

**JOHN MONASH
MULTICULTURAL
SQUARE
(JMMS) PROPOSAL
WITH GREEN & OPEN
SPACE**

LEGACY TO SIR JOHN MONASH



MONASH RESIDENTS WANT

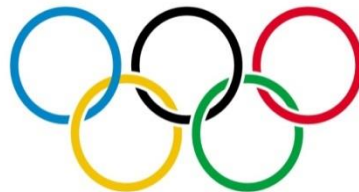
MONASH COUNCIL TO BUILD JMMS THAT WILL;

1. REFLECT ONE OF THE MOST CULTURALLY-DIVERSIFIED CITIES IN AUSTRALIA,
2. HIGHLIGHT ONE OF THE GREATEST LEADERS IN AUSTRALIA'S HISTORY,
3. PROMOTE SOCIAL, BUSINESS ACTIVITIES & STRENGTHEN ECONOMIC DEVELOPMENT IN OUR CITY,
4. INCREASE THE LEVELS OF PHYSICAL ACTIVITY, & PROVIDE MENTAL HEALTH BENEFITS & REDUCE HEALTHCARE & OTHER COSTS TO THE OVERALL COMMUNITY,
5. **RESIDENTS / RATE-PAYERS WANT OPEN SPACE, GREENERY, PIAZZA, A CENTRAL SQUARE AS A MEETING PLACE FOR THE COMMUNITY.**

JMMS ALLOWS

THE MONASH COMMUNITY TO CELEBRATE

1. Multicultural events for over 30 different cultural residing in Monash,
2. Anzac & Remembrance day Memorial
3. Dance & Theatre events,
4. Annual festivals like Chinese New Year and Christmas,
5. School exhibitions,
6. Music concerts,
7. Art and food exhibitions,
8. Big screen for community support of national sporting events,
9. Olympics etc,
10. Speakers corner,



JMMS PROVIDES BENEFITS

TO THE MONASH COMMUNITY SOCIALLY & ECONOMICALLY

1. Enhances social outcomes – encourages social interaction and development of social skills of different cultures,
2. Improves social networks and social capital, increases community cohesion and pride, safer communities,
3. **Economically** The Square will help boost growth to existing and new local business traders and help stimulate the local Monash economy,
4. Encourages more visitors to come to the Square OUR CITY,
5. Underground car park will resolve parking issues and also generate new income stream for council,



JMMS MEETS MONASH COUNCIL'S STRATEGIC OBJECTIVES

BY UNDERPINNING THE OBJECTIVES OF MONASH COUNCIL'S PLANNING

- **BY PROVIDING LONG TERM SOCIAL AND ECONOMIC DEVELOPMENT,**



- **ITS MEETS COUNCIL STRATEGIC STATEMENT AND THE HEALTH AND WELL BEING PLAN,**



HOW CAN A JMMS BE FINANCIALLY ACHIEVED? BY MONASH COUNCIL INVESTING SOME OF THEIR \$44.5M CASH RESERVES TO



1. PREPARE A MASTERPLAN FOR THE CCP SITE,
2. DESIGNING AN UNDERGROUND CAR PARK TO RESOLVE PARKING ISSUES FOR RESIDENTS, LOCAL TRADERS and VISITORS,
3. INVOLVE THE MONASH COMMUNITY / RESIDENTS IN PLANNING AND DESIGN OF THE FINAL JMMS PROPOSAL,
4. ALLOCATE BUDGET TO THE JMMS PROJECT & UNDERGROUND CAR PARK AS WELL AS DEVELOP FINANCIAL PLAN & STRATEGY PAY BACK PLAN,

