

## NEUTRAL BAY MAINSTREET LEVY

The Neutral Bay Mainstreet Levy has been in place for eight years. It is due to expire in June 2013. When the levy was introduced, Neutral Bay had suffered a decline in business, tenant demand and property rental values as a result of increasing competition from other retail areas.

Over the past eight years, levy funds have been used to upgrade the retail streetscape and increase parking. Despite the continuing pressures on the area from the high volume of traffic using Military Road, Neutral Bay is a vibrant commercial area that attracts visitors both during business and after hours. In recent years it has evolved into the “eat street” of the lower north shore, with a wide variety of restaurants and specialty food stores.

The Neutral Bay Mainstreet Levy applies to 470 commercial properties in the Neutral Bay retail area. Decisions about levy projects are made by the Neutral Bay Streetscape Committee which includes representatives from Council, the business and resident communities, and the Neutral Bay Chamber of Commerce.



### How the money has been spent

**Outdoor dining** Outdoor dining is now popular throughout Neutral Bay. The Mainstreet levy has been used to create outdoor dining areas in Young Street, Rangers Road and adjacent to the Grosvenor Lane carpark.



Planting includes Cabbage Tree Palms and Plane Trees as well as low-growing, mass-planted hardy Australian natives that can withstand the demanding environmental conditions.

**Under-awning lighting** Some of the projects in Neutral Bay are less obvious. For instance, we have started an under-awning lighting program that improves safety for pedestrians and creates a more attractive atmosphere in the evenings.

**Challenges for the future** Neutral Bay continues to face many challenges, including the impact of traffic volumes around the centre and changing retail trends. However, the Neutral Bay village is highly valued by the local community and visitors to the area.

Significant projects are planned for the future. They include working to ensure the area remains pedestrian friendly and is an attractive place for the community to spend time.

**Parking** Levy funds have paid for an additional level on the Barry Street carpark. The Grosvenor Lane carpark has been upgraded to allow better traffic movement and angle parking has been installed in Grosvenor Street.

One of the major plans is to install decorative lighting in the fine dining precinct that is rapidly expanding around Grosvenor and Young Streets. This will not only be attractive, but will help to create cohesion within the Neutral Bay village.

**Streetscapes and plazas** One of the first levy projects was the transformation of May Gibbs Place. Along with new paving and lighting, the plaza was given attractive mosaic seats that function as both seating and decorative art. Young Street, Waters Road and Rangers Road have all been upgraded with new paving, lighting, trees and street furniture.

Other plans include:

- continuing the under-awning lighting program
- upgrading Yeo Street and Wycombe Road streetscapes
- investigating the potential for shared zones in Grosvenor and Young Lanes
- creating a kiosk and outdoor dining in the park near the Barry Street carpark



**Trees** Some 77,000 vehicles use Military Road each day. To help reduce the impact of traffic, we have planted new semi-mature trees along five blocks of Military Road and in some side streets.

PROPOSED NEUTRAL BAY MAINSTREET PROGRAM – WITH LEVY						
	12/13	13/14	14/15	15/16	16/17	17/18
Grosvenor Lane Plaza masterplanning	50,500	40,000	60,000	50,000		
Under-awning lighting	60,000	60,000	50,000	60,000	50,000	50,000
Street tree and building facade lighting	100,000	150,000	150,000	150,000		
Wycombe Rd upgrade		71,368				
Yeo St upgrade			40,000	40,000		
Barry St carpark kiosk in park	100,000					
Grosvenor Lane Plaza construction					250,000	250,000
Grosvenor/Young Lanes shared zones						
<b>Total</b>	<b>310,500</b>	<b>321,368</b>	<b>300,000</b>	<b>300,000</b>	<b>300,000</b>	<b>300,000</b>

PROPOSED NEUTRAL BAY MAINSTREET PROGRAM – WITHOUT LEVY						
	12/13	13/14	14/15	15/16	16/17	17/18
Projects to be determined	220,000	270,000	150,000	150,000	150,000	150,000