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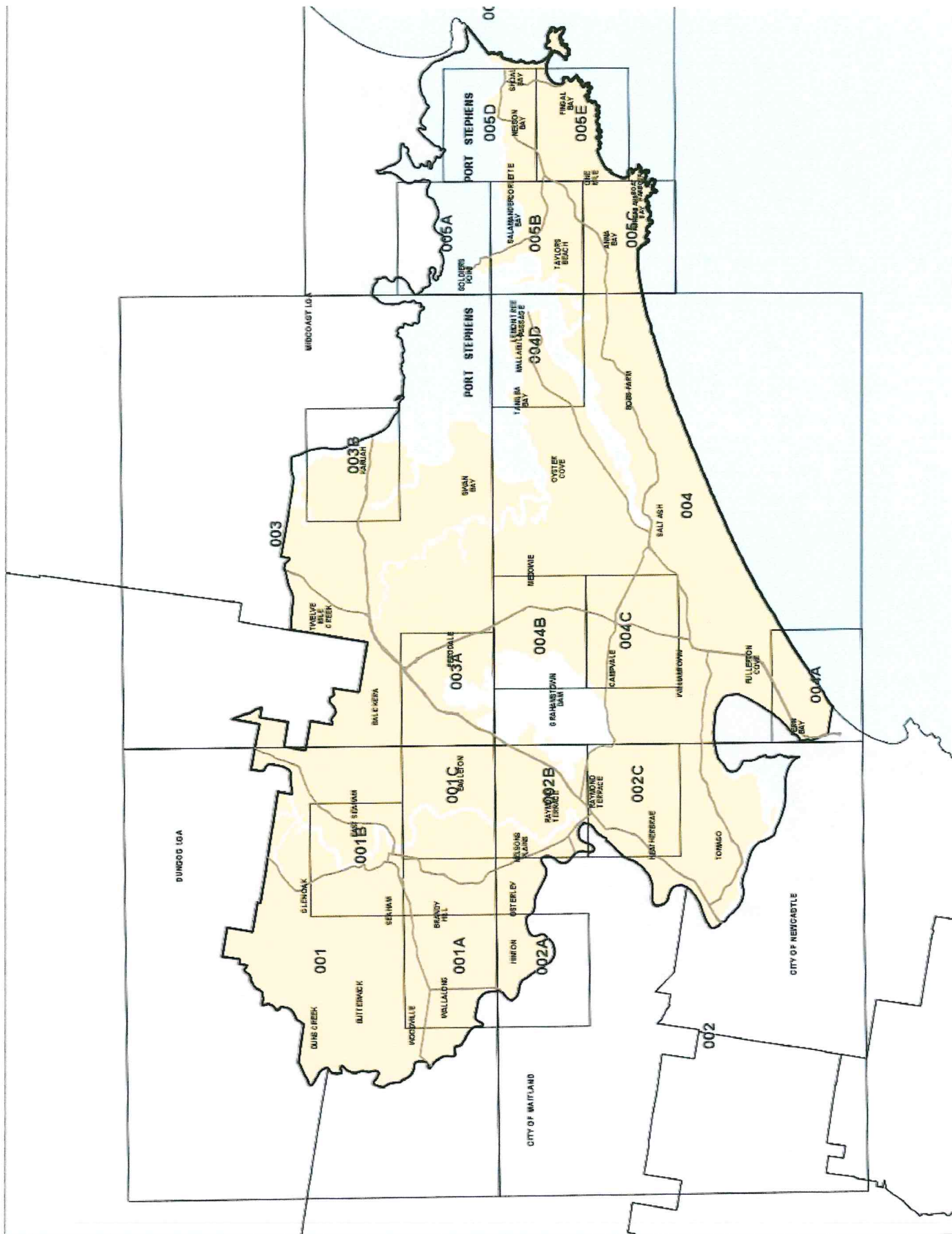
FROM

