambers – Seating Layout



Special Council Meetings – Procedures

1. All Council Meetings are open to the public, except for Confidential Items listed on the Agenda.
2. Members of the public who are unfamiliar with meeting proceedings are invited to seek advice prior to the meeting from a Shire Staff Member.
3. Members of the public are able to ask questions at a Special Council Meeting during Public Question Time on matters relating to the functions of this meeting.
4. To facilitate the smooth running of the meeting, silence is to be observed in the public gallery at all times except for Public Question Time.
5. All other arrangements are in general accordance with Council's Standing Orders, the Policies and decision of the Shire or Council.

Emergency Procedures

Please view the position of the Exits, Fire Extinguishers and Outdoor Assembly Area as displayed on the wall of Council Chambers.

In case of an emergency follow the instructions given by Shire Personnel.

We ask that you do not move your vehicle as this could potentially block access for emergency services vehicles.

Please remain at the assembly point until advised it is safe to leave.

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AGENDA

1.0 OFFICIAL OPENING

2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED

3.0 PUBLIC QUESTION TIME

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this meeting. For the purposes of Minuting, these questions and answers will be summarised.

4.0 PETITIONS/DEPUTATIONS

5.0 ANNOUNCEMENTS BY THE MEMBER PRESIDING WITHOUT DISCUSSION

6.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

7.0 DISCLOSURE OF INTERESTS

7.1 Disclosure of Financial and Proximity Interests

- a. Members must disclose the nature of their interest in matters to be discussed at the meeting. (Sections 5.65 of the *Local Government Act 1995*.)
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Sections 5.70 of the *Local Government Act 1995*.)

7.2 Disclosure of Interest Affecting Impartiality

- a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

8.0 REPORTS TO COUNCIL

Please Note: declaration of financial/conflict of interests to be recorded prior to dealing with each item.

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

SCM 06 Budget 2017/2018 – Differential Rates

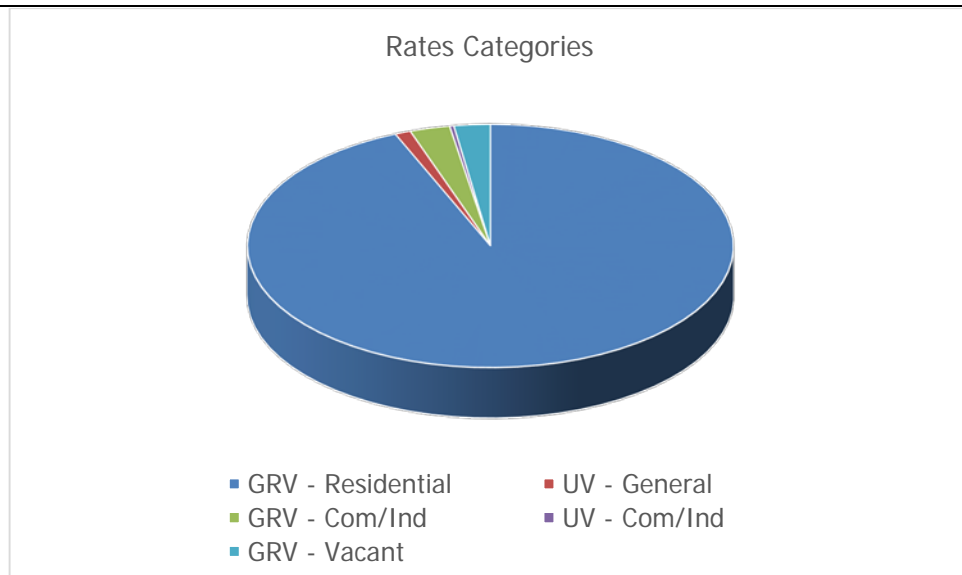
Previous Items	Nil
Responsible Officer	Director Corporate & Community Services
Service Area	Financial Services
File Reference	
Applicant	N/A
Owner	N/A
Attachment 1	2016/2017 Comparison information
Attachment 2	Option A and B
Attachment 3	Detailed Sample of Properties based on Option A
Attachment 4	Detailed Sample of Properties based on Option B

EXECUTIVE SUMMARY

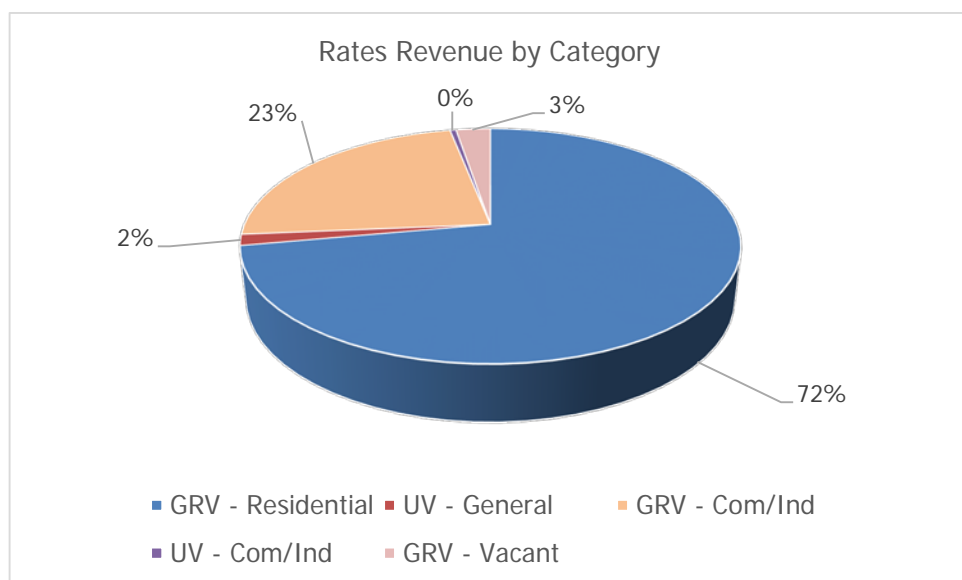
1. To consider the level at which to set and advertise differential rates and Waste and Resource Recovery (WARR) Levy as part of the 2017/2018 Budget process.
2. In accordance with the requirements of the *Local Government Act 1995, s6.33*, a local government may impose differential rates having met the characteristics prescribed.
3. In accordance with the requirements of the *Local Government Act 1995, s6.35*, a local government may impose a minimum payment which is greater than the general rate which would otherwise be payable on that land.
4. In accordance with the requirements of the *Local Government Act 1995, s6.36*, a local government is required to give local public notice of intention of imposing differential general rates or a minimum payment.

BACKGROUND

5. The rates for most properties are calculated based on a Gross Rental Valuation (GRV). These GRV's are provided to all Local Governments via Landgate and are assessed every three years by Landgate's valuers. This triennial valuation ensures consistency and a degree of fairness in the allocation of rates. Properties not on a GRV will be rated based on an Unimproved Value (UV). These UV values are updated annually by Landgate.
6. Differential Rates has been part of the Budget for some years, with modifications to categories introduced over time to assist in spreading the rate burden and providing opportunities for increases in overall rate income.
7. Using the 2016/2017 Budget data, the makeup of the various categories was shown as depicted in the pie chart below. The data presented shows that two categories, General (Residential) and Commercial Industrial, make up 97% of all properties in the shire with 94% and 3% being the respective percentages.



8. The General category which although comprises 94% of the total properties, generates 72.1% of rates whereas Commercial/Industrial which only comprises 3%, contributes 23.3% of rates. The reason for the difference is due to higher gross rental valuations in the Commercial/Industrial Category.



9. A specific strategy has been to increase the gap between GRV categories – General, and the Commercial and Industrial/Light Industry categories. The rate in the dollar (RID) for the two were very close and did not represent the Shire’s service costs and amenities for these two distinct land uses. This strategy is backed up by anecdotal information observed when the RID’s for other metro councils were benchmarked with the Shire’s RID (Attachment 1).
10. A comparison of the 29 metropolitan councils across the various rate categories shows that the Shire’s rates are below the average in General Residential by 8%, Commercial/Industrial by 11% and Vacant by 24%. This indicates that the Shire’s rates are competitive and sustainable.

11. The Shire has now received updated valuations for Unimproved Value (UV) and Gross Rental Values (GRV) categories which is the responsibility of Landgate. The UV values are based on values as of 1 July 2016 and GRV values which are updated on a tri-annual basis has been based on 1 August 2015 values.

From the samples shown in Attachment 3 and 4, it is observed that the GRV values for the Industrial/Commercial and Vacant Categories have had the most impact with the changes in valuations reflecting the current status of the economy.

Both samples also reflect indicative values for other fees and charges that are reflected in the rates notice which at the point of writing this report, have not been approved by Council or the State Government Emergency Services Levy (ESL) and only for comparison purposes only. These are waste charges, ESL and swimming pool inspection fee.

12. The Shire has reviewed its position on rolling the waste charges into the rates so the Pensioner Rebate, currently being provided by the Shire, can be transferred to the State Government as part of the rebates that it provides. In light of the rate capping now in place at \$750, there seems to be little benefit taking this path as most pensioners are nearing their cap limits with just the rates charges. Additionally it results in properties with high valuations paying a disproportionate amount for waste charges which is deemed in-equitable for a service which is at the same level for all properties.

13. As noted in point 10 above, there is only a marginal change in GRV values for the General Residential category, however the revenue generated is higher principally due to a growth in the number of properties which is at 0.6% reflecting a change from 21,141 at the beginning of the year to 21,272. Similarly, the growth in Commercial/Industrial properties is 1.9% with the number increasing from 594 to 605.

This slight increase can be attributed to sub-division activity and lag in the current economy of new developments. It is envisaged that the activity will pick up, especially in the foothills with the upcoming Forrestfield Train Station and flow on effects of rejuvenation of the surrounding lands.

The number of properties in the GRV Vacant category has decreased from 563 to 549 or 2.6% which reinforces the Shire's strategy to charge a higher RID for vacant properties and accelerate their development.

14. Advice received from other metropolitan local governments indicate the following proposed rate changes for the 2017/2018 year.

Local Government	% Increase
City of Swan	7.9
Shire of Mundaring	3.5
City of Belmont*	1.75
City of Rockingham	3

*Unconfirmed as to whether rates growth is included and also need to take into account significant ex-gratia rates that this Council receives.

15. Councillors were briefed on 8, 15 and 23 May 2017 on various scenarios with the target range of rates to be raised between \$34.8 - \$36.1 million in light of the draft rate setting statements presented. The following considerations were made:

- Model at 0, 3 and 5% increases using multiple options which included no changes to minimum, change to minimums, flat structure and skewed structure.
- Councillors concluded the following:
 - That 0 and 5 percentage increases were not sustainable in the current environment. A 0% change was considered to be unsustainable in light of CPI increases and EBA negotiated rates. A 5% increase was considered excessive given the current economic climate.
 - That there should be no change to the minimums. The rationale behind not applying an increase to the minimums was to ensure that the people who are the most vulnerable were impacted the least with rates and fees for 2017/18. It was also observed that the minimums would need to increase by at least 10% to produce a significant impact on the projected rates revenue stream.
- At the briefing session held on 23 May, Councillors narrowed the model to two options with no change to minimum rates in light of the current state of the economy.
- Option A which applied 2% to General Residential, 5% to Commercial Industrial and 5% to Vacant resulted in a yield of 2.65% with a projected total rate revenue of \$35.4m. There was no change to the minimums (Attachment 2).
- Option B which applied 2.5% to General Residential, 4% to Commercial Industrial and 5% to Vacant resulted in a slight higher yield of 2.78% with a projected total rate revenue of \$35.52m. There was no change to the minimums. The difference between the two options being \$120,000 with option B resulting in a slightly higher revenue amount (Attachment 2).
- Both options had no minimum rates increases as indicated above. Both Option A and B reflects UV and GRV General at \$865, the Commercial/ Industrial categories at \$1080 and GRV Vacant minimum kept at \$730. The minimums used ensured compliance with *S6.35 of the Local Government Act 1995*.

