

Community Consultation Submission: Spit Junction Masterplan now on public exhibition

Dear Mosman Local Council, I welcome the move for greater public facilities and domain improvements to Spit Junction, an area that has not reached its potential as the centre for commerce and civic life of Mosman. However, I believe that the plans unveiled are overtly conservative, and are not ambitious enough to truly remediate a mediocre area, in light of the need for a visionary plan to guarantee the continued importance of the centre. If you compare this strategy with similar plans presented by other local councils such as Parramatta, North Sydney, Willoughby and Gosford, highlights the need for greater investigation into the positives of density. In all these cases, improvements to the public areas and the vibrancy of the locality have been enabled through increased density of development. The waterfront development of Gosford includes heights up to 18 stories to compliment their centre for performing arts. Willoughby Council has accepted infrastructure funds from developers in exchange for relaxed height limits to improve the local oval. Parramatta to revive their centre has launched a proposal to include Sydney's tallest building. Even North Sydney has actively campaigned for increased density around the periphery of the CBD to increase the vibrancy of the area after five o'clock. These examples demonstrate the importance of development in ensuring a positive vibrant local centre. This will not only ensure that Spit Junction remains relevant to the Lower North Shore but will counter the established notion that the Spit Junction is just a central thoroughfare for the Northern Beaches. Raises in density will not only also provide much needed housing stock for the city but will encourage investment in a mass transit system such as a metro or light rail to enable faster access to the city centre. I implore you to consider a raise in height limits to ensure the continued relevance of Spit Junction which will counter this idea that the Spit Junction is just a series of traffic lights on the way top the city centre. Regards, Mitchell Stewart