PETER C COOPER



AGAINST,,,,,,,,,PORTSTEPHENS COUNCIL SRV

7.5% RATE RISE







peter cooper

## SORTSTEPHENS COUNCIL RATE RISE

peter cooper  
Draft

Sat, Dec 15, 2018 at 9:32 PM

PORTSTEPHENS COUNCIL VOTED TO RISE THE RATES FROM THE PEG RATE OF 2.7% FOR 2019 AND 2.5% AFTER THAT TO 7.5% INCLUDING THE PEG RATE ,THIS STARTED OUT WHEN THE COUNCIL DECEIVED THE RATE PAYERS OF PORTSTEPHENS BY HAVING A COUNCIL PAYED FOR A SURVEY WITH A PRIVATE COMPANY BY PHONING PEOPLE OF PORTSEPHENS TO ASK ON FOR OR AGAINST THE RATE RISE OF 7.5%, THE OUTCOME WAS 60% SAID NO..THERE WAS ONE OTHER SURVEY OF GUST OVER 2000 PEOPLE THAT WROTE IN AND THERE WERE 70% THAT SAID NO , BUT ON THE OUT COME THE COUNCIL STILL VOTED TO GO AHEAD WITH THE RATE RISE DRAFT , PORSTEPHENS COUNCIL ADMINISTRATION STOPPED ANY PERSON OR RATE PAYERS FROM SENDING EMAILS TO THERE SITE BY ONLY ALLOWING THREE LINES OF CONCERNS OR QUESTIONS ABOUT THE RATE RISE,,AS WELL YOU COULD NOT PUT IN YOUR PHONE NO , OR YOUR HOME ADDRESS ,,OR YOUR EMAIL ADDRESS, YOU COULD ONLY PUT ONE OF THESE ,, I CONTACTED THE MAYER AND COMPLAINED TO FIX THIS BUT IT WAS ALL TO LATE AS THIS WAS ON 9TH NOV 2018 5 DAY DAYS BEFORE THE COUNCIL VOTED ON THE 13TH NOV 2018 TO PASS THE DRAFT ON THE RATE RISE,,I HAVE ALL SO CONTACTED THE COUNCIL NO THE BREAK UP OF THE RATES, SUCH AS RATES,AND DOSE THE RATE RISE INCLUDE ,GARBAGE COLLECTIONS THIS TOOK SOME TIME TO COME BACK TO ME/DAYS/ AND THE ANSWER WAS NO , BUT SPEAKING TO STAFF LATER I LEARNT THAT THE COUNCIL ARE PUTTING UP THE GARBAGE COLLECTIONS RATES AND CHARGERS IN 2019 ,THIS IS [REDACTED] AS THE COUNCIL HAS NEVER MENTIONED A THING ABOUT THIS PART OF THE RATES. ALSO I HAVE ASKED FOR A BRAKE UP OF THE QUARTERLY RATE NOTICES SO RATE PAYERS CAN SEE WHAT THEY ARE PAYING , AND FOR TAX REASONS AND TO MAKE SHORE WE PAY THE WRIGHT AMOUNT EACH QUARTER,, THE COUNCIL MANAGEMENT AND ADMINISTRATION IS VARY POORLY RUN,AND TOP HEAVY, BUT THE STAFF CAN NOT GIVE ANSWERS ,

