



North Sydney Council
Proposed Special Rate Variation

Public Meeting
Neutral Bay Mainstreet Levy
20 October 2011



AGENDA

- Welcome
- Housekeeping/Objectives
- SRV Decision Process
- Basis for Application
- Question & Answer Session
- Feedback Activity



Q & A PROTOCOLS

- Keep questions until Q & A
- 2 minute limit per speaker
- Only 1 question at a time
- Please do not talk over others



WHAT IS AN SRV?

Variations in rates above rate peg set by Independent Pricing and Regulatory Tribunal (IPART) must be approved by IPART

Levies are considered special rate variations

Council resolved 11 to 2 to consult the community about the continuation of our four special levies

Neutral Bay Mainstreet Levy expires June 2013



COMMUNITY CONSULTATION

- Letter, fact sheet and written survey to all Neutral Bay Mainstreet Levy ratepayers
- Public Meeting
- Website
- Written submissions

NEUTRAL BAY MAINSTREET LEVY

- Levy in place for eight years
- Applies to 343 commercial properties in Neutral Bay retail area
- Average Neutral Bay Mainstreet Levy cost is \$432 per year
- Projects determined by the Neutral Bay Streetscape Committee, which includes the Neutral Bay Chamber of Commerce, local businesses and residents
- All proposed projects are put on exhibition for public comment

NEUTRAL BAY MAINSTREET LEVY



OUR ACHIEVEMENTS

- Outdoor dining in Young Street, Rangers Road and adjacent to Grosvenor Lane carpark
- Improved parking – additional level on the Barry Street carpark, upgrade and reconfiguration of Grosvenor Lane carpark, angle parking in Grosvenor Road
- Upgrade of May Gibbs Place, Young Street, Waters Road and Rangers Road with new paving, lighting, trees and street furniture



OUR ACHIEVEMENTS

- Tree planting along Military Road and side streets to reduce impact of traffic
- Under-awning lighting to improve pedestrian safety and create an attractive atmosphere in the evenings



OUR CHALLENGES

- Managing increasing traffic volumes around and through Neutral Bay
- Ensuring Military Road is pedestrian friendly and commercial activity remains viable (currently 77,000 vehicle movements each day)
- Ensuring village remains an attractive eating and shopping destination with competitive advantages over major shopping centres



FUTURE PLANS

- Installing decorative lighting in the fine dining precinct around Grosvenor and Young Streets
- Upgrading Yeo Street and Wycombe Road
- Continuing the under-awning lighting program
- Investigating potential for shared zones in Grosvenor and Young Lanes to create extended outdoor dining precinct
- Creating a kiosk and outdoor dining in the park near the Barry Street carpark



IF THE LEVY ISN'T CONTINUED

- Projects will continue but spending will decrease significantly

PROPOSED NEUTRAL BAY MAINSTREET EXPENDITURE						
	12/13	13/14	14/15	15/16	16/17	17/18
with levy	310,500	321,368	300,000	300,000	300,000	300,000
without levy	220,000	270,000	150,000	150,000	150,000	150,000



WHAT HAPPENS NEXT?

When	What
Nov 2011	<ul style="list-style-type: none">- Written submissions close 4 Nov- Consultation findings reported to Council- Council to determine whether or not to apply to continue the levies
Dec 2011	<ul style="list-style-type: none">- Lodge 'intention to apply' to IPART, if Council resolves to apply for an SRV
Feb 2012	<ul style="list-style-type: none">- SRV application due
Jun 2012	<ul style="list-style-type: none">- IPART announce determination





OPEN FORUM Q & A

Your chance to ask questions

A Q & A summary will be posted on Council's website following each public meeting



Indicate your level of support for the continuation of the existing levy:

- fully support
- support
- can live with
- oppose
- strongly oppose
- undecided