“(2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district

(3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than –
(a) 50% of the total number of separately rated properties in the district; or

(b) 50% of the number of properties in each category referred to in subsection (6),

(6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories –

- (a) to land rated on gross rental value; and
- (b) to land rated on unimproved value; and
- (c) to each differential rating category where a differential general rate is imposed.”

16. This report seeks to ratify the levels at which the Shire will advertise differential rates for the 2017/2018 financial year.

DETAILS

17. The Budget will be framed on the current principles of the proposed rolling ten year Long Term Financial Plan (LTFP) (2017-2027). The LTFP is an integral part of the Integrated Planning Framework and designed to provide local governments with a clear focus on robust financial planning and management. The ten year plan assumes a 3% increase in the rate in the dollar for residential properties for the 2017/2018 year. Information recently received from Western Australian Local Government Association indicates that the majority of Metropolitan Local Governments anticipate that residential rates will increase between 1.6% and 3.5%. Those at the lower band are able to access significant ex-gratia rates or others income streams which are not available to the Shire of Kalamunda.
18. A comparison was done with the Shire’s neighbouring local governments, City of Swan and Shire of Mundaring which shows that our rates will remain competitive against these adjoining local government authorities. It should be noted that the rates reflected for the other local governments are proposed rates and could change as they are also in the budget consideration process.
19. At the Councillor briefings, the preferred options which are presented in Attachment 2 for the 2017/2018 Differential Rates are:
- Option A - General GRV and UV categories increase by 2%, Vacant GRV 5% and Commercial/Industrial GRV/UV at 5%;
 - Option B - General GRV and UV categories increase by 2.5%, Vacant GRV 5% and Commercial/Industrial GRV/UV at 4%; and
 - Minimum rate for both options remain as per 2016/2017 with \$865 for General GRV/UV and \$1080 for the merged Commercial/Industrial GRV/UV categories and \$730 for Vacant GRV.
20. The Shire also recommends that a levy that was implemented in 2013/2014 to address the long term remediation issues being experienced at closed landfill sites within the Shire is continued.

The Department of Environment and Conservation is applying stringent control over monitoring and rehabilitation required over several contaminated sites.

In addition to the above, community consultation with the Alan Anderson Reserve has provided feedback to Council that they want the reserve to be reinstated from its current contaminated state.

The Shire has an estimated program of works totalling \$550,000 for 2017/2018 covering site audits, remediation programs, gas monitoring, soil capping, preliminary site investigation and a full rehabilitation.

21. In recognition of the impost the State Government introduced a *Waste and Resource Recovery Act* in 2007 which allows for local governments to charge a levy to cover the cost of ongoing monitoring of closed land fill sites. The proposed rate for 2017/18 is \$0.000418 and a minimum charge of \$20 across all properties. The estimated amount levied is \$502,789.

STATUTORY AND LEGAL IMPLICATIONS

22. Rates are levied on all rateable properties within the boundaries of the Shire of Kalamunda in accordance with the *Local Government Act 1995*. The overall objective of the proposed rates and charges in the 2017/2018 Budget is to provide for the net funding requirements of the Council's activities and works programs as outlined in the LTFP.
23. In accordance with *Section 6.36* of the *Local Government Act 1995*, the Shire is required to ensure that a notice is published in sufficient time to allow submissions to be made by an elector or a ratepayer in respect of the proposed rate within 21 days of the publication of the notice.

POLICY IMPLICATIONS

24. The Shire's Rates Policy continues to be based around differential rates.
25. The State Government has indicated a desire for Local Government to carefully consider the size of rate increases. The "My Council" website established by the Department of Local Government and Communities in May 2016, makes rating information highly visible.

CONSULTATION /COMMUNITY ENGAGEMENT REQUIREMENTS

Internal Referrals

26. Several Council briefings have been held with Councillors in May 2017 where multiple scenarios were discussed and considered.

External Referrals

27. Subject to the approval of the recommendation of this report, notice of the adopted figures will be advertised. A consultation period of 21 days will exist in which ratepayers can make comment or objection submissions to the proposed RID. This public consultation is done in line with the requirements of the *Local Government Act 1995*.

FINANCIAL IMPLICATIONS

28. The raising of rates will enable the Shire to maintain sustainable operations. The Shire is faced with significant increases in relation to State Government related costs in excess of the national CPI of 1.7%. These are:

- Removal of concessions on stamp duty exemption on vehicle purchases and licence fees resulting in increase in costs by \$100,000;
- Emergency Services Levy estimated increasing by 5% to enable the State Government deliver a dedicated rural fire service;
- Electricity estimated at 5% and
- Water estimated at 4.5%.

The above cost increases are only estimates due to the State Budget not being adopted until September 2017.

29. The proposed rating structure is a critical element in ensuring ongoing financial sustainability. It is also vital in enabling the Shire to deliver its capital works program and provide the services required by the community.

STRATEGIC COMMUNITY PLAN

Strategic Planning Implications

30. *Shire of Kalamunda Strategic Community Plan to 2023*

Strategy 6.8.1 Develop and regularly review the Long Term Financial Plan for the Shire

Strategy 6.8.4 Provide effective financial services to support the Shire's Operations and to meet sustainability planning, reporting and accountability requirements.

SUSTAINABILITY

Social Implications

31. Increasing rates will generally have an adverse impact on low income home owners.

Economic Implications

32. The proposal to continue with and increase differential rating to commercial and industrial ratepayers may have an adverse impact on small businesses.

Environmental Implications

33. The continuation of the WARR Levy will enable the Shire to meet its community expectations and statutory requirements to remediate and manage contaminated sites.

RISK MANAGEMENT CONSIDERATIONS

34.

Risk	Likelihood	Consequence	Rating	Action / Strategy
Delay in approving proposed rates could result in rate notices unable to be issued by 1 July 2017	Possible	Critical	Extreme	Ensure that Council consensus is achieved by continuous briefing and updates on the budgets and rates modelling.
Community dissatisfaction with rate levels	Possible	Moderate	Medium	Community communication and information.

OFFICER COMMENT

35. This report is submitted in order that Council provide direction on the levels of rate increase and differential rate to be advertised for public comment as part of the 2017/2018 Budget process.

36. The Shire has provided a choice of two models for Council deliberation.

Recommendation 1 will result in a percentage increase to each differential rate category as follows:

GRV Residential	2%
UV – General	2%
GRV – Commercial/Industrial	5%
UV- Commercial/Industrial	5%
GRV Vacant	5%

Recommendation 2 will result in a percentage increase to each differential rate category as follows:

GRV Residential	2.5%
UV – General	2.5%
GRV – Commercial/Industrial	4%
UV- Commercial/Industrial	4%
GRV Vacant	5%

Voting Requirements: Simple Majority

OFFICER RECOMMENDATION 1

That Council:

- In line with the ten year Long Term Financial Plan, approve that the rate in the dollar and minimum rates advertised in the public notice for the rating categories as follows:

Category/Levy	Rate in \$	Minimum Rate \$
General GRV	0.05803	865
Industrial/Commercial GRV	0.06544	1080
Vacant GRV	0.07993	730
General UV	0.003220	865
Commercial UV	0.003915	1080
Waste Avoidance and Resource Recovery Levy (All Categories)	0.000418	20

Moved:	
Seconded:	
Vote:	

OFFICER RECOMMENDATION 2

That Council:

- In line with the ten year Long Term Financial Plan, approve that the rate in the dollar and minimum rates advertised in the public notice for the rating categories as follows:

Category/Levy	Rate in \$	Minimum Rate \$
General GRV	0.05831	865
Industrial/Commercial GRV	0.06482	1080
Vacant GRV	0.07993	730
General UV	0.003236	865
Commercial UV	0.003878	1080
Waste Avoidance and Resource Recovery Levy (All Categories)	0.000418	20

Moved:

Seconded:

Vote:

Attachment 1 - Budget 2017/18 - Differential Rates

Comparison of Advertised Differential Rating - 2016/2017 - GRV ONLY															
Council	Residential (General)				Commercial/Industrial				Vacant Land				Minimums		
	RID		MIN		RID		MIN		RID		MIN		Total Prop Count	Total Min Count	% on Mins
Armadale	0.082650	34%	\$1,117	11%	0.090100	29%	\$1,300	19%	0.161700	62%	\$1,117	9%	33,558	6,463	19%
Bassendean	0.065510	6%	\$1,057	5%									7,050	1,614	23%
Bayswater	0.051160	-17%	\$821	-19%									30,978	5,804	19%
Belmont	0.046289	-25%	\$800	-21%	0.053695	-23%	\$945	-13%					18,825	5,745	31%
Cambridge	0.060189	-2%	\$962	-5%	0.060189	-14%	\$962	-12%					11,346	1,041	9%
Canning	0.042890	-30%	\$751	-26%									37,504	13,390	36%
Claremont	0.058060	-6%	\$1,265	25%									4,920	1,228	25%
Cockburn	0.072500	18%	\$1,281	27%	0.075500	8%	\$744	-32%	0.093910	-6%	\$744	-28%	32,119	13,495	42%
Cottesloe	0.055100	-11%	\$1,069	6%	0.055100	-21%	\$1,069	-2%	0.055100	-45%	\$1,069	4%	3,836	448	12%
East Fremantle	0.064466	5%	\$1,035	2%	0.099546	42%	\$1,545	42%					3,380	306	9%
Freemantle	0.065656	6%	\$1,259	25%	0.077480	11%	\$1,259	16%	0.120150	21%	\$1,197	16%	15,421	4,682	30%
Gosnells	0.060170	-2%	\$926	-8%	0.071200	2%	\$926	-15%					45,932	10,125	22%
Joondalup	0.053145	-14%	\$849	-16%	0.065029	-7%	\$868	-20%	0.106290	7%	\$868	-16%	61,603	5,595	9%
Kalamunda	0.056892	-8%	\$865	-14%	0.062326	-11%	\$1,080	-1%	0.076125	-24%	\$730	-29%	22,596	1,273	6%
Kwinana	0.073030	18%	\$943	-7%	0.084340	21%	\$1,226	12%	0.179740	81%	\$943	-8%	16,684	4,018	24%
Melville	0.061060	-1%	\$1,204	19%	0.063460	-9%	\$934	-14%	0.067870	-32%	\$768	-25%	42,122	11,703	28%
Mosman Park	0.057174	-7%	\$861	-15%	0.057174	-18%	\$861	-21%					3,827	679	18%
Mundaring	0.077868	26%	\$790	-22%	0.077868	11%	\$790	-28%					15,401	613	4%
Nedlands	0.046980	-24%	\$1,360	35%	0.058600	-16%	\$1,857	70%	0.066520	-33%	\$1,793	74%	8,767	2,097	24%
Peppermint Grove	0.075330	22%	\$1,322	31%	0.075330	8%	\$1,322	21%					648	59	9%
Perth	0.044814	-27%	\$695	-31%	0.050833	-27%	\$695	-36%	0.059086	-41%	\$695	-32%	18,417	1,583	9%
Rockingham	0.067808	10%	\$1,085	7%	0.081370	16%	\$1,085	0%					53,248	21,768	41%
South Perth	0.065400	6%	\$940	-7%	0.065400	-7%	\$940	-14%					19,932	2,254	11%
Stirling	0.046400	-25%	\$819	-19%									94,088	30,840	33%
Subiaco	0.054657	-11%	\$918	-9%	0.054657	-22%	\$918	-16%					9,059	980	11%
Swan	0.067751	10%	\$845	-16%	0.082835	18%	\$1,340	23%					55,604	4,447	8%
Victoria Park	0.077100	25%	\$1,156	14%	0.089100	27%	\$1,202	10%					16,855	3,911	23%
Vincent	0.061240	-1%	\$1,007	0%	0.064630	-8%	\$1,007	-8%	0.119140	20%	\$1,414	37%	17,867	3,230	18%
Wanneroo	0.077581	26%	\$1,305	29%	0.063874	-9%	\$1,280	17%	0.089120	-10%	\$1,012	-2%	75,216	18,420	24%
Average	0.061685		\$1,011		0.069985		1090		0.099563		\$1,029				17%

