



**Summary of Questions from Stakeholder Discussion:
Proposed Continuation of Crows Nest Mainstreet Levy
Held 18 October 2011 in the Ros Crichton Pavilion, North Sydney**

Questions Raised	Council's Reply
1. Why is there no mention in your presentation of the approved increased to parking, which are about to happen?	The Crows Nest Mainstreet Levy funding are not being used to fund Council's contribution to the upcoming Alexander Street Car Park re-development. Council is borrowing funds to covers these costs. However it is acknowledged that Levy funds have been used in the past to increase the number of parking spaces by 47 within the existing Alexander Street Car Park.
2. What is the average income received from the Crows Nest Mainstreet Levy?	Average levy income is \$298,000, of which \$130,000 to \$140,000 goes towards Crows Nest Mainstreet Committee operating expenses and the remainder goes towards capital works projects.
3. In 2017/18 of the proposed program of works for the Crows Nest Levy, there is not a big difference between the levy (\$300,00) and no levy (\$260,000). Why is that?	The Mainstreet Program is not only funded by the levy as indicated on the Fact Sheet. Funding is also allocated from Council's Capital Works. In 2017/18 there is more funding available because of funds being held over from previous years to undertake major projects.
4. Can IPART approve a Special Rate Variation (SRV) for less than what Council has requested?	Yes. Determinations are not 'all or nothing'. IPART can choose to grant approval for part of Council's request e.g. just approve continuation of the Environment Levy. But Council can demonstrate strong need for the continuation of all existing levies and it is intended that this is what Council will resolve to apply to IPART for.
5. What alternatives has Council considered instead of the continuation of the existing levy, as Crows Nest is experiencing an increase in rental vacancies - currently at 77 vacancies?	<p>Council is not proposing an increase to the existing levy, rather it is proposing continuation of the existing levy at the current level. Council needs to continue this income source if it is to be able to provide improvements to the Crows Nest commercial precinct as outlined in the Crows Nest Mainstreet Limited Strategic Plan 2010, this is the principle document that guidelines formulation of priorities the annual works program funded by a mix of levy funding and Council's Capital Works budget.</p> <p>At any stage in the future Council can decide its done all the works it planned to do, therefore we no longer need the levy and the levy can be discontinued.</p>