ON THE 13 NOV 2018 THE COUNCIL BOUGHT OUT THE SPECIAL RATE VARIATION DRAFT AT THE COUNCIL MEETING ,I SPOKE AT THAT MEETING AGENTS THE RATE RISE TO 7.5% FROM THE PEG RATE OF 2.7% IN 2019 AND 2.5 IN 2020 AND AFTER ,, THERE IS 5 DRAFTS NOT ONLY ONE,, THE COUNCILORS DID NOT NOW THERE WAS MORE THEN ONE DRAFT,,NOT ONE OF THE COUNCILORS HAD READ THE DRAFTS,,1.1 DRAFT 1.2 DRAFT 1.3 DRAFT 1.4 AND DRAFT 1.5 THE IS 760 PAGERS OVER ALL THE DRAFTS,,THE COUNCILORS STILL VOTED TO PUT THE ON PUBLIC EXHIBITION WITH OUT READING THE DRAFTS,,NOT ONE OF THE COUNCILORS HAD A COPY OF THE DRAFTS IN FRONT OF THEM AT THAT MEETING..THE DRAFTS WENT ON EXHIBITION AT 3 LIBRARY,,THE COUNCIL BUILDING AND ON THE COUNCIL WEB PAGE,,BUT TWO WEEKS AFTER IT WAS TAKEN OFF THERE WEB PAGE UNTIL I RANG PENNY AMBERR AT THE COUNCIL,,THE DRAFT WAS ON THE COUNCILS COMPUTERS BUT TAKEN OF THERE WEB PAGE SO THE RATE PAYERS COULD NOT SEE IT,, THIS WAS THE SECOND TIME..THE ACCOUNTS MANAGER AND CHEF ENGINEER WERE ASKED HOW DID THEY COME OT THE COSTING ON THE DRAFTS,, THE ENGINEER SAID HE COULD NOT COST IT OUT UNTIL HE HAD THE MONEY ,, THE MANAGER SAID IT IS A ESTIMATE,, BUT THE COUNCIL WANT TO BORROW 60 MILLION AGAINST THE RATE RISE OVER 20 YEARS NOT 7 YEARS,, THIS COUNCIL DID NOT INTEND FOR THE RATE RISE TO ONLY FOR 7 YEARS AND HAVE NOT TOLD THE RATE PAYERS OF THIS,,THE COUNCIL INTEND TO MOOVE THE COUNCIL DEPOT IN RAYMOND TERRACE TO A PARK IN THE CENTRE OF TOWN BESIDE A SHOPPING CENTRE,, THE COUNCIL INTENDS SPENDS 2.5 MILLION TO MOVE THE DEPOT INSTEAD OF \$300.000 TO IMPROVE THE DEPOT ,, ALL COSTINGS ARE WRONG IN THESE DRAFTS AND NOT ONLY ONE THING IN THESE DRAFTS ARE NEEDED,, AND THE COUNCIL IS NOT TAKING ANY NOTICE ,,A NEW COUNCIL IN LESS THEN TWO YEARS WILL HAVE NO WERE TO GO THIS IS PETER COOPER ,,4 PASSY CLOSE RAYROMD TERRACE 2324 NSW 0402818788,,,,,,,PLEASE CONTACT ME FOR ALL THIS WRONG