Attachment 2 - Budget 2017/18 - Differential Rates

2017/2018 Rates Modelling

OPTION A

Rate Code	Description	Total No of Properties	No Of Properties Excl minimums	Current RID	Current RID \$	New RID \$	No Of Properties Minimums only	Minimum	Classification	Increase	Projected Rates Income \$	% of Total Revenue	% of Total Rate Base
2	GRV - Residential	21,272	20,211	5.6892	0.056892	0.05803	1,061	865	Residential	2	25,581,124	72.11%	94%
3	UV - General	238	238	0.3157	0.003157	0.003220	-	865		2	539,631	1.52%	1%
4	GRV - Com/Ind	605	556	6.2326	0.062326	0.06544	49	1080	Commercial/Industrial	5	8,252,028	23.26%	3%
7	UV - Com/Ind	64	61	0.3729	0.003729	0.003915	3	1080		5	163,539	0.46%	0%
12	GRV - Vacant	549	398	7.6125	0.076125	0.07993	151	730	Vacant Land	5	940,791	2.65%	2%
Total		22,728									35,477,113		

OPTION B

Rate Code	Description	Total No of Properties	No Of Properties Excl minimums	Current RID	Current RID \$	New RID \$	No Of Properties Minimums only	Minimum	Classification	Increase	Projected Rates Income \$	% of Total Revenue	% of Total Rate Base
2	GRV - Residential	21,272	20,211	5.6892	0.056892	0.05831	1,061	865	Residential	2.5	25,702,023	72.36%	94%
3	UV - General	238	238	0.3157	0.003157	0.003236	-	865		2.5	542,276	1.53%	1%
4	GRV - Com/Ind	605	555	6.2326	0.062326	0.06482	50	1080	Commercial/Industrial	4	8,173,943	23.01%	3%
7	UV - Com/Ind	64	61	0.3729	0.003729	0.003878	3	1080		4	162,012	0.46%	0%
12	GRV - Vacant	549	398	7.6125	0.076125	0.07993	151	730	Vacant Land	5	940,791	2.65%	2%
Total		22,728									35,521,045		

Attachment 3 - Budget 2017/18 - Differential Rates

GRV General - 2017/2018 Levy - Res 2%-Com/Ind 5%-Vac 5%									
Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	Pool Charge	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A103539	WALLISTON	\$1,086.32	\$ 530.00	\$ 20.00	\$ -	0.006653	\$124.54	\$1,760.87	12%
A105123	PICKERING BROOK	\$1,327.73	\$ 300.00	\$ 20.00	\$ -	75	\$75.00	\$1,722.73	-2%
A11027	CARMEL	\$2,534.75	\$ -	\$ 20.00	\$ 44.00	0.006653	\$193.00	\$2,791.75	-1%
A113388	KALAMUNDA	\$875.09	\$ 530.00	\$ 20.00	\$ -	0.006653	\$100.33	\$1,525.42	-1%
A124729	MAIDA VALE	\$865.00	\$ 300.00	\$ 20.00	\$ -	0.013306	\$148.76	\$1,333.76	0%
A156823	HIGH WYCOMBE	\$1,222.11	\$ 530.00	\$ 20.00	\$ 44.00	0.013306	\$280.22	\$2,096.34	7%
A175221	CARMEL	\$1,901.06	\$ -	\$ 20.00	\$ 44.00	0.006653	\$193.00	\$2,158.06	-5%
A189771	HIGH WYCOMBE	\$1,538.96	\$ 530.00	\$ 20.00	\$ 44.00	0.013306	\$352.88	\$2,485.83	0%
A193217	HIGH WYCOMBE	\$1,342.81	\$ 530.00	\$ 20.00	\$ -	0.013306	\$307.90	\$2,200.72	4%
A193221	HIGH WYCOMBE	\$1,146.67	\$ 530.00	\$ 20.00	\$ -	0.013306	\$262.93	\$1,959.60	6%
A193235	HIGH WYCOMBE	\$1,312.64	\$ 300.00	\$ 20.00	\$ -	0.013306	\$300.98	\$1,933.62	5%
A193253	HIGH WYCOMBE	\$1,267.38	\$ 300.00	\$ 20.00	\$ -	0.013306	\$290.60	\$1,877.98	4%
A193267	HIGH WYCOMBE	\$1,191.94	\$ 530.00	\$ 20.00	\$ -	0.013306	\$273.31	\$2,015.24	6%
A217544	HIGH WYCOMBE	\$1,508.78	\$ 530.00	\$ 20.00	\$ -	0.013306	\$345.96	\$2,404.74	3%
A233914	WATTLE GROVE	\$1,961.41	\$ 530.00	\$ 20.00	\$ 44.00	0.013306	\$395.00	\$2,950.41	2%
A250291	WATTLE GROVE	\$1,056.15	\$ 530.00	\$ 20.00	\$ -	0.013306	\$242.17	\$1,848.32	4%
A2725	LESMURDIE	\$1,237.20	\$ 300.00	\$ 20.00	\$ -	0.006653	\$141.84	\$1,699.04	4%
A27602	HIGH WYCOMBE	\$1,901.06	\$ 530.00	\$ 20.00	\$ 44.00	0.013306	\$395.00	\$2,890.06	3%
A46046	FORRESTFIELD	\$1,041.06	\$ 300.00	\$ 20.00	\$ 44.00	0.013306	\$238.71	\$1,643.77	7%
A46064	FORRESTFIELD	\$1,116.50	\$ 695.00	\$ 20.00	\$ 44.00	0.013306	\$256.01	\$2,131.50	5%
A58209	FORRESTFIELD	\$965.62	\$ 530.00	\$ 20.00	\$ -	0.013306	\$221.41	\$1,737.03	5%
A58231	FORRESTFIELD	\$1,056.15	\$ 530.00	\$ 20.00	\$ 44.00	0.013306	\$242.17	\$1,892.32	6%
A70360	FORRESTFIELD	\$860.00	\$ 530.00	\$ 20.00	\$ -	0.013306	\$197.19	\$1,607.20	1%
A77562	FORRESTFIELD	\$1,222.11	\$ 300.00	\$ 20.00	\$ 44.00	0.013306	\$280.22	\$1,866.34	5%
A88282	KALAMUNDA	\$1,538.96	\$ 300.00	\$ 20.00	\$ -	0.006653	\$176.44	\$2,035.39	3%
A92615	GOOSEBERRY HILL	\$1,418.25	\$ 300.00	\$ 20.00	\$ -	0.006653	\$162.60	\$1,900.85	1%
A94619	KALAMUNDA	\$844.92	\$ 530.00	\$ 20.00	\$ -	0.006653	\$96.87	\$1,491.78	-1%
A94669	KALAMUNDA	\$1,131.59	\$ 530.00	\$ 20.00	\$ -	0.006653	\$129.73	\$1,811.32	13%
A99295	BICKLEY	\$1,659.66	\$ 530.00	\$ 20.00	\$ 44.00	0.006653	\$193.00	\$2,446.66	-1%

UV General - 2017/2018 Levy - Res 2%-Com/Ind 5%-Vac 5%

Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	Pool Charge	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A100812	BICKLEY	2,479.40	530.00	20.00	44.00	5.00	75.00	3,148.40	3%
A10205	PICKERING BROOK	4,347.00	530.00	20.00	44.00	5.00	75.00	5,016.00	3%
A10287	PIESSE BROOK	2,028.60	-	20.00	-	5.00	75.00	2,123.60	2%
A10417	BICKLEY	2,221.80	300.00	20.00	-	5.00	75.00	2,616.80	3%
A10502	BICKLEY	998.20	530.00	20.00	-	5.00	75.00	1,623.20	4%
A11982	PICKERING BROOK	1,368.50	530.00	20.00	-	5.00	75.00	1,993.50	4%
A12033	PICKERING BROOK	2,286.20	530.00	20.00	-	5.00	75.00	2,911.20	3%
A127117	WATTLE GROVE	1,642.20	530.00	20.00	-	0.01	307.90	2,500.10	3%
A150592	WATTLE GROVE	2,093.00	530.00	20.00	44.00	0.01	325.20	3,012.20	3%
A152794	CANNING MILLS	1,143.10	530.00	20.00	-	5.00	75.00	1,768.10	4%
A194110	CARMEL	2,898.00	530.00	20.00	-	0.01	128.00	3,576.00	3%
A194322	PIESSE BROOK	2,640.40	-	20.00	-	5.00	75.00	2,735.40	3%
A234001	PICKERING BROOK	6,440.00	530.00	20.00	44.00	5.00	75.00	7,109.00	3%
A237499	CARMEL	4,830.00	1,590.00	20.00	-	5.00	75.00	6,515.00	3%
A26286	WATTLE GROVE	1,771.00	530.00	20.00	-	0.01	245.63	2,566.63	3%
A28276	WATTLE GROVE	6,118.00	1,167.00	20.00	44.00	0.01	395.00	7,744.00	3%
A28640	WATTLE GROVE	3,220.00	300.00	20.00	-	0.01	228.33	3,768.33	3%
A9391	CARMEL	1,899.80	300.00	20.00	-	5.00	75.00	2,294.80	4%
A9698	PAULLS VALLEY	2,350.60	530.00	20.00	-	0.01	193.00	3,093.60	3%
A99538	PICKERING BROOK	2,833.60	1,167.00	20.00	-	5.00	75.00	4,095.60	3%

