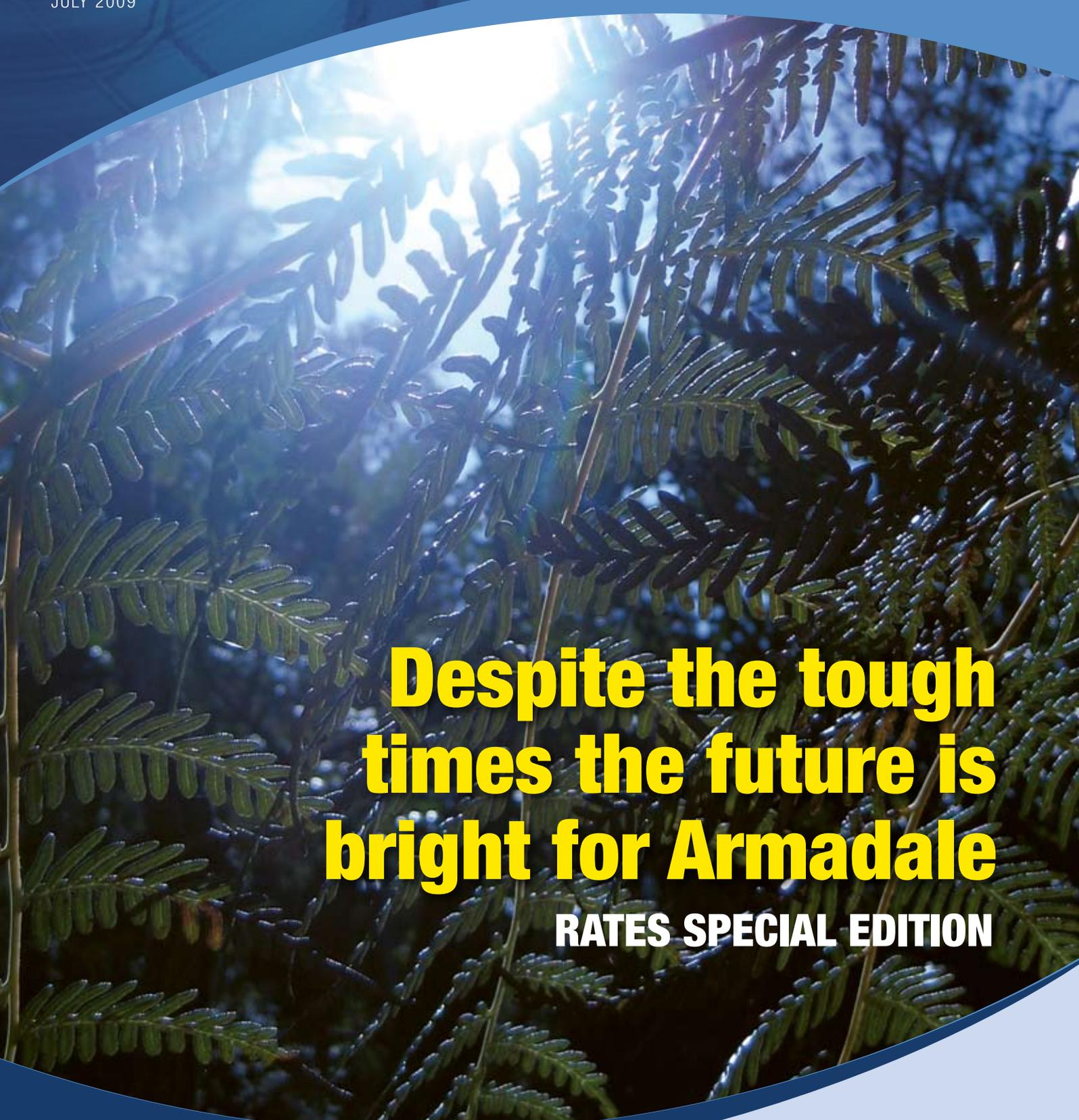


City Views

CITY OF  Armadale

VOLUME 23
JULY 2009



Despite the tough times the future is bright for Armadale

RATES SPECIAL EDITION

www.armadale.wa.gov.au

FEATURES IN THIS ISSUE:

Specific Area Rates SARs
Waste Levy
New projects for 2009/10

RATES SPECIAL EDITION

Why is the rate increase going to be 6.5 per cent?

This year's rate increase is set to be 6.5 per cent.

This means that every household in Armadale will have to pay just over \$1 per week extra.

This figure is made up of several parts.

The Local Government Consumer Index (LGCI) as set by the WA Local Government Association (WALGA) is projected to be 3.5 per cent for the 09/10 year.