15/12/2018, 9:37 pm

i received a letter to the residents as i junk mail and not addressed to the rate payers post dated 22/10/2018 and i received it on the 23/10/2018, there are about 35,000 rate payers in port stephens area and you have not inform rate payers of that you are doing as there are a lot of renters , holiday units , businesses that lease there premises , all owners of these premises that pay rates you have not notified of what the council is doing with the 7.5% increase in rates of 66% instead of 19.2% over 7 years as ipair allows 2.7% for 2019 and 2.5% after that the council did not take any notice of the rate payers no the survey the council payed a public company and only contacted 400 people but 60% saying NO to rate rise, then there was a survey of 2000 people and 70% said NO to a rate rise but the councilors still voted for a rate rise of 7.5% compounding , with out doing costing of what was needed and not what the people need and not what councilors want , the councilors intend to borrow 100 million over 20 years how do you intend the next council with in less than 2 years to operate , you want to build a bike path from medowie to the department of defense at williamstown at a cost of 7 million there are no houses along two thirds of the road , ask the department of defense to pay for it as they are spending billions at the raaf base and they have over 3000 workers there and most of them rent and do not pay rates, you want to move the council work shops from salamander bay and raymond terrace to new locations ,it would be cheaper up date the ones you have with out wasting rate payers money i was told by council staff that the document svr would be available to read from the 9th of nov 2018 at the library two weeks ago but now i,m told on friday by council staff the 2nd of nov i can not see it until after the council meeting on the 13th nov as you are deceiving the rate the payers ....in your letter you did not tell the rate payers that the councilors are going to vote on a document svr on the 13/11/2018 to pass it for public review ,with out even reading the full document and analyzing the paper of up to 1000 pagers,, the council have used trickery, deceit, and deception this is called fraud,,i would like to see a call for a no vote on the document and rethink the 7.5% rate rise to a lower amount 4% over 4 years including the 2.7% from ipair for 2019 and 2.5%after that so that the next council in 2 years can function ,...wagers have not gone up and pensions will only go up around the cpi increase , and the council is not any different , the interest will go up and the land value of may go down like it is in sydney of up to 20% the council is not a bank that sells the maximum amount of a loan over 30 years and ties up money ,you get a income to do a job the office of local gov nsw say the area of responsibility for a council is ,roadworks,, the council must build and repair local roads,,control traffic ,,provide adequate parking facilities,, councils build and maintain parks, public buildings such as community halls and waste disposal ,and no ..... it is time for the councilors to think for your selves and not have some in the council telling you what to do and pull the wool over your eyes ,councilors have told the rate payers if the garbage waste is included in the rate rise or if you have a rise each year or if the pension rebate will rise to cover costs ,,, the rate payers voted the council in to look after the council and not to put a burden on them and to work with in budget ,,,even the council staff do not know that is going on ,,,the council has gust pulled figures out of hat and the council manager is included in that ,,,the document should have real figures from contractors and from public companies ,,you can not at a desk and take soil test or build a bridge so don,t try,,the answer is no to any rate rise and look after the rate payers,, there are plenty of state and federal grants available so put in for them, ,,,,,,, the answer is no to any spoke to the people at the office of local government and they told me to write this email to port stephens council and that all councilors have a copy of this email with it two days of this date 4/11/2018



portstephens shire is a land mas of 979 square kilometres .. and is very wealthy „the shire is brocken up of diferent areas,,east ward,,,central ward,,,and west ward wich is the largest ward „it is brocken up of major town raymond terrace with a large shopping centra „all banks „police head quarters,, court house „a commercial area,,6 large parks,,3 of which are large sporting fields with net ball and tennis courts,, council chambers „library,,and motels,, seaham, brandy hill,nelson plains ,is farm land with cattle and chicken farms,,as well 1/2 acre to 8 acres lots with with homes,,tomago,and heatherbrae is a very large area of industrial manufacturing such as steel,aluminium ,boat and ship building and many other industries,,the commrecial side has a bunnings,,bcf,,norco „and many more

central ward is major part of the shire and is very weathy with medowie the main town „that has a shopping centra with coles and woolworths supper markets and shops,,it has 2 large sporting fields and large amount of residential and small acreage homes „it has the largest airport at williamstown airport with international flights out side of sydney in nsw and portstephens council owns 50% of it with newcastle council owning the other 50%,,,,,,aswell the defence force has a major air base with over 3000 people working there that most of then living in portstephens shire

east ward is a high density residential and tourist area with nelsons bay and shoal bay are the main tourist spots with hotel „motels,, holiday units,,a large marina „restaurants ,a water play ground of portstephens „there is shopping centra „and lots of residential areas,, a golf club,,and large clubs „boats and fishing,,and beachers „the rest of the east ward is made up of a very large residential area „ a very large shopping centra at salamanda bay „a commrecial area with bunnings „bcf ,and many factories,, a large swiming complex and sports fields „there is so much in area such as 6 caravane parks „which the council ownes and runs 3 of them,,there is so much more