GRV Com/Ind- 2017/2018 Levy - Res 2%-Com/Ind 5%-Vac 5%

Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	Pool Levy	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A103872	WALLISTON	2,796.91	1,008.00	20.00	-	0.01	284.35	4,109.25	-7%
A103953	WALLISTON	959.87	1,008.00	20.00	-	0.01	97.59	2,085.46	-4%
A124620	MAIDA VALE	9,128.88	1,008.00	58.31	-	0.01	1,856.19	12,051.38	17%
A163680	KEWDALE	5,574.64	1,008.00	35.61	-	0.01	1,133.50	7,751.74	5%
A163842	KALAMUNDA	3,206.56	1,008.00	20.48	-	0.01	326.00	4,561.04	-16%
A164533	KEWDALE	2,612.17	1,008.00	20.00	-	0.01	531.14	4,171.30	5%
A164907	GOOSEBERRY HILL	2,075.76	1,008.00	20.00	44.00	0.01	211.03	3,358.79	5%
A168022	KALAMUNDA	1,342.83	1,008.00	20.00	-	0.01	136.52	2,507.35	-9%
A180886	MAIDA VALE	1,223.73	-	20.00	-	0.01	248.82	1,492.55	2%
A192170	FORRESTFIELD	9,846.95	1,008.00	62.90	-	0.01	2,002.19	12,920.04	3%
A194502	FORRESTFIELD	196,350.89	-	1,254.20	-	0.01	39,924.28	237,529.37	2%
A196132	WALLISTON	1,080.00	-	20.00	-	0.01	75.00	1,175.00	2%
A210180	FORRESTFIELD	83,663.34	-	534.40	-	0.01	17,011.38	101,209.12	-7%
A210441	CARMEL	15,507.97	7,056.00	99.06	-	0.01	1,576.63	24,239.66	0%
A212459	KALAMUNDA	80,150.26	-	511.96	-	0.01	8,148.53	88,810.75	38%
A212643	FORRESTFIELD	6,491.91	-	41.47	-	0.01	1,320.01	7,853.39	-5%
A220169	FORRESTFIELD	5,786.01	1,008.00	36.96	-	0.01	1,176.48	8,007.44	1%
A224757	HIGH WYCOMBE	31,656.60	-	202.21	-	0.01	6,436.78	38,295.59	-12%
A226715	HIGH WYCOMBE	536,290.09	-	3,425.57	-	6.00	-	539,715.66	4%
A229400	HIGH WYCOMBE	60,370.36	-	385.62	-	0.01	12,275.18	73,031.16	-2%
A229743	KEWDALE	8,620.87	-	55.07	-	0.01	1,752.89	10,428.83	5%
A6345	FORRESTFIELD	3,533.76	-	22.57	-	0.01	718.52	4,274.86	26%
A7202	HIGH WYCOMBE	4,652.46	1,008.00	29.72	-	0.01	945.99	6,636.16	-2%
A78190	HIGH WYCOMBE	3,913.31	1,008.00	25.00	-	0.01	795.70	5,742.01	2%
A83804	HIGH WYCOMBE	5,863.42	1,008.00	37.45	-	0.01	1,192.22	8,101.09	14%
A88183	KALAMUNDA	12,327.59	-	78.74	-	0.01	1,253.29	13,659.62	2%
A88232	KALAMUNDA	18,112.48	-	115.69	-	0.01	1,841.42	20,069.59	-6%
A90184	KALAMUNDA	6,072.83	1,008.00	38.79	-	0.01	617.40	7,737.02	-14%

UV Commercial - 2017/2018 Levy - Res 2%-Com/Ind 5%-Vac 5%

Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	Pool Charge	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A10061	CARMEL	2,662.20	530.00	20.00	-	5.00	75.00	3,287.20	5%
A100727	BICKLEY	2,309.85	530.00	20.00	44.00	5.00	75.00	2,978.85	6%
A100808	BICKLEY	1,918.35	530.00	20.00	44.00	5.00	75.00	2,587.35	6%
A10142	PICKERING BROOK	3,014.55	-	20.00	-	5.00	75.00	3,109.55	6%
A11568	CARMEL	1,683.45	1,167.00	20.00	44.00	0.01	155.68	3,070.13	5%
A12209	BICKLEY	2,349.00	695.00	20.00	-	5.00	75.00	3,139.00	5%
A133837	PICKERING BROOK	3,092.85	530.00	20.00	-	5.00	75.00	3,717.85	5%
A194205	PICKERING BROOK	1,996.65	530.00	20.00	-	5.00	75.00	2,621.65	6%
A194368	WALLISTON	9,004.50	530.00	20.00	-	0.01	131.46	9,685.96	5%
A217756	BICKLEY	2,035.80	-	20.00	-	5.00	75.00	2,130.80	6%
A219732	PICKERING BROOK	861.30	-	20.00	-	5.00	75.00	956.30	-17%
A235382	CARMEL	1,566.00	530.00	51.72	-	0.01	193.00	2,340.72	5%
A8781	HACKETTS GULLY	2,427.30	-	20.00	44.00	5.00	75.00	2,566.30	6%
A8894	PICKERING BROOK	2,505.60	530.00	20.00	44.00	5.00	75.00	3,174.60	6%
A9107	CARMEL	2,740.50	2,441.00	20.00	44.00	0.01	193.00	5,438.50	5%
A9652	PICKERING BROOK	3,288.60	530.00	20.00	-	5.00	75.00	3,913.60	5%
A9747	PICKERING BROOK	2,153.25	530.00	20.00	-	5.00	75.00	2,778.25	6%
A98716	PICKERING BROOK	1,291.95	530.00	20.00	44.00	5.00	75.00	1,960.95	6%
A99524	PICKERING BROOK	3,210.30	530.00	20.00	-	5.00	75.00	3,835.30	5%

GRV Vacant - 2017/2018 Levy - Res 2%-Com/Ind 5%-Vac 5%

Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	Pool Levy	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A11289	PICKERING BROOK	2,677.66	-	20.00	-	5.00	75.00	2,772.66	5%
A127365	PAULLS VALLEY	2,238.04	-	20.00	-	5.00	75.00	2,333.04	-5%
A14221	KALAMUNDA	1,294.87	530.00	20.00	-	0.01	107.78	1,952.64	11%
A14758	KALAMUNDA	959.16	-	20.00	-	0.01	75.00	1,054.16	25%
A162020	CARMEL	3,317.10	-	20.00	-	0.01	193.00	3,530.10	-20%
A164826	GOOSEBERRY HILL	1,630.57	-	20.00	-	0.01	135.72	1,786.29	0%
A197742	FORRESTFIELD	3,397.03	530.00	20.00	-	0.01	395.00	4,342.03	-1%
A222505	HIGH WYCOMBE	6,594.23	-	34.49	-	0.01	395.00	7,023.71	-1%
A236889	WATTLE GROVE	1,606.59	-	20.00	-	0.01	267.45	1,894.04	6%
A242559	LESMURDIE	4,795.80	-	25.08	-	0.01	193.00	5,013.88	-36%
A247135	KALAMUNDA	887.22	-	20.00	-	0.01	147.70	1,054.92	19%
A250273	WATTLE GROVE	1,019.11	530.00	20.00	-	0.01	169.65	1,738.76	24%
A28474	WATTLE GROVE	2,206.07	-	20.00	-	0.01	395.00	2,621.07	-4%
A33930	KALAMUNDA	971.15	-	20.00	-	0.01	75.00	1,066.15	25%
A42985	LESMURDIE	1,055.08	-	20.00	-	0.01	87.82	1,162.90	-6%
A57978	FORRESTFIELD	5,235.42	-	27.38	-	0.01	395.00	5,657.79	13%
A6890	FORRESTFIELD	11,350.06	-	59.36	-	0.01	395.00	11,804.42	0%
A98851	WALLISTON	2,118.15	-	20.00	-	5.00	75.00	2,213.15	-7%

Attachment 4 - Budget 2017/18 - Differential Rates

GRV General - 2017/2018 Levy - Res 2.5%-Com/Ind 4%-Vac 5%								
Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A103539	WALLISTON	\$1,091.64	\$ 530.00	\$ 20.00	0.00665	\$124.54	\$1,766.18	13%
A105123	PICKERING BROOK	\$1,334.22	\$ 300.00	\$ 20.00	75	\$75.00	\$1,729.22	-2%
A11027	CARMEL	\$2,547.16	\$ -	\$ 20.00	0.00665	\$193.00	\$2,804.16	0%
A113388	KALAMUNDA	\$879.38	\$ 530.00	\$ 20.00	0.00665	\$100.33	\$1,529.70	0%
A124729	MAIDA VALE	\$651.95	\$ 300.00	\$ 20.00	0.01331	\$148.76	\$1,120.71	-16%
A156823	HIGH WYCOMBE	\$1,228.09	\$ 530.00	\$ 20.00	0.01331	\$280.22	\$2,102.32	7%
A175221	CARMEL	\$1,910.37	\$ -	\$ 20.00	0.00665	\$193.00	\$2,167.37	-5%
A189771	HIGH WYCOMBE	\$1,546.49	\$ 530.00	\$ 20.00	0.01331	\$352.88	\$2,493.36	1%
A193217	HIGH WYCOMBE	\$1,349.39	\$ 530.00	\$ 20.00	0.01331	\$307.90	\$2,207.29	5%
A193221	HIGH WYCOMBE	\$1,152.28	\$ 530.00	\$ 20.00	0.01331	\$262.93	\$1,965.21	6%
A193235	HIGH WYCOMBE	\$1,319.06	\$ 300.00	\$ 20.00	0.01331	\$300.98	\$1,940.04	5%
A193253	HIGH WYCOMBE	\$1,273.58	\$ 300.00	\$ 20.00	0.01331	\$290.60	\$1,884.18	4%
A193267	HIGH WYCOMBE	\$1,197.77	\$ 530.00	\$ 20.00	0.01331	\$273.31	\$2,021.07	7%
A217544	HIGH WYCOMBE	\$1,516.16	\$ 530.00	\$ 20.00	0.01331	\$345.96	\$2,412.12	4%
A233914	WATTLE GROVE	\$1,971.01	\$ 530.00	\$ 20.00	0.01331	\$395.00	\$2,960.01	2%
A250291	WATTLE GROVE	\$1,061.31	\$ 530.00	\$ 20.00	0.01331	\$242.17	\$1,853.48	4%
A2725	LESMURDIE	\$1,243.25	\$ 300.00	\$ 20.00	0.00665	\$141.84	\$1,705.10	4%
A27602	HIGH WYCOMBE	\$1,910.37	\$ 530.00	\$ 20.00	0.01331	\$395.00	\$2,899.37	4%
A46046	FORRESTFIELD	\$1,046.15	\$ 300.00	\$ 20.00	0.01331	\$238.71	\$1,648.86	7%
A46064	FORRESTFIELD	\$1,121.96	\$ 695.00	\$ 20.00	0.01331	\$256.01	\$2,136.97	6%
A58209	FORRESTFIELD	\$970.34	\$ 530.00	\$ 20.00	0.01331	\$221.41	\$1,741.76	5%
A58231	FORRESTFIELD	\$1,061.31	\$ 530.00	\$ 20.00	0.01331	\$242.17	\$1,897.48	6%
A70360	FORRESTFIELD	\$864.21	\$ 530.00	\$ 20.00	0.01331	\$197.19	\$1,611.41	2%
A77562	FORRESTFIELD	\$1,228.09	\$ 300.00	\$ 20.00	0.01331	\$280.22	\$1,872.32	6%
A88282	KALAMUNDA	\$1,546.49	\$ 300.00	\$ 20.00	0.00665	\$176.44	\$2,042.92	4%
A92615	GOOSEBERRY HILL	\$1,425.19	\$ 300.00	\$ 20.00	0.00665	\$162.60	\$1,907.79	1%
A94619	KALAMUNDA	\$849.05	\$ 530.00	\$ 20.00	0.00665	\$96.87	\$1,495.92	0%
A94669	KALAMUNDA	\$1,137.12	\$ 530.00	\$ 20.00	0.00665	\$129.73	\$1,816.86	13%
A99295	BICKLEY	\$1,667.78	\$ 530.00	\$ 20.00	0.00665	\$193.00	\$2,454.78	0%

