

**Norman Langston**



**To:** localgovernment@ipart.nsw.gov.au  
**Subject:** Port Stephens Council SRV application

On behalf of a number of Senior ratepayers and ourselves OBJECTING to the Councils SRV rate rise.  
Reasons.

The rate rise is excessive. 69.5% over the 7 years according to Councils own calculations.

Most of the improvements suggested are "pie in the sky" projects with no guarantee of deliverance. A lot are unnecessary and just COSMETIC.

The area has very high level of retirees. Although Council states that they will "look after the Pensioners" with reductions in the rates, there are many residents that are NOT Pensioner recipient's. There is no relief for those who are self-funded. 23% of the 70,000 residents of Port Stephens are over 60 years of age. Also the average income per resident family is \$300 less per week than the NSW average.

Businesses will also be disadvantaged by the excessive rate rise. They will have to pass the increase on to their clients and therefor increase Cost Of living for ALL residents.

The area is already noted for its MORTGAGE STRESS especially with younger mortgage holders who cannot afford more stress in their lives. This would also apply to RENTERS who are trying to save for homes or can't afford to buy.

The Council is promoting Highrise building in Nelson Bay which the majority object to, but no thought is given to parking facilities within Nelson Bay. In councils proposal it only mentions "parking" in Nelson Bay but no indications as to where or how ? (there are already rumours that the parking in Donald St will be turned into Commercial and residential Highrise – but no suggestions regarding replacing the parking area)

Since the development of the Salamander Shopping complex Nelson Bays retail shopping has declined – not because it is DYING but because the businesses have moved there and the parking is more conducive.

The whole area of the Port Stephens peninsula is a holiday area – not just Nelson Bay,- and the building of the Highrise within the Bay won't change the shopping habits of the locals.

Finally. - The results of the survey conducted last year, showed 72% of residents that responded Supported NO RATE RISE while only 14% supported the SRV. Despite this Council have ignored the results and continued their application to IPART.

The past Councils have provided adequately for the area and the area has grown within its means. We believe this Council is just 'grandstanding' with unnecessary projects

WE, as senior residents have to live within our means, we cannot demand new Special Incomes to cover our increases in cost of living – why can't Council live within their means , which already increases within IPART recommendations.

This will be a test case for all Councils in NSW.

Norm Langston

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]