JMMS FINANCIAL MODEL & OPTIONS

MONASH COUNCIL HAVE SEVERAL OPTIONS TO FUND THE ENTIRE PROJECT

1. USING **PART OF IT'S \$44.5m** (as of 30/06/15) CASH RESERVES & BORROWING BALANCE As a LOAN THAT CAN BE SERVICED BY EITHER;
2. **INCREASING COUNCIL RATES** by \$2.50 p/WK X 52 WKS (\$130P.A.) X 61,302 households (in 2011) = **\$7,969,260** of new revenue P.A.
 - Provide one Swipe Card P/ Household to access Underground Car Park
 - CAP MAX. 208 FREE HOURS P.A. (value \$520),
 - PROVIDING LOCAL TRADERS WITH A SWIPE CARD OVERCOMES THEIR CAR PARKING ENTITLEMENT,
3. CHARGING \$2.50 P/HR CAR PARKING FEES **WITH 500 CAR SPACES CAR PARKING OPEN 18 HRS P/DAY** (75% CAPACITY) X 365 DAYS = \$8,212,500 P.A. CPI INCREASES CAN BE ADDED ANNUALLY / New income
4. CHARGING \$2.50 P/HR CAR PARKING FEES **WITH 1,000 CAR SPACES CAR PARKING OPEN 18 HRS P/DAY** (75% CAPACITY) X 365 DAYS = \$16,425,000 P.A. CPI INCREASES CAN BE ADDED ANNUALLY new income,



JMMS / OPEN SPACE COST ESTIMATES

MONASH COUNCIL HAVE A BENCHMARK TO ESTIMATE THEIR SQUARE CONSTRUCTION COST

In late 2014, with Richmond Terrace, Yarra City Council paid \$1,300m² to complete their square, now inner city you can expect to pay more for works compared to outer suburbs we estimate 10 to 15% more.

1. Based on \$1,300m² to complete the JMMS 7,000m² = \$9,1m
(expect 10% discount \$8.19m & 15% \$7.73m)
2. Based on \$1,300m² to complete the JMMS 75% of land
5,250m²=\$6.8m (expect 10% discount \$6.12m & 15% \$5.78m)
3. Based on \$1,300m² to complete the JMMS 50% of land
3,500m²=\$4.55m (expect 10% discount \$4.09m & 15% \$3.86m)
4. Based on \$1,300m² to complete the JMMS 33% of land
2,332m²=\$3.03m (expect 10% discount \$2.72m & 15% \$2.57m)

UNDERGROUND CAR PARK COST ESTIMATES USING RAWILSONS CONSTRUCTION PRICING GUIDE

1. **257 car spaces** current price / high end with no negotiations \$50,000 p/car space = **\$12.8M cost**,
 2. Current price with no negotiations HIGH END PRICE \$50,000 p/car space x **500 car spaces** = **\$25M cost**
 3. EXPECT TO PAY \$45,000 P/CAR SPACE X 500 SPACES = **\$22.5M cost**,
 4. EXPECT TO PAY \$40,000 P/CAR SPACE x 1,000 spaces = **\$40M cost**,
 5. Maintenance of car park for 500 spaces **\$40K p.a.** and 1,000 spaces **\$80K p.a.**
- o **Managed and owned by Monash Council, this a new income stream for now and into the well being of the city.**