UV General - 2017/2018 Levy - Res 2.5%-Com/Ind 4%-Vac 5%

Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A100812	BICKLEY	2,491.72	530.00	20.00	5.00	75.00	3,160.72	4%
A10205	PICKERING BROOK	4,368.60	530.00	20.00	5.00	75.00	5,037.60	3%
A10287	PIESSE BROOK	2,038.68	-	20.00	5.00	75.00	2,133.68	3%
A10417	BICKLEY	2,232.84	300.00	20.00	5.00	75.00	2,627.84	4%
A10502	BICKLEY	1,003.16	530.00	20.00	5.00	75.00	1,628.16	4%
A11982	PICKERING BROOK	1,375.30	530.00	20.00	5.00	75.00	2,000.30	4%
A12033	PICKERING BROOK	2,297.56	530.00	20.00	5.00	75.00	2,922.56	4%
A127117	WATTLE GROVE	1,650.36	530.00	20.00	0.01	307.90	2,508.26	4%
A150592	WATTLE GROVE	2,103.40	530.00	20.00	0.01	325.20	3,022.60	4%
A152794	CANNING MILLS	1,148.78	530.00	20.00	5.00	75.00	1,773.78	4%
A194110	CARMEL	2,912.40	530.00	20.00	0.01	128.00	3,590.40	3%
A194322	PIESSE BROOK	2,653.52	-	20.00	5.00	75.00	2,748.52	3%
A234001	PICKERING BROOK	6,472.00	530.00	20.00	5.00	75.00	7,141.00	3%
A237499	CARMEL	4,854.00	1,590.00	20.00	5.00	75.00	6,539.00	3%
A26286	WATTLE GROVE	1,779.80	530.00	20.00	0.01	245.63	2,575.43	4%
A28276	WATTLE GROVE	6,148.40	1,167.00	20.00	0.01	395.00	7,774.40	3%
A28640	WATTLE GROVE	3,236.00	300.00	20.00	0.01	228.33	3,784.33	3%
A9391	CARMEL	1,909.24	300.00	20.00	5.00	75.00	2,304.24	4%
A9698	PAULLS VALLEY	2,362.28	530.00	20.00	0.01	193.00	3,105.28	3%
A99538	PICKERING BROOK	2,847.68	1,167.00	20.00	5.00	75.00	4,109.68	4%

GRV Com/Ind- 2017/2018 Levy - Res 2.5%-Com/Ind 4%-Vac 5%

Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A103872	WALLISTON	2,770.41	1,008.00	20.00	0.01	284.35	4,082.76	-8%
A103953	WALLISTON	950.78	1,008.00	20.00	0.01	97.59	2,076.37	-4%
A124620	MAIDA VALE	9,042.39	1,008.00	58.31	0.01	1,856.19	11,964.89	16%
A163680	KEWDALE	5,521.82	1,008.00	35.61	0.01	1,133.50	7,698.93	4%
A163842	KALAMUNDA	3,176.18	1,008.00	20.48	0.01	326.00	4,530.66	-17%
A164533	KEWDALE	2,587.42	1,008.00	20.00	0.01	531.14	4,146.56	4%
A164907	GOOSEBERRY HILL	2,056.09	1,008.00	20.00	0.01	211.03	3,339.12	5%
A168022	KALAMUNDA	1,330.11	1,008.00	20.00	0.01	136.52	2,494.63	-9%
A180886	MAIDA VALE	1,212.13	-	20.00	0.01	248.82	1,480.96	1%
A192170	FORRESTFIELD	9,753.66	1,008.00	62.90	0.01	2,002.19	12,826.75	2%
A194502	FORRESTFIELD	194,490.60	-	1,254.20	0.01	39,924.28	235,669.07	2%
A196132	WALLISTON	236.92	-	20.00	0.01	75.00	331.92	-71%
A210180	FORRESTFIELD	82,870.68	-	534.40	0.01	17,011.38	100,416.46	-8%
A210441	CARMEL	15,361.04	7,056.00	99.06	0.01	1,576.63	24,092.73	-1%
A212459	KALAMUNDA	79,390.89	-	511.96	0.01	8,148.53	88,051.38	37%
A212643	FORRESTFIELD	6,430.40	-	41.47	0.01	1,320.01	7,791.88	-5%
A220169	FORRESTFIELD	5,731.19	1,008.00	36.96	0.01	1,176.48	7,952.62	0%
A224757	HIGH WYCOMBE	31,356.68	-	202.21	0.01	6,436.78	37,995.66	-13%
A226715	HIGH WYCOMBE	531,209.10	-	3,425.57	6.00	-	534,634.67	3%
A229400	HIGH WYCOMBE	59,798.39	-	385.62	0.01	12,275.18	72,459.20	-2%
A229743	KEWDALE	8,539.19	-	55.07	0.01	1,752.89	10,347.15	4%
A6345	FORRESTFIELD	3,500.28	-	22.57	0.01	718.52	4,241.38	25%
A7202	HIGH WYCOMBE	4,608.38	1,008.00	29.72	0.01	945.99	6,592.09	-2%
A78190	HIGH WYCOMBE	3,876.24	1,008.00	25.00	0.01	795.70	5,704.93	2%
A83804	HIGH WYCOMBE	5,807.87	1,008.00	37.45	0.01	1,192.22	8,045.54	13%
A88183	KALAMUNDA	12,210.79	-	78.74	0.01	1,253.29	13,542.83	1%
A88232	KALAMUNDA	17,940.88	-	115.69	0.01	1,841.42	19,897.99	-6%
A90184	KALAMUNDA	6,015.30	1,008.00	38.79	0.01	617.40	7,679.48	-15%

UV Commercial - 2017/2018 Levy - Res 2.5%-Com/Ind 4%-Vac 5%

Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A10061	CARMEL	2,638.40	530.00	20.00	5.00	75.00	3,263.40	5%
A100727	BICKLEY	2,289.20	530.00	20.00	5.00	75.00	2,958.20	5%
A100808	BICKLEY	1,901.20	530.00	20.00	5.00	75.00	2,570.20	5%
A10142	PICKERING BROOK	2,987.60	-	20.00	5.00	75.00	3,082.60	5%
A11568	CARMEL	1,668.40	1,167.00	20.00	0.01	155.68	3,055.08	5%
A12209	BICKLEY	2,328.00	695.00	20.00	5.00	75.00	3,118.00	5%
A133837	PICKERING BROOK	3,065.20	530.00	20.00	5.00	75.00	3,690.20	5%
A194205	PICKERING BROOK	1,978.80	530.00	20.00	5.00	75.00	2,603.80	5%
A194368	WALLISTON	8,924.00	530.00	20.00	0.01	131.46	9,605.46	4%
A217756	BICKLEY	2,017.60	-	20.00	5.00	75.00	2,112.60	5%
A219732	PICKERING BROOK	1,080.00	-	20.00	5.00	75.00	1,175.00	2%
A235382	CARMEL	1,552.00	530.00	51.72	0.01	193.00	2,326.72	4%
A8781	HACKETTS GULLY	2,405.60	-	20.00	5.00	75.00	2,544.60	5%
A8894	PICKERING BROOK	2,483.20	530.00	20.00	5.00	75.00	3,152.20	5%
A9107	CARMEL	2,716.00	2,441.00	20.00	0.01	193.00	5,414.00	4%
A9652	PICKERING BROOK	3,259.20	530.00	20.00	5.00	75.00	3,884.20	5%
A9747	PICKERING BROOK	2,134.00	530.00	20.00	5.00	75.00	2,759.00	5%
A98716	PICKERING BROOK	1,280.40	530.00	20.00	5.00	75.00	1,949.40	5%
A99524	PICKERING BROOK	3,181.60	530.00	20.00	5.00	75.00	3,806.60	5%

GRV Vacant - 2017/2018 Levy - Res 2.5%-Com/Ind 4%-Vac 5%

Assess No	Suburb	Rate Levy	Waste Levy	WARR Levy	ESL Cat	ESL Levy	TOTAL LEVY	Variation from 2016/17 Rates
A11289	PICKERING BROOK	2,677.66	-	20.00	5.00	75.00	2,772.66	5%
A127365	PAULLS VALLEY	2,238.04	-	20.00	5.00	75.00	2,333.04	-5%
A14221	KALAMUNDA	1,294.87	530.00	20.00	0.01	107.78	1,952.64	11%
A14758	KALAMUNDA	959.16	-	20.00	0.01	75.00	1,054.16	25%
A162020	CARMEL	3,317.10	-	20.00	0.01	193.00	3,530.10	-20%
A164826	GOOSEBERRY HILL	1,630.57	-	20.00	0.01	135.72	1,786.29	0%
A197742	FORRESTFIELD	3,397.03	530.00	20.00	0.01	395.00	4,342.03	-1%
A222505	HIGH WYCOMBE	6,594.23	-	34.49	0.01	395.00	7,023.71	-1%
A236889	WATTLE GROVE	1,606.59	-	20.00	0.01	267.45	1,894.04	6%
A242559	LESMURDIE	4,795.80	-	25.08	0.01	193.00	5,013.88	-36%
A247135	KALAMUNDA	887.22	-	20.00	0.01	147.70	1,054.92	19%
A250273	WATTLE GROVE	1,019.11	530.00	20.00	0.01	169.65	1,738.76	24%
A28474	WATTLE GROVE	2,206.07	-	20.00	0.01	395.00	2,621.07	-4%
A33930	KALAMUNDA	971.15	-	20.00	0.01	75.00	1,066.15	25%
A42985	LESMURDIE	1,055.08	-	20.00	0.01	87.82	1,162.90	-6%
A57978	FORRESTFIELD	5,235.42	-	27.38	0.01	395.00	5,657.79	13%
A6890	FORRESTFIELD	11,350.06	-	59.36	0.01	395.00	11,804.42	0%
A98851	WALLISTON	2,118.15	-	20.00	5.00	75.00	2,213.15	-7%

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

SCM07. Jorgensen Park Community Centre

Previous Items	SCM 08/2017, OCM 28/2016, OCM 209/2016
Responsible Officer	Director Corporate and Community Services
Service Area	Community Development
File Reference	SP-03/020
Applicant	N/A
Attachment 1	Preferred Site Location Plan
Attachment 2	Site Layout and Floor Plan Concept Plans DWG No. 37.17-SO1 and DWG No. 37.17-SO3
Attachment 3	Artist's Impression of Concept Design

EXECUTIVE SUMMARY

1. This report seeks endorsement of the proposed building concept design and budget cost estimate for the development of new community facilities at Jorgensen Park, incorporating the Kalamunda Community Learning Centre and approval of grant funding submissions to the Department of Infrastructure and Regional Development and LotteryWest.
2. Funding is a key risk with the development of this facility and the report addresses a number of funding options with an emphasis on maximising and securing funding from external sources, including a \$1million funding commitment from the Federal Government, a grant from LotteryWest and funding commitments from the Kalamunda Community Learning Centre.
3. A detailed concept plan and associated budget cost estimate are presented for consideration by Council before progressing submission of grant funding applications.
4. The officer recommendation also advocates with the State Government for a funding contribution towards the Jorgensen Park Community Centre and associated infrastructure from the 3 million dollar election pledge for a Community Hub in the Kalamunda Town Centre and lists for consideration \$500,000 in the draft 2017/2018 Building New Capital Works Budget for detailed design, documentation and approvals for the Jorgensen Park Community Centre.

BACKGROUND

5. In 2014 the Kalamunda Community Learning Centre (KCLC), supported by LotteryWest funding, engaged Jill Powell & Associates to undertake a Feasibility Study and prepare Concept Plan design options and costs.

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6. The purpose of this study was to determine whether a new facility of similar functional areas was required and if the existing facility could be modified to meet the perceived future demands. The study:
- Provided a detailed Needs Assessment of the current and future services required at the KCLC.
 - Based on the results of the Needs Assessment, provided a detailed feasibility study of the KCLC, inclusive of conceptual designs and costs to enable informed decisions to be made based on sound strategic and sustainability outcomes.