portstephens council has good revenue form 3 caravan park ,,shoal bay,,fingal bay and halifax caravan parks allso 2 large swimming pool comlexes one at raymond terrace and one at salamanda bay,,parking meters at nelsons bay,,allso the council owns 50% of the largest air port out side of sydney in nsw,the council owns and runs child care centres,the council allso lease out sand mine site at williamtown that generats ,,,\$16 million a year,,,,,for the council ,,to ask the council for a gross profit and takings from these investments the council will not tell you a thing ,,the council runs these on costing and not on buggets and profits,, this is a income above the land rates,,allso 2019 the evaluator generals office will revalue the land in portstephens and the land values will go up about 10% and that will make the rates go up,,portstephens council buy and sell real estate but they do not tell you how much profit they make and were the money gos,,i did not think councils were in the real estate game ,, all this is not told in the srv drafts

portstephens council intends to borrow if srv go,s though to the amount of,,,,\$60 million,,,against the rare rise 7.5% and over and above the amount receaved from rates,,but the council is going to take it out over,,,20 years,,,the repayments stated in the draft would be,,,,\$18.17 million in insterest over the first,,10 years,, and the principal of,,,,\$25.2 million over,,,10 years,, these figures do not add up and would not pay off the loan,, they are,,,\$10 million short,,but srv is only to be over,,7 years,, and if the interest rates go up the council will be broke,,all this will not give a new council in 2020 a chance to operate



portstephens council want to spend \$35 million over 10 years on roads ,,i do not think the rate payers understand the srv and that council is trying to misleading them ,,this srv was supposed to be over 7 years as the council draft stated and the rase would be 7.5% over this time insted of 2.7% peg rate for 2019,,,the council has shown any pacific project and no costings,,,the portstephens council has no idea of what thayare doing,,, the federal goverment has pledged ,,\$1 billion dollars for country roads and infrastructure,,,the roads in portstephens shire are very good , and better than most country councils

portstephens council are pulling the wool over the eyes of the people of raymond terrace in saying the council needs to spend \$12 million in raymond terrace for upgrades in the town, the state government pledged \$10m to \$12 for upgrades which is way over the amount needed, raymond terrace has 6 large parks and the council intends to take over the park in town that backs on to a large shopping centre and library and this park is catchment area with drainage for overflow water in heavy rain, this is open park land where the circus comes every year, the main street of raymond terrace has trees and gardens on it with angle and paved foot paths, raymond terrace is a business area with banks, court house, police headquarters, two shopping centres and a large commercial area, william street may need an upgrade soon on the road, but the street is 200 metres long and 20 metres wide, but road rehabilitation costs between \$60 per m<sup>2</sup> to 120 per m<sup>2</sup> and that is the council costing, the street would cost no more than \$480 thousand this should never go though, the council is taking their figures out of the air and have not done their costings







portstephens council intends to spend ,,, \$5 million ,,,on moving 2 council depots ,,one ,, at salamada bay wich is on crown land and that is the cheapest land they can have, this depot has been there for many years and all the councils before this council came to office 2 years ago ,,to spend \$2.5 million moving the depot when this is not needed

raymond terrace has a good depot gust out of the main town on a very large block of land , with multiple industrial building a office and toilet blocks ,,the council wants to move this depot on to park land in the centre of town next to a large shopping centre,, there is no power ,sewreage or drains ,, no fence and would be a eye saw in the middle of town,,there no parking for the workers cars and would take up car spacers in shoppind centrers ,,, the council has sed that the toilet block needs to be dun up ,,this would not coast no more than \$200 thousand,,,to do with money left over ,,,and not \$2.5 million

all this is a wast of rate payers money ,,and the srv is not needed of 7.5%

portstephens council intends to spend ,,,\$2million ..on medowie drain and sell land and buy land at a profit ,this drain has been there for the past 30 years anm more ,,the drain rus though small aceage blocks from 1/2 to 2 acres and runs to a cachment for grahamstown dam,,there has been no new housing estates in this area ,,the drain has not been cleaned out since this council came to office 2 years ago ,, i had a look at it the grass is up to 2 metres high and rubbish in it ,,the couse of the drian can not be changed,,to clean the drain out with a backhoeand ,, truck and 4 men would cost around ,,,\$10 thousand ,,over 3 weeks

this dose not need a 7.5% rate rise to do this ,,i used to live a medowie and my place backed on to this drain

portstephens council intend to spend ,,,,\$15 million ,,,in nelsons bay ,,this a holiday destinations of the east coast ,there is all ready a multi story car park , metred parking,road side parking,theres not much to justify any part of \$15 million,,,,,the council has gust past at to exstend the hight of buildings in nelsons bay up to 12 stories high ,,this will bring in more revenue from more rates over the next 4 years and these buildings will have there own parking,,,

there is no justifications to rase the land rates from 2.7% peged rate to 7.5% srv and all the figers that the council have with out any costings or pacific projects,,