LAST OF THE PRIME LAND IN GWAC

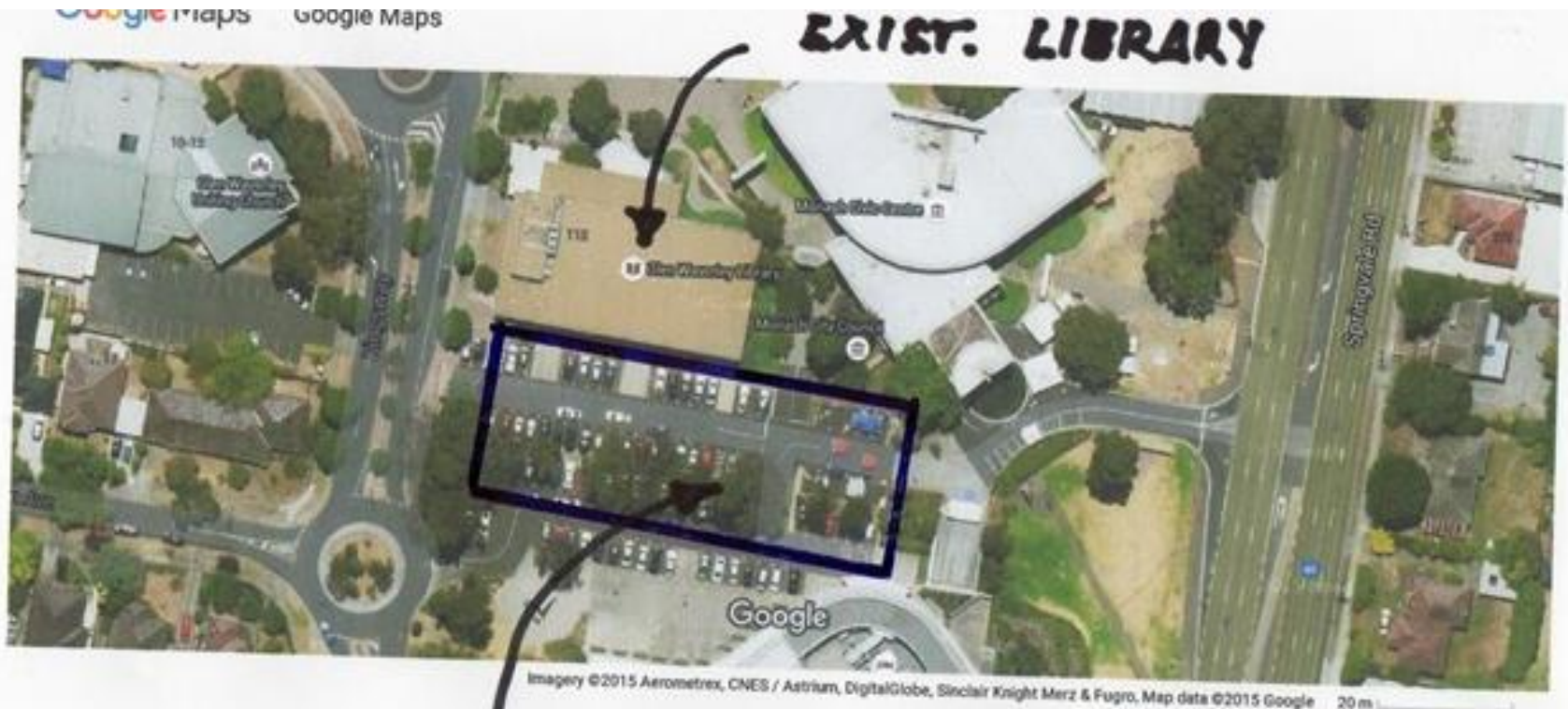
MONASH COUNCIL CAN APPROVE APARTMENT DEVELOPMENT OUTSIDE THE GWAC PRECINCT



MONASH COUNCIL ADDITIONAL RATES INCOME FROM 1,000 NEW Apartments

- **BASED ON 30/06/2015 MONASH COUNCIL FINANCIALS**
AVERAGE RATES RECEIVED \$101,220,000 / 61,302 HOUSEHOLDS IN 2011 = **\$1,651.16 AVG/RATE/HOUSEHOLD X 1,000 APARTMENTS= \$1,651,160 IN NEW ADDITIONAL REVENUE** (2015 THERE ARE 66,699 HOUSEHOLDS=\$1,517.56 AVG OR \$1,517,560 INCOME)
- BASED <http://profile.id.com.au/monash/household-size> 20% OF THESE HOUSEHOLD PEOPLE WILL BE ONE PERSON LIVING (200 PEOPLE) BALANCE 2 PEOPLE (1,600 PEOPLE) SO WE CAN ASSUME MINIMUM 1,000 NEW CARS OPERATIONAL IN THE MONASH AREA.
- IF IN 2015 PARKING IN THE GWAC IS ALREADY AN ISSUE THEN ADD 50% OF THESE CARS REGULARLY VISITING GWAC I.E. 500 NEW CARS WANTING CAR PARKS AT DIFFERENT TIMES OF THE DAY WHERE WILL THEY PARK.
 - **AS DEMONSTRATED WITH PREVIOUS SLIDES THE CONSTRUCTION OF A JMMS / GREENERY OPEN SPACE WITH AN NEW UNDERGROUND CAR PARK WILL SOLVE THIS PROBLEM.**

