

From: Graham Levido

Sent: Friday, 8 November 2013 2:56:03 PM

To: Mayor Peter Abelson

Subject: RE: Option 4 Mosman Civic Centre Site

Peter

Thank you for arranging to send me the architects proposal which basically interprets my sketched ideas for the development of the site.

The comments below are based on a preliminary study of their proposed Option 4 and I am somewhat flattered that they acknowledge the value of what I submitted as a very elementary sketched outline. I have also commented on their Option 5 which is obviously a more radical and possibly a more disruptive concept particularly through the development and construction stage.

Therefore first thoughts and comments on Option 4:

- Why restrict the underground car park to a single level? There can really never be too much off street parking in Mosman. There may be potential for SOME of the spaces to be leased out initially to generate income. The architects proposal only allows for 15 residents parking spots. I would assume that each unit would require 2 parking spots and that there would certainly be more than 15 units.
- With judicious design the staged underground car park in Option 4 could be done without having to resort to temporary ramps.
- The multi level residential development could be moved closer to the existing library structure to minimise potential overshadowing of the village green.
- More residential levels could be included possibly with setbacks on the upper levels. This would obviously assist in generating income for the total proposal.
- Rather than attempt to extend the existing library into the new development it could be cheaply extended into the current youth facility and that facility could be incorporated in the new building. The small existing office space near the library entry in the current library plaza could also be incorporated into the library at minimum cost.
- Vehicular access to the back of the shops is a tricky issue but could run under the residential development next to the existing library. This would require some detailed analysis.
- I agree with the architects that a open plaza under the residential block may not be as useful as an enclosed public space extensively glazed.
- The argument about residential floors above Council facilities could be countered by the existence of Council car parks and swimming pool under residential facilities in Vista Street and Council car-park under Bridgepoint. Also i may be wrong but aren't Willoughby Council's offices in a commercial building.
- Option 5 is radical and would be very disruptive over the development and construction period. It would also be costly and completely negate the simplicity and staging value of Option 4. Also it would seem to be folly to pull down the existing library structure particularly as it has a lot of pre-stressed concrete in the structure.
- If it is necessary to improve and expand the Art Gallery facilities might I suggest an extension of the first floor of the existing art gallery in a mezzanine in the "Grand Hall" space. Assuming that there is no heritage reason for not doing so, and if there was, it could be designed & built in a way that it could be removed at some long future date if the hall had to be reinstated. The existing hall ceiling is extremely high and could cope with this proposal. An extra benefit would be the possibility of fully air conditioning the hall space which currently is either too hot or too cold. This proposal would be significantly cheaper than building a new art gallery.

I hope that these comments are useful and once again I congratulate the architects for being so accepting and receptive to an idea generated by an outsider.

Incidentally one of my other really grand scheme ideas was to dig up and replace Mosman Oval with a giant car parking station underneath the oval but that would probably be too radical for the Mosman community.

Also Peter if there is to be a public meeting on this proposal in which I would hope to participate I have to advise that I will be away in Victoria from **Sat Nov 23 returning on Thursday Dec 5**. This doesn't leave much time for a meeting before the Christmas period.

Regards
GrahamLevido