7. The resulting report was workshopped with Councillors on 20 October 2014 with the following two concepts proposed:

- Option 1 - retain and redevelop the existing centre
- Option 2 – new construction.

KCLC preferred the new building option (Option 2), with estimated costs at that time of \$3.8million.

8. A second presentation to Councillors by the KCLC (presented by Mr Ian Tarling and Ms Emma Kallarn) was provided in February 2016. This presentation provided information to Councillors about the option to build a modular based building which would significantly reduce the cost of construction and also shorten timeframes for the construction period.

9. At its meeting on 29 March 2016 Council considered a motion to amend the funding timeframe for the KCLC, to bring forward the Council commitment from 2020 to 2016/17, resulting in the following motion being passed unanimously:

- 1. To review the concept plans presented by the Kalamunda Learning Centre (KLC) and to outline a process to develop detailed design plans that can be used in a tender process and ultimately, advocacy process, with consideration to a co-contribution by the KLC.*
- 2. List for consideration in 2016/17 budget funding to enable detailed designs to be undertaken.*
- 3. Develop and submit an application for funding to Lotteries West as soon as designs are developed.*
- 4. Provides a report to Council outlining the funding requirement if partnership funding is secured and a contribution by the Shire is required.*

10. In the interim, the KCLC was successful in lobbying local Members of Parliament for a funding contribution and in 2016 the Shire was advised of a Federal Government election pledge of \$1million. This commitment was confirmed on 23 August 2016 in a communication from the Department of Infrastructure and Regional Development.

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11. In August 2016, the Shire re-engaged Jill Powell & Associates at a cost of \$10,000 to provide the following:
1. Desktop review 'Kalamunda Community Learning Centre Needs Assessment & Feasibility Study, June 2014'
 2. Update KCLC facility needs of both existing users and any additional community groups that may need to be considered in any future redevelopment proposal
 3. Review suitability of proposed concept plans with respect to updated community usage needs, inclusive of a preferred facility design concept (including a potential modular option)
 4. Review of preferred management structure along with supporting rationale
 - Present key findings to the Shire.

12. At its meeting on 19 December 2016 (OCM 209/2016), Council considered a report on the KCLC Feasibility Update 2016 and resolved as follows:

1. *Receives the 2014 Kalamunda Community Learning Centre Feasibility Study, Concept Plan and the Feasibility Review 2016.*
2. *Requests the Chief Executive Officer to utilise this information to progress detailed designs and costs to redevelop the Kalamunda Community Learning Centre.*
3. *Request the Chief Executive Officer to seek advice from the Disability and Carers Advisory Committee on site suitability to meet the Shire of Kalamunda's access and inclusion objectives.*
4. *Requests the Chief Executive Officer to submit the required documentation for assessment to the Department of Infrastructure and Regional Development by 1 June 2017 with the aim of securing the Federal funding commitment of \$1 million.*
5. *Requests the Chief Executive Officer to include the Kalamunda Community Learning Centre project in the State funding advocacy programme.*

13. A Special Council Meeting was convened on 6 February 2017 (SMC 08/2017) and Council resolved as follows:

That Council:

1. *Confirms the site for the redevelopment of the Kalamunda Community Learning Centre will be in Jorgensen Park, Kalamunda in accordance with the Feasibility Studies undertaken to date.*
2. *Reaffirm its previous decision (OCM 209/2016 Refers) as follows:*
 - *Receives the 2014 Kalamunda Community Learning Centre Feasibility Study, Concept Plan and the Feasibility Review 2016.*
 - *Requests the Chief Executive Officer to utilise this information to progress detailed designs and costs to redevelop the Kalamunda Community Learning Centre.*

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- *Request the Chief Executive Officer to seek advice from the Disability and Carers Advisory Committee on site suitability to meet the Shire's of Kalamunda's access and inclusion objectives.*
 - *Requests the Chief Executive Officer to submit the required documentation for assessment to the Department of Infrastructure and Regional Development by 1 June 2017 with the aim of securing the Federal funding commitment of \$1million.*
 - *Requests the Chief Executive Officer to include the Kalamunda Community Learning Centre project in the State funding advocacy program.*
3. *Recognises that Jorgensen Park and its buildings are listed on the Shire's Municipal Heritage Inventory as Category 3 and supports that:*
- *Any alterations or extensions should reinforce the significance of the place, and*
 - *Original fabric should be retained wherever feasible.*
 - *The KCLC building includes asbestos in its construction and will require specialist removal.*
 - *Any changes to the building would require the entire facility to meet full compliance with the Building Code of Australia.*
 - *A photographic history of the building in its current site is documented rather than preservation of the existing building.*
 - *A memory gathering project to be conducted.*
 - *The building project to recognise the heritage significance of this site through the inclusion of public art and the architectural design.*
4. *Approves the general site location for the facility development at the eastern end of the existing car park, with the final location subject to further investigations as part of the detail concept design process.*
5. *Notes that the concept design for the proposed new facility, estimated costs and the financial arrangements for this project will be presented in May 2017 before the final submission is made to the Federal Government by the 1 June 2017 deadline.*
6. *Requests the Chief Executive Officer to submit a submission of \$1million minimum grant to LotteryWest in accordance with the timeframes for this grant.*
7. *Supports the principle of commitment to relocation by the other user groups to relocate to the Jorgensen park facility before inclusion of unique or additional design elements.*
8. *Notes that whilst Council has funded some of the early design work and is supportive of the KCLC's aspirations, Council has yet to receive final costings or final grant values for this project and has not as a consequence been able to evaluate this project against its other long term priorities. As such this resolution is not to be construed as a commitment to any future funding from the Council.*
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DETAILS

14. Architects Hodge Collard Preston (HCP) were appointed by the Shire to undertake site investigations, concept planning/design and appointment of a quantity surveyor to provide budget cost estimates for the development of a community centre at Jorgensen Park in line with Council's resolution.
15. Site Location
The project brief required HCP to investigate and recommend a suitable site for the project, with two sites identified (i.e. Sites A and B) at the eastern end of the existing car park proposed by the Shire for consideration.
16. Site Assessment
HCP developed a Site Consideration Criteria based on visual amenity, topography review, stormwater impact, universal accessibility, geotechnical implications and vegetation impacts to assess sites for the new facility. On the basis of this investigation, a third site identified as Site C was recommended as the preferred site. Refer Attachment 1 Drawing No. 37.17-SOO.
17. Construction Methodology
In order to conclude the comparison of modular construction and in-situ in relevant context, a comprehensive review was undertaken by HCP to clarify the benefits of each type of construction. Many of the criteria used for this comparison indicated no preference between the two construction methods. It was subsequently considered that the hybrid system of on-ground and elevated steel framed in-situ construction provides high design flexibility, competitive estimated costs, aesthetic consideration and speed of construction to meet the multiple community requirements. The resultant concept design and budget cost estimates reflect this methodology of construction.
18. Review of Existing Car Park
The existing KCLC facility is served by a 65 bay public car park and based on a proposed total occupancy for the JPCC of 29, the required number of car bays required is 59. This is based on the Shire of Kalamunda's Local Planning Scheme No. 3, Table 3 – parking requirements, under Community purpose of 1 bay per 5 persons the facility is designed to accommodate.
19. The number of existing car bays exceeds the required number of the proposed JPCC, however the gradient of the existing accessible car parking does not comply with AS 289016 Parking Facilities – off street parking for people with disabilities. On this basis, new accessible car parking is proposed to the south of the new building, providing 6 "accessible" car bays and a further 18 car bays.

20. Proposed Concept Plan

The proposed concept design Site Plan (Dwg No. 37.17-SO1) and Floor Plan (DWG No. 37.17-SO3) are shown on Attachment 2 and Artist’s Impressions of the Concept Design are shown on Attachment 3.

21. Key components of the Concept Design are summarised below:

- 1,000m² floor plan which responds to the requirements of the Feasibility Study.
- Dedicated office for the KCLC and shared use of all other rooms and spaces on a hire arrangement from the Shire.
- Space for families and children in a crèche and playgroup area including outdoor play spaces.
- Dedicated craft room and adjoining kiln room for the KCLC, with external walls and ventilation.
- A training kitchen, which will allow cooking classes to be conducted by the KCLC and will also support the delivery of catering to functions within the building.
- 120m² viewing terrace/deck looking north over the valley across Jorgensen Park.
- Passive solar design oriented north for natural light and energy savings.
- Good connectivity to the existing carpark and pathways.
- Connection to the sewer.
- Upgraded electricity supply.
- Fire management of the building.

22. Budget Cost Estimate

Owen Consulting Quantity Surveyors were appointed to undertake a budget cost estimate by HCP based on the concept design drawings prepared by HCP and indicative engineering input. A summary of this budget cost estimate which is based on 2017 costs with no escalation allowed beyond this year, is shown on the table below:

Concept Design Cost Estimate	
Community Centre building	\$2,870,000
External works and services	\$1,730,000
Construction Cost (excl GST)	\$4,600,000
Design + construction contingency (10%)	\$460,000
Construction Cost + Contingency (excl GST)	\$5,060,000
Consultant fees	\$440,000
Total Estimated Project Cost (excl GST)	\$5,500,000

This figure of \$5.5million for the building works has been used as the basis for the funding scenarios (*Financial Considerations*) and the proposed grant funding submissions.

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23. As this budget cost estimate relates directly to the building and associated infrastructure, there have been a number of specific cost exclusions as summarised below:
- Loose furniture + equipment
 - Temporary accommodation / relocation costs
 - Fire service pumps and tanks (\$150,000)
 - Upgrade to existing carpark lighting (\$115,000)
 - Environmental offset – revegetation works (\$200,000)
 - Shade sails to viewing deck
 - Mundaring Weir Road access upgrade and pathway connection to Mundaring Weir Road (\$120,000)
 - Kiln equipment (re-use existing)
24. Additional funding will be required in the Long Term Financial Plan to accommodate unless grant funds are sourced:
- The loose furniture and equipment and temporary accommodation/relocation costs for the building to become an operational community centre.
 - The other specific cost exclusions should Council wish to include these extras in the final project scope of works
25. Aboriginal Heritage Review
- Separately, Shire officers appointed an Archaeologist to undertake a desktop due diligence review of the site. This review has identified that there are no registered aboriginal sites at this location but that it will be important to advise the South West Aboriginal Lands Council about the proposed development and seek its support for memory gathering and documentation.
26. Impact on Vegetation
- The Shire also commissioned an Arborist's Report on the trees within the proposed building site. This identified vegetation in this location being considered "good" from a bushland classification perspective and of a "high" social value. This site also impacts on an area that has been rehabilitated by the Friends of Jorgensen Park over the last 10 years.
27. As a consequence of advice about the impact of clearing of trees that support Carnaby Cockatoo habit a sum of \$200,000 may be required for possible "offset" costs (based on \$20,000/year for 10-years), with this being subject to the outcome of a clearing permit application should detailed design be advanced.

STATUTORY AND LEGAL CONSIDERATIONS

28. Planning Process

- The subject site is reserved Parks and Recreation under the Metropolitan Region Scheme.
- Under the *Public Works Act 1902* (the Act), the definition of public works includes *“public schools or any other schools authorized to be established wholly or in part at the public cost by any Act in force for the time being, universities, colleges, technical and other educational institutions, including residences or hostels for teachers or students and playgrounds.”*
- Public works undertaken by a local authority are entitled to section 6 exemptions under the Act, however the local authority is still required to liaise with the Western Australian Planning Commission (WAPC) to ensure the proposal is compliant with the Act.
- If the public works is to be undertaken by a developer (and not on behalf of the Shire), then the works would require a planning approval to be submitted to the local authority and approved by the WAPC.
- A certified Building Permit would still be required for the public works irrespective of whether the local authority or private developer is undertaking the works.