**EXISTING GW LIBRARY CAN BE RENOVATED OR
MOVED TO EXISTING LIBRARY CAR PARK
MONASH COUNCIL HAS MANY OPTIONS TO MOVE
LIBRARY TO A DIFFERENT LOCATION**



EXIST. LIBRARY

**NEW LIBRARY OVER CAR PARK
NEW CMO CENTRE OVER LIBRARY**

CONCLUSION

MONASH COUNCIL NEEDS TO CONSULT, COMMUNICATE & LISTEN TO IT'S CONSTITUENTS

1. JMMS IS A UNIQUE OPPORTUNITY
2. INTEGRATES SEAMLESSLY INTO GLEN WAVERLEY
ACTIVITY STRUCTURE PLAN
3. OVERWHELMING PUBLIC SUPPORT FOR THE
PROJECT FROM MONASH RESIDENTS
4. UNDERGROUND CARPARK ON THE SITE IS A
STRATEGY THAT ADDRESSES LONG TERM CAR
PARKING ISSUE AND BRINGS ECONOMIC BENEFIT
FOR COUNCIL
5. INCREASING COUNCIL RATES BY \$2.50p/wk or \$130
p.a. WILL GENERATE \$8M IN NEW COUNCIL
REVENUE MAKING UNDERGROUND CAR PARK
FEASIBLE PROPOSITION PLUS CAR PARKING FEES
FROM VISITORS

CONCLUSION

MONASH COUNCIL NEEDS TO CONSULT, COMMUNICATE & LISTEN TO IT'S CONSTITUENTS

6. LISTENING & GIVING LOCAL RESIDENTS THE CCP LAND AND SPACE AND THIS WILL BE THE GENERATION COMMITMENT FOR THE BRIGHT FUTURE OF THE CITY.
7. MONASH COUNCIL DOES HAVE STRONG CASH RESERVES (\$42.5m), THUS BUILDING JMMS MUST NOT BE A FACTOR OF DENYING THIS INITIATIVE. \$25M IS EXAGGERATION FOR 257 CAR SPACES (\$17m) & SQUARE (\$8m FOR 1/3 OF LAND).
8. OUR CITY SHOULD BE DRIVEN BY THE PEOPLE THAT LIVE IN IT.
9. DON'T IGNORE LOCAL VOICES, YOUR RESIDENTS, YOUR COMMUNITY AND THE PEOPLE YOU REPRESENT.
10. BETTER TRANSPARENCY & GOVERNANCE IS REQUIRED & MORE COMMUNITY INVOLVEMENT IN MAJOR PROJECTS

The City of Casey presents... BUNJIL PLACE! Be part of the \$125M action at Bunjil Place News Released today 16/12/2015

- **Bunjil Place** links us to Casey's Aboriginal heritage. Bunjil meaning 'the eagle'. It is the creator and spiritual leader of the Boon Wurrung people.
- **Bunjil Place provides** a gathering place for the community and visitors.
- **Bunjil Place** is a great opportunity to bring together the vibrant personalities, cultures, groups and organisations of our local community

QUESTION: Casey Council can do a \$125M Project (low to medium socio economic region, high unemployment, \$41.6 cash reserves as of 30/06/2015) & Involve the Community. Yet in Monash (medium to high socio economic) the community has no say in the CCP land and it's use & is kept in the dark by council. Why? Where is the transparency, respect to the constituents and good governance? What's there to hide?



**THE MONASH COMMUNITY HONOURS
THE LEGACY OF SIR JOHN MONASH
BY THE DEVELOPMENT OF A JMMS**