Council's starting position was that the rates increase should be cost price plus one per cent. This was agreed on as part of the City's long term strategy to replace infrastructure and to be sustainable without passing massive debt to the next generation.

This limitation is now not possible due to:

- Increased electricity and energy costs. Power charges have risen by 30 per cent since 1 July 2008. The City's annual electricity bill alone is more than \$600,000 per annum. This means that the City faces an increase of \$200,000 on its lighting bill alone. Increases in power and gas to Council buildings take this bill to \$350,000.
- Increased street tree maintenance under power lines has been ordered by Synergy to meet its safety requirements. This will cost an additional \$60,000 per annum.
- Total State Government cost increases. These will equal \$460,000 which will add 1.5 per cent to Council rates.

This does not include the 300 per cent increase in the levy on disposal of household waste imposed on every landfill site by the State Government. This equates to over \$20 per annum on every household's waste collection charge. However the State has recently advised that the charge will not apply until 1 January 2009.

Council staff have been required to delete \$350,000, or 1.25 per cent, from Directorate Budgets to enable approximately \$490,000 of valuable new services such as playground management and natural areas management to be implemented.

The total increase is therefore estimated at 6.5 per cent.

Waste levy

All residential households in the City of Armadale pay an annual fee for service rubbish charge as part of their rates. This covers the City's full waste management program including:

- a weekly rubbish bin collection
- a fortnightly recycling bin collection
- two annual verge collections for green waste (spring and autumn)
- an annual verge collection for general junk (summer)
- four tip passes



The fee for the 2008/09 financial year was \$186 per year. For the 2009/10 financial year the fee is estimated to rise to \$204. While this increase is regretted, it is well below increases being levied by most other metropolitan councils, with some paying as much as \$345 for the same services.

The City's website www.armadale.wa.gov.au has some excellent tips on waste disposal and recycling, green waste, mulch, worm farms and information about the City's Drop'n'Shop, which is operated at the landfill site

The Drop'n'Shop aims to return useable items to the community, rather than into landfill. People can take unwanted household items such as toys, furniture, kitchenware, tools, bikes and



clothing to the shop, which are then sorted and prepared for resale by the staff and volunteers. Members of the public can buy second-hand items from the shop.

A Smarter Way to Pay

Over 15 per cent of Armadale residents now pay their rates over a 12-month period via direct debit, on a weekly, fortnightly or monthly basis from April to March. Unique to Armadale, this Smarter Way to Pay enables people to pay in a similar way to paying their mobile phone, Foxtel or similar bill.

There are no administration fees or penalty interest for ratepayers who adopt this payment method. Payments are reviewed annually and a password is required for security purposes.

This payment option aims to ease the burden that a lump sum or limited instalment payment program can cause.

To take advantage of this Smarter Way to Pay simply contact the City's Rates Department on 9399 0164 to arrange for an application form to be posted or visit the City of Armadale's Administration Centre at 7 Orchard Avenue, Armadale to complete the application form.



Specified Area Rates (SARs)

What are they?

Specific Area Rates (SARs) is the term used to identify the charge to an area that receives a higher than 'normal' or 'average' level of service across the City. However, sometimes properties in these areas already pay higher rates because of their higher valuation, so this must be taken into account. The resulting difference is the SARs payable to ensure the new service is paid for by those who benefit.

Who pays?

All property owners within the defined area(s) are liable to pay a SAR. It could be for the cost associated with a much higher than normal level of Public Open Space (POS), as is the case in the new suburbs being developed across the City, such as Harrisdale and Piara Waters. SARs also apply to our town centres and commercial and industrial areas.

Why are the rates necessary?

The only fair and equitable solution to maintaining areas at a higher level of local amenity is to ensure that the property owners who enjoy that local benefit pay the additional cost.

Mayor's Message

You will have seen the ongoing media coverage regarding the fact that all WA households are set to be hit with a string of increased fees and charges.

Gas prices have risen 23 per cent in the past month and Western Power is introducing a phased increase of 30 per cent during 2009. Water bills will also increase by around 10 per cent in 2009.

These power and water increases, coupled with the increased Waste Levy forced on local government by the State government, means that Council is unable to absorb these costs and therefore must increase its rates to continue to provide the same excellent service to its community. In addition, the cost of materials used in road construction, and building maintenance have also gone up much faster than CPI.

This means that you will see an overall rise in your rates of around 6.5 per cent this year. This equates to an extra \$1.10 per week per household

However, despite these enormous increases in its utility bills, Council is still determined to give you the best service possible, and to that end projects such as the Frye Park upgrade are still on track for commencement later this year.

Despite the tough times, the City of Armadale is on course to continue its upward trajectory with sustained population growth and ongoing investment in strategic projects. In the meantime my colleagues and I will continue to advocate for a fairer share of overall taxation being allocated to local government in order to reduce the demand on residential rates.

