

November 10, 2015

Mark Ferguson
General Manager
Pittwater Council
P O Box 882
Mona Vale 2103



Dear Mark,

As we approach the time for the matter of additional parking infrastructure in McCarrs Creek Road Precinct 1 at Church Point to come before Council, it is timely that a few matters regarding the financing of the project be addressed.

These matters are (a) an important and necessary correction to the Church Point Reserve Fund, and (b) reminding Council of the amount of their stated and published committed funding from Capital Improvement Program (CIP) funds for this project in Precinct 1.

A. Church Point Reserve Fund

Attached are copies of the Church Point Reserve Income and Expenditure Statements (and accrued Equity) for each financial year from 2010/11 to 2014/15. You will note that in 2011-12 an expenditure of \$323,879 is recorded for the construction of the Commuter wharf. You will recall that it was stated by the General Manager and other Council Senior staff at public meetings that this amount was regarded as a virtual loan from the Church Point Reserve fund. It was also stated that the ongoing income from fees for the Commuter Wharf boat mooring would then be taken as income into the CP Reserve Cost Centre as the repayment for this virtual loan. This has not happened and so we ask **that the Church Point Reserve Fund be now adjusted to include the accrued income from Commuter Wharf boat fees for the past 3 years (2012-12, 2103-14 and 2104-15) and onwards.**

B. Council Funding from CIP

The 2009 Church Point Plan of Management (CPPOM) notes that, regardless of any additional parking infrastructure being constructed in Precinct 1, the reconstruction of the degraded seawall between Cargo Wharf and the Church Point Waterfront Café would still be necessary. In the CPPOM section "The Planning Context", page 35 states "*The seawall stretching from the general store to cargo wharf is in a state of disrepair with sections beginning to fail and fall into the estuary.*" Recognising the responsibility that Council has, on page 72 of the CPPOM an amount of \$500,000 as a contribution to the seawall is allocated as income from Council from the CIP (Capital Improvement Program) as an Environmental levy for Seawalls (see Appendix 2).

This was in addition to three further contributions from CIP to the works in Precinct 1 totalling \$1,490,493:

- \$465,656 for proposed works in Rostrevor Reserve;
- \$300,000 for the Commuter Boat Wharf;
- \$224,717 for the partial funding of the extended car park –from CIP.

In 2013 Council published and widely circulated a pamphlet titled "*Parking at McCarr's Creek Road – Church Point*". This document formed the basis of the extensive community consultations undertaken by Council that led up to the December 2013 decision on this matter.

In that pamphlet on page 1 it unambiguously stated that Council will contribute \$1.3M for this project. Indexed over two years up to 2015-16 that amount would now be closer to \$1.5M.

It is important to note these above amounts are not to be confused with the funds anticipated from the sale of the two blocks opposite the Pasadena on the hillside to the west side of Pittwater Road. Any funds obtained from the potential sale of these blocks were intended for the funding of the works in Precinct 3.

As a reminder we have reproduced the section from the CPOM that covers the proposed expenditure and income for Precinct 3 (see attached).

Finally in addition to the above, we would like to ask what the recorded expenditure of \$36,4212 listed as Carparks works in 2014-15 P/L for the Church Point Reserve Fund (attached) was and what the expenditure of \$59,866 in the first quarter of 2015-16 P/L (also attached) is for.

Regards,



Bill Gye OAM
President
SIRA

cc: All Councillors, Mark Jones, Melinda Hewitt, Les Munn