Bushfire Management

- In accordance with the State Planning Policy 3.7 and associated Guidelines, a Bush Fire Management Plan would be required for the development which would require review from Department of Fire and Emergency Services.

Heritage

- Jorgensen Park is listed under the Shire’s Municipal Heritage Inventory as a Category 3, it is not listed on the State or Scheme Heritage list and therefore has no statutory basis in terms of its protection.

Vegetation Clearing

- Depending on the extent of clearing and nature of any trees removed, referral to the Department of Parks and Wildlife and a Clearing Permit application may be required.

POLICY CONSIDERATIONS

29. Nil.

COMMUNITY ENGAGEMENT REQUIREMENTS

Internal Referrals

30. A Project Control Group (PCG) was formed to oversee and guide this project and includes both the Director of Asset Services (Chair) and the Director Corporate and Community Services. Community Development and Asset Services staff are members of the PCG and the Project Manager provides support to this group.
31. Other specialist and technical advice has been requested internally and has assisted in the development of the following supporting documents:
 - Architect's brief
 - Request for Quote documentation
 - Risk Management Plan
 - Operational Management Plan
 - Communications Plan
 - Project Plan
 - Economic Development outcomes of the project
 - Draft grant funding applications
 - Funding strategies/options for council consideration.

External Referrals

32. A meeting with the Disability and Carers' Advisory Committee on 13 February 2017 provided context and detail for consideration by HCP in developing the concept design.
33. The Shire of Mundaring hosted a visit to the newly opened Boya Community Centre by Shire Officers and representatives of the KCLC to consider some contemporary design options.
34. Ongoing consultation has occurred with KCLC representatives and a formal briefing conducted with them, the Shire President and Chief Executive Officer in March 2017. A further presentation to representatives of KCLC outlining the 85% concept design stage and associated cost estimates was made on 18 May 2017.

The outcome of this meeting was to make minor modifications to the site layout and floor plan, with these modifications subsequently included in the concept design by HCP. The revised concept drawing numbers DWG No. 37.17-SO1 and DWG No. 37.17-SO3 were signed off by Ian Tarling and David Storer, representatives of KCLC on 19 May 2017. Refer Attachment 2.
35. Other potential user groups have been re-engaged to clarify expectations and design requirements in order to deliver a multi user outcome.
36. Meetings have been held with LotteryWest do discuss potential funding availability for this project.
37. Letters have been sent to properties neighbouring Jorgensen Park to inform them that HCP representatives would will be on site conducting investigations to inform development of the concept design.

38. A communications plan has been developed to ensure that all stakeholders will be kept up to date with the progress of the project.

FINANCIAL CONSIDERATIONS

39. The estimated project cost (less exclusions) is \$5.5million and it is proposed to fund it through a number of sources as summarised below:
- Land and Property Enhancement and Maintenance Reserve.
 - Loan Borrowing – is considered ideal for this type of project which is intergenerational. Current interest rate from WA Treasury Corporation is approximately 2.5% over a 20-30 year loan term.
 - Federal Government Grant through the Department of Infrastructure and Regional Development.
 - Contributions from KCLC.
 - LotteryWest Funding Grant.
 - State Government election pledge.
40. Summaries of potential funding sources and amounts for two different funding scenarios for the provision of the JPCC and associated infrastructure, are shown in the tables below, noting that the LotteryWest and Federal Government funding are subject to grant applications and the amounts may differ from those indicated:

Scenario 1 – Funding Contribution from State Government

Funding	LotteryWest State	Federal Government	State Government	KCLC	Total
Grants	2,500,000	1,000,000	1,850,000		5,350,000
Contributions				150,000	150,000
Total	2,500,000	1,000,000	1,850,000	150,000	5,500,000

Scenario 2 – No Funding Contribution from the State Government

Funding	Municipal	LotteryWest State	Federal Government	KCLC	Total
Reserve	350,000				350,000
Loan Borrowing	1,500,000				1,500,000
Grants		2,500,000	1,000,000		3,500,000
Contributions				150,000	150,000
Total	1,850,000	2,500,000	1,000,000	150,000	5,500,000

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41. Discussions will continue with the State Government to seek approval for part or the full \$3million election funding pledge for a Community Hub in Kalamunda to be allocated to the JPCC. Approval of the full \$3million will allow the specific cost exclusions, outlined at point 23 of this report, to be incorporated into the total project cost and funded accordingly.
 42. Operating, depreciation and structural repair costs for this facility have been modelled based on other contemporary community facilities of a similar size. It is anticipated that the annual net cost to the Shire of these will be \$330,000 initially rising to \$510,000 annually over 10 years to maintain this facility. An operational business plan has been developed to clarify these costs.
 43. It is proposed that an amount of \$500,000 will be listed for consideration in the draft 2017/18 Building New Capital Works Program for stakeholder consultation, detailed design/documentation and approvals to progress the project once the outcome of grant funding requests has been determined.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

44. *Kalamunda Advancing: Strategic Community Plan to 2023*

OBJECTIVE 1.9 – To provide high quality community facilities to meet the needs of our current and our future community.

OBJECTIVE 2.4 – To be a community that values lifelong learning.

OBJECTIVE 5.3 – To facilitate increased economic activity within the Shire.

SUSTAINABILITY

Social Implications

45. This project will deliver social benefits to a wide range of community sectors through the provision of modern, flexible and multipurpose facilities. This should ensure that over time the building is able to adapt to the needs of a changing population base and demographic profile. The greatest difficulty in delivering social benefit at this location is accessible path connections from the Kalamunda Town Centre. Where possible this has been proposed to complement the new building and carpark designs.

Economic Implications

46. This project will deliver some additional jobs during the construction phase and will add to the vitality of Jorgensen Park as a destination for facility users.

Environmental Implications

47. An offset provision to accommodate a 10 year maintenance period to support Carnaby Cockatoo habitat has been allowed. Sustainability principles have been included within the design of the building. Connection of the facilities to Water Corporation deep sewer has been allowed to protect the sensitive water catchment area, this includes connection of the existing cottage and toilet block.

RISK MANAGEMENT CONSIDERATIONS

48.

Risk	Likelihood	Consequence	Rating	Action/Strategy
Lack of success in one or more grant funding and election promises.	Possible	Critical	Extreme	Grant funding strategy proposed allows for access to loan borrowing to make up any shortfall; to be repaid from outcomes of land rationalisation program.
Response to access and Inclusion issues	Unlikely	Moderate	Low	Requirements written into brief to be addressed during detailed design. Include independent audit of detailed design plans and on completion of construction. Meeting with Disability and Carers' Advisory Committee.
Competing priorities within the Long Term Financial Plan	Possible	Significant	High	Options to be considered for final approval during budget process.

OFFICER COMMENT

49. The provision of updated and safe facilities for the KCLC, through the development of the JPCC, will also deliver improved and accessible facilities for other community activities.
50. The new premises will be accessible for a wide range of user groups of many ages and abilities. As a centre for lifelong learning there will be improved support for social and cultural outcomes by users and participants. The KCLC in particular promotes intergenerational social and educational interaction and the provision of a crèche enables parents to participate. Children will be supported in their early development by the inclusion of the playgroup in the same location.

-
51. Economically, the current outdated and unsafe facility attracts over 700 members a week to the existing KCLC facility at Jorgensen Park, adding value to local businesses before and after classes. The expansion of the centre to cater to other users will only increase this benefit within the Kalamunda Town Centre and wider Shire area.

 52. There are a number of funding scenarios to accommodate the cost of this project, with the key components being the outcome of Grant funding submissions to the Department of Infrastructure and Regional Development and LotteryWest and the opportunity to utilise the State Government election pledge of \$3million.

Voting Requirements: Simple Majority

RECOMMENDATION

That Council:

1. Endorses the Jorgensen Park Community Centre concept design Site Plan and Floor Plan shown on Drawing Numbers DWG No. 37.17-SO1 and DWG No. 37.17-SO3 respectively.

2. Approves the submission of grant funding applications to the Department of Infrastructure and Regional Development (\$1 million) and LotteryWest (\$2.5 million).

3. Request the State Government to allocate the three million dollar (\$3 million) election pledge toward the development of the Jorgensen Park Community Centre.

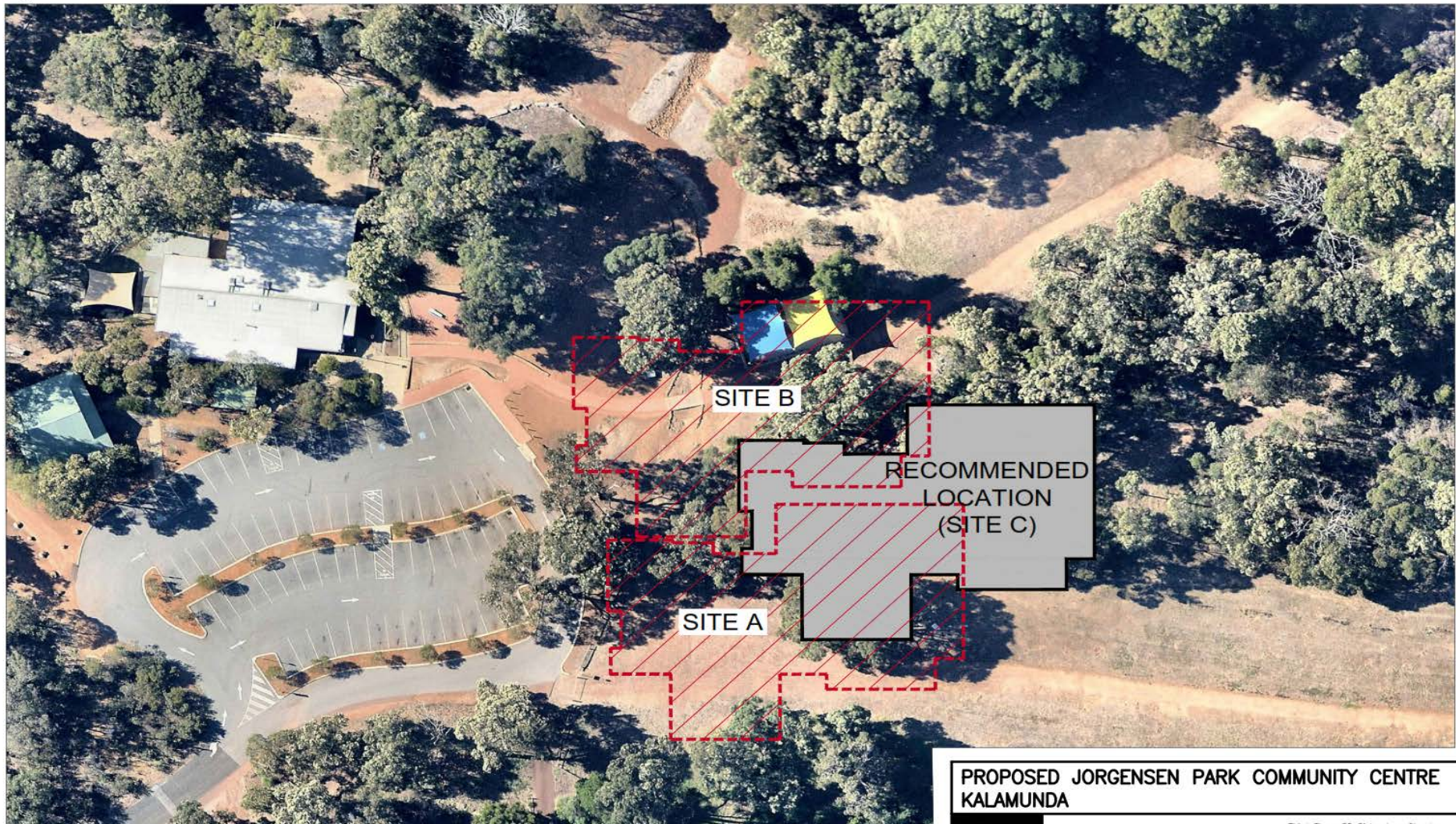
4. Lists for consideration \$500,000 in the draft 2017/2018 Building New Capital Works Budget for detailed design, documentation and approvals for the Jorgensen Park Community Centre.