Cr Linton Reynolds AM JP
City of Armadale Mayor



What is the money spent on?

The money is used to maintain water features, grass verges, garden beds and public structures such as seats and bridges. Some areas do not have these items and therefore their rates will not cost as much. In the commercial areas the higher cost of maintaining the public areas in the precinct, including cleaning, is funded via the SAR.

As well as paying those higher maintenance costs, the SAR also provides for the replacement of the infrastructure and park/street furniture when they wear out.



RATES SPECIAL EDITION

Council projects for 2009/10

The City of Armadale has committed to the provision of a number of exciting new projects, amongst them the development of several new sporting and leisure facilities.

The City's Frye park upgrade on track

The City's upgrade of Frye Park in Kelmscott is about to begin, thanks to part of a \$900,000 grant from the State Government's Community Sport and Recreation Facilities Fund (CSRFF). Frye Park is one of the most heavily used active sports reserves within the Armadale region.

This two year project will cost \$5 million and will provide City of Armadale residents with a first class sporting facility located in the heart of Kelmscott.

Grant funds have been received to assist with the cost of upgrading the playing surface, and providing a modern, new clubhouse pavilion as part of the final stage.

The playing field will accommodate two senior soccer pitches as well as a number of junior pitches and a cricket wicket.

The end result will be a better fit of playing surfaces on the park allowing more use at any given time than is now possible. When complete, the new multi-purpose pavilion will be regularly used both by sporting clubs and other community groups.

Frye Park is home to more than 20 senior and junior soccer teams and eight senior and junior cricket teams.

Piara Waters sporting fields

Piara Waters Park is a yet to be constructed 4.1 hectare active sporting reserve in the Newhaven Estate, located next to Nicholson and Wright Roads in Piara Waters.

Phase one of this project will commence later in 2009.

Piara Waters is a newly created suburb on Nicholson Road that will eventually be home to around 9,000 residents. The Park will be centrally located and ideally placed to serve the community and sporting needs of the young families moving into the area.

In association with the principal developer, Stockland, the City's aim is to create a high quality facility that becomes a feature of the local area and a hub of community and sporting activity.

The City has not yet decided which sports will be played at the venue and for this reason, the City wishes to achieve maximum flexibility with the playing surface design in order to accommodate a variety of sporting activities.

In addition to servicing the needs of organised sports, the City's aim is for the proposed Pavilion to be multi-purpose and suitable for a range of community activities to complement the soon to be revamped 'Baker House' on the Harrisdale side of Nicholson Road.

The proposed Park is being designed for casual and unstructured activity and the design will consider opportunities to link with the future town centre and surrounding residential areas, as well as create an attractive environment that encourages casual use of the Park.

Useful Council Numbers

City of Armadale Administration Centre

Tel: 9399 0111

Fax: 9399 0184

Email: info@armadale.wa.gov.au

Address: 7 Orchard Avenue, Armadale WA 6112

Opening hours: Monday to Friday
8.15am to 4.45pm

City of Armadale newsletter

City Views provides residents with information about Council policies, services, activities and community events. We welcome your articles and suggestions.

Email: Clare Hogarth-Angus at chogarth-angus@armadale.wa.gov.au

Tel: 9399 0634 Fax: 9399 0184

Published by the Armadale City Council, Locked Bag 2, Armadale WA 6992

This newsletter is printed on environmentally friendly paper

Councillor Contact List

Heron Ward



Cr Linton Reynolds AM JP, Mayor

Tel: 9390 7433



Cr Jim Stewart CMC

Tel: 9497 9524

Jarrah Ward



Cr Pat Hart

Tel: 9496 1634



Cr Laurie Scidone

Tel: 9496 0445 Fax: 9496 3445

Lake Ward



Cr Jeff Munn JP CMC

Deputy Mayor Tel: 9397 1247



Cr June MacDonald

Tel/Fax: 9399 1738

Minnawarra Ward



Cr Keith Lethbridge

Tel: 9399 5270



Cr John Knezevich

Tel/Fax: 9497 1638

Neerigen Ward



Cr Guenter Best

Tel: 9399 4371 Fax: 9497 3985



Cr Bob Tizard

Tel/Fax: 9497 3469

Palomino Ward



Cr Jim Everts

Tel: 9399 6327 Fax: 9399 6833



Cr Wayne Mauger

Tel: 9399 4798

River Ward



Cr Ruth Butterfield

Tel: 9390 1459



Cr Henry Zelones JP

Tel: 9495 4073 Fax: 9495 4838

City of Armadale

7 Orchard Ave, Armadale

Tel: 9399 0111 Fax: 9399 0184

www.armadale.wa.gov.au