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## Port Stephens Council- response to enquiry regardi...

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Dear Mr Cooper,

In response to your enquiry about figures in regard to library services outlined in the proposed Special Rate Variation booklet, I provide the following information.

The per capita expenditure rate for the total Port Stephens Library budget is \$28.63. The current year library operational budget is \$1.78m and the capital budget (for the purchase of collection resources) is \$250,000.

THAT IS OVER 70,000 PEOPLE IN PORTSTEPHENS  
THIS WORKS OUT TO \$2004,100

The NSW State Government allocates an annual library subsidy to all public libraries in NSW to assist with the provision of public library services across the state. The amount allocated to Port Stephens Council is \$1.85 per capita (\$132,675 annually) as well as an additional amount of \$47,922 as Port Stephens is classified as a regional area.

PLUSS . 180-597- FROM STATIS

In order to receive this funding, Port Stephens Library is required to submit an annual application for the subsidy, which includes providing a statement of library operations outlining the provision, control and management of libraries, and library and information services in our LGA.

The total amount of funding received from the NSW State Government towards the provision of library services in Port Stephens is approximately 10.5% of the total Port Stephens Library budget.

Port Stephens library services fall well below the *NSW Living, Learning Libraries Standards and Guidelines for Public Libraries 2015* for Library Expenditure per capita per annum. Port Stephens libraries expend \$28.63 per capita per annum whereas the baseline standard is \$49.70 per capita per annum. Increasing the library budget will not meet the baseline standard, but will improve operational performance.

In relation to visitation at Raymond Terrace Library, last year (2017/2018) 95,565 people visited the library. This equates to an average of 7,964 people per month attending the library to borrow items, participate in book clubs, training courses, literacy programs, attend activities and

NOT NEEDED

30/11/2018, 11:20 pm

## summary

### portstephens council proposal

for a serv 7.5% rate rise from a peg rate of 2.7%

from the start of the proposal of raising the rates in portstephens shire the council has deceived the people by voting to raise the rates to 7.5% from 2.7% peg rate in 2019 and 2.5% in 2020 telling the people that it is for 7 years only and then return back to 2.5% after that,,and the people voted on two surveys,,one was run by the council by phone where 60% said no to the rate rise ,,the other was people phoned or wrote in , the results was 70%voted no, to the proposal of 7.5% ,,but the council did not take any notice,,, and went on and drew up the serv draft ,,there was not only 1 draft ,,but,,5 drafts,,with a total of ,,760,,pages, using trickery , even the councilors did not know there were 5 drafts at the 13 th nov 2018 meeting when the council voted on it to go on public exhibition,,the draft contained a lot of proposals of projects and not one of them were costed out ,,only a figure to make up the money required to cover the 7.5% rate rise,,also for the council to borrow ,,, \$60 million against the 7.5% rate rise over 20



years is irresponsible and leaves the next councils in a very bad spot with know money and know way to borrow money or to get out of debt,,or to have any flexibility.

## solution

to raise the peg rate from from 2.7% in 2019 and 2.5% in 2020 and there after by 2% to 4.7% in 2019 and 4.5% untill 2023, this is for four years only, but not for 7 years,,,and then revert back to 2.5% after that,,this will give the council now, and the incoming council some room to move with out borrowing \$60 million,,,allso this will make the councils cost jobs and projects out properly ,with out guessing and making up figures,, the administration and management meed to do a better job ,as well as the councilors,,