

Community Consultation Submission: Spit Junction Masterplan now on public exhibition

Submission to Mosman Council Town Planning. As owners of units 1 and 7 in 23 Clifford Street, Mosman, we have noted Council's master Plan for Spit Junction and make the following response:-

A. FLOOR SPACE RATIO AND HEIGHT

1. West Side. FSR proposed for the shops on our building's west side is 3.5:1, with height of 21 m or 6 storeys. As this would be almost double the height of our building, separated only by a narrow Civic Lane, we submit that the FSR and height allowed on our site be significantly increased to allow for future development and possible amalgamation of our site with another. We also submit that Civic Lane be an integral part of improvement to this area with Spit Road rear setbacks on Civic Lane to enable open space and landscaping.

2. North Side. FSR proposed for the Cinema site is 5.5:1, with height of 31m or 9 storeys. We object strongly to this out of scale height on the grounds that it may cast serious shadowing over our site, neighbouring apartment blocks and Clifford Street. It may block all winter sun for long periods of the day, especially as it has a long frontage onto Clifford Street. Accordingly, we request to see a shadowing diagram.

3. South Side. FSR proposed for the shops between Horsnell Lane and Military Road, at the rear of our property is 3.0:1, with a height of 16m or 5 storeys. While this would not cause shadowing of our site it would add to the canyon-like effect for our site, being then surrounded on three sides with much higher buildings. If this height increase is allowed, we submit that the FSR and height for our own site be increased by more than the presently proposed increase of 0.5. We would propose an increase from the proposed 1.5:1 to 2.5:1 for our site.

B. Loss of / Restoration of Views. Unit 7, 23 Clifford Street currently has an open outlook above the Spit Road buildings to the arch of the Harbour Bridge. As this would be lost in the proposed height increase of Spit Road buildings, we suggest that a height increase for our site would be a fair compensation. Unit 7 also had a view of The Heads, harbour and ocean prior to the construction of the apartment block on our east side. A height increase for our site, 23 Clifford St, would restore this view to the new building we hope to see constructed here.

C. Proposed Bus Bay, Clifford Street Landscaping. We are in favour of the partial closure of Clifford Street for a landscaped pedestrian-friendly area. We understand that buses would not park here, but would be able to pull in from Spit Road to pick up passengers, and that the area would be attractively landscaped.

D. Activate the Lane Ways. As Civic Lane is at present very unattractive we are in favour of the proposal to introduce pedestrian-friendly landscaping, coffee cafe areas and "grass paving" of the lane surface.

SUMMARY: Our building, 23 Clifford Street, is placed in a transitional area between proposed high rise developments on three sides and existing 3 - 4 storey apartment blocks on the east side. There is the possibility of combining our site with another neighbouring one to create an upgraded attractive apartment building. To achieve this, we would ask Council to increase our proposed FSR and height/ number of storeys to make the site a viable one for redevelopment and reduce the canyon effect of the present proposed plan. Thank you for your consideration. Julia Garnett, Peter Garnett [REDACTED], Robert Ward [REDACTED]