Moved:

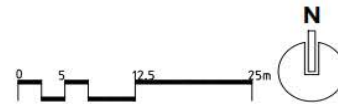
Seconded:

Vote:

Attachment 1
Jorgensen Park Community Centre - Preferred Site Location Plan

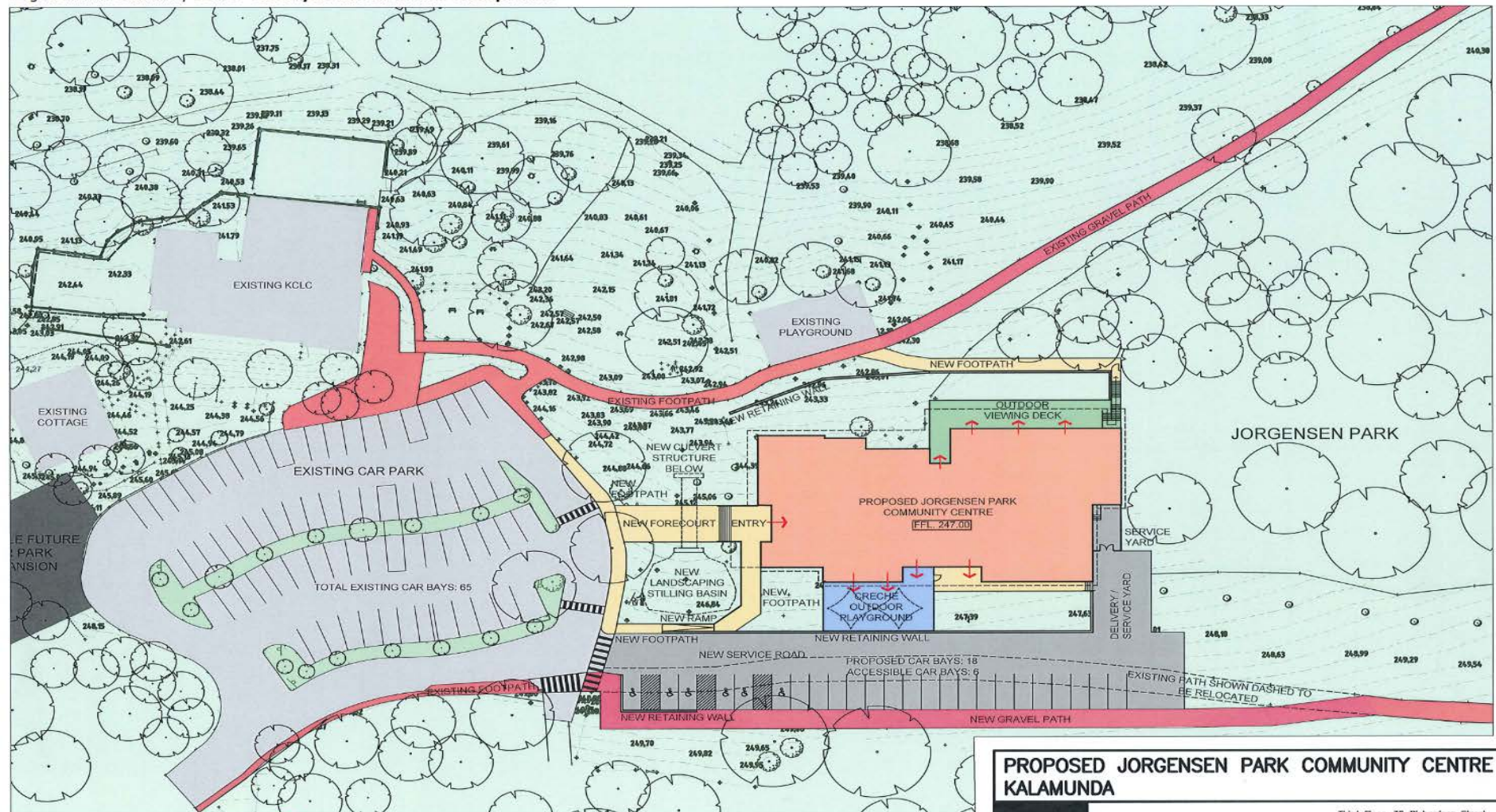


PROPOSED POSSIBLE
SITE LOCATIONS



PROPOSED JORGENSEN PARK COMMUNITY CENTRE KALAMUNDA	
Hodge Collard Preston ARCHITECTS	Third Floor, 38 Richardson Street, West Perth, WA 6005 PO Box 743, West Perth, WA 6872 Ph: (08) 9322 5144 Fax: (08) 9322 5740 Email: admin@hpcarch.com
	SCALE 1:500 DATE: 22.05.2017 DWG No. 37.17-S00

Attachment 2
Jorgensen Park Community Centre - Site Layout and Floor Plan Concept Plans



PROPOSED CONCEPT
 SITE PLAN

REVIEWED AND APPROVED BY: SIGNATORY 1
 NAME: 194 TARKING *[Signature]* DATE: 19/5/17
 SIGNATURE: DATE:
 REVIEWED AND APPROVED BY: SIGNATORY 2
 NAME: DAVID STORR *[Signature]* DATE: 12/5/17
 SIGNATURE: DATE:
 KALAMUNDA COMMUNITY LEARNING CENTRE

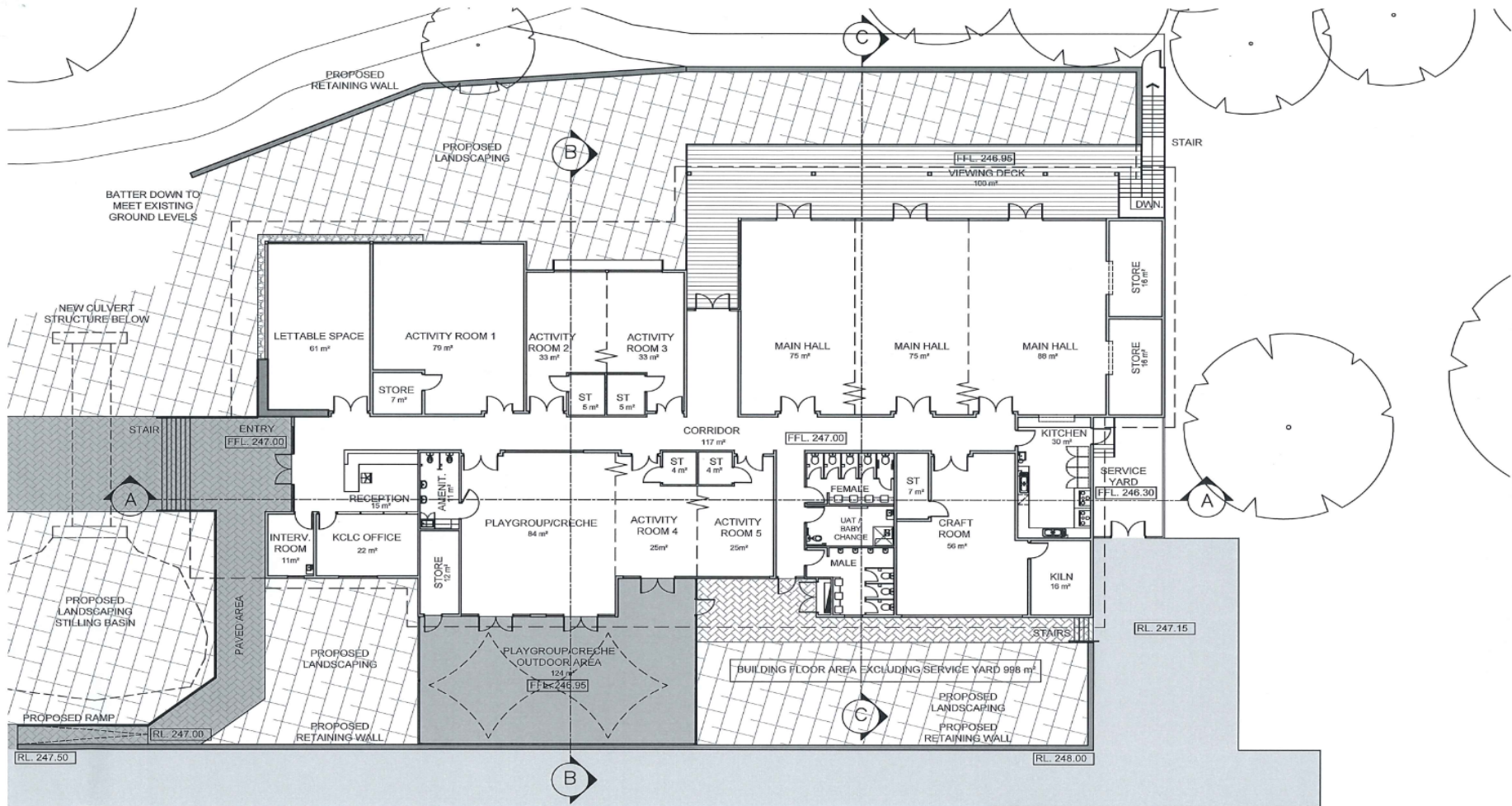


**PROPOSED JORGENSEN PARK COMMUNITY CENTRE
 KALAMUNDA**

Hodge Collard Preston
 ARCHITECTS

Third Floor, 38 Richardson Street,
 West Perth, WA 6005
 PO Box 743, West Perth, WA 6872
 Ph: (08) 9322 5144
 Fax: (08) 9322 5740
 Email: admin@hccparch.com

SCALE 1:500 DATE: 18.05.2017 DWG No. 37.17-S01



PROPOSED CONCEPT
 FLOOR PLAN

KALAMUNDA COMMUNITY LEARNING CENTRE
 REVIEWED AND APPROVED BY: SIGNATORY 1
 DAN TARKENTON [Signature] 13/5/17
 NAME SIGNATURE DATE
 REVIEWED AND APPROVED BY: SIGNATORY 2
 DAVID STORR [Signature] 13/5/17
 NAME SIGNATURE DATE



**PROPOSED JORGENSEN PARK COMMUNITY CENTRE
 KALAMUNDA**

Hodge Collard Preston
 ARCHITECTS

Third Floor, 38 Richardson Street,
 West Perth, WA 6005
 PO Box 745, West Perth, WA 6872
 Ph: (08) 9322 5144
 Fax: (08) 9322 5740
 Email: admin@hcoproh.com

SCALE 1:200 DATE: 18.05.2017 DWG No. 37.17-S03

Attachment 3
Jorgensen Park Community Centre
Artist's Impression of Concept Design



Concept Design Artist's Impression
PROPOSED JORGENSEN PARK COMMUNITY CENTRE



Concept Design Artist's Impression

PROPOSED JORGENSEN PARK COMMUNITY CENTRE

9.0 MEETING CLOSED TO THE PUBLIC

10.0 CLOSURE