

Petition to QPRC for greater transparency in community dealings.

I, the undersigned, hereby petition the Queanbeyan Palerang Regional Council to undertake to a greater degree of transparency, in its dealings with the community it has undertaken to represent.

The following are the reasons I request this greater transparency:

As a long-term resident and QPRC ratepayer, it is of great concern that the rate-payers of the QPRC will seemingly be indebted for extremely large amounts of money for the long-term foreseeable future.

In a very smallish pamphlet, the 2017-2018 Operational Summary Plan Summary Overview, by QPRC with small print and very tightly printed information with an incredibly long list, yet small printed figure listings, some on coloured background that many older residents and others with poor sight, would have difficulty reading, ratepayers were presented with an estimated expenditure by QPRC of \$211 million over the proposed 2017/2018 period.

"Council was expecting a small surplus of \$13,384", yet Council was proposing loans of:

"\$38 million for Ellerton Drive, \$25 million for Queanbeyan Headquarters and \$2.7 million for Braidwood Waste Transfer"

Ellerton Drive is later estimated at "\$8.25 million".

"Estimated income from General Rates, 2017/2018 was \$34.5 million".

"2017/2018 expenditure of \$211 million"

From a recent QPRC meeting, 27/9/2017, the QPRC general manager, stated that the initial \$25 million for Queanbeyan Council Headquarters was originally costed at \$25 million, and this initial costing is listed in the proposed 2017/2018 Operational Summary Brochure.

The general manager then stated that the costing had then become \$35 million, and now seems to be estimated at \$57.4 million as a Hub, extra parking, etc., had been added.

\$10 million seems to have been estimated as rent from a major tenant from this new Queanbeyan Administrative Council building, but I would suspect that this would be from rent over several years, and this money would not, possibly, be immediately available from the tenant to the QPRC on occupation.

A \$39 million borrowing, rather than a \$25 million loan for Queanbeyan Headquarters seemed to be now suggested by council, but this seemed to be presented as OK and reasonable, as the council could possibly get a government loan for under 4% for 20 years, and the council could also use some of the money accumulated in the water and sewage funds, and the water and sewage would then own parts of this building.

Would not ratepayers, via QPRC administration, own these assets, with council as custodians of our assets and not water and sewage?

In a recent Queanbeyan Chronicle, Mr. Tim Overall, the previous administrator and present QPRC mayor, stated that 3 independent administrators, decided on the approval of the Ellerton Drive Extension road, without also mentioning that he was one of those three administrators, and that the other two administrators were from outside the QPRC region and would, therefore, have little background or knowledge of this proposal.

QPRC has not seemed to inform ratepayers and residents:

Why the old Queanbeyan Administrative building needed to be demolished?

With strong foundations to allow future floors to be added to the old Queanbeyan Council administrative building, why this option was not considered and/or why it was not possible?

If this old administrative building had to be demolished, why a replacement building could not then be built on the original footprints of this old administrative building?

With the QPRC region greatly expanding and the geographical regional centre of QPRC no longer Queanbeyan, why a Bungendore Council Administrative Building could not now be used as the main QPRC Administrative Building, with a smaller Queanbeyan Administrative Building, even if some minor refurbishments may be needed for the Bungendore Council site to become the main QPRC administrative site.

Why the Queanbeyan Bicentennial Hall could not then be sometimes used for perhaps any larger council meetings that may be needed in Queanbeyan.?

With rapidly escalating costs, why does not the QPRC council ask for other quotes for this Queanbeyan Headquarters costly building?

What happens to the old trees in the present site of council building proposal?

What happens to a few buildings, such as the old fire station and cottages, as some of these buildings seem to be presently heritage listed, so if sold, should not be then able to be demolished and redeveloped, under the present heritage listing restraints?

Why public cars spaces that were previously donated by some local business for the Q car park, can now be incorporated into a council building, where they will no longer be available for 24 hour public car parking, with many probably assigned to either, council and/or tenant parking, and these car parks would then be unavailable to the public outside council hours?

It appears that QPRC will now be operating with an additional \$14 million deficit, at the start of the new QPRC elected council operations.

(A \$25 million loan for the Queanbeyan Headquarters has now seemingly morphed into a \$39 million loan, so \$39 million-\$25 million equals an additional \$14 million loan that QPRC will need.)

Regards, Sandra Young,

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