

**From:** Kassia Klinger  
**Sent:** Monday, 2 December 2013 1:35:39 PM  
**To:** Mosman Council - Urban Planning Department  
**Subject:** Spit Junction Masterplan feedback

Hello,  
I viewed the plans at Mosman library and firstly want to congratulate you on the level of both vision and detail!  
Having lived in Mosman for most of my life (50 years) and still love it - I've spent a great deal of time thinking about improvements needed at the Spit Junction precinct.

#### LOCAL EMPLOYEES???

In looking at your list of stakeholders I note that you excluded a group which I have belonged to at times - that of people who "work" in the Junction.

Admittedly most businesses are small with a great number of self-employed business owners; however many have employees and are a vital cohort the Feasibility Study seems to have forgotten.

The reason I bring this up is that when employees have a break (usually at lunchtime) many gravitate to the park which surrounds *Allan Border oval* (near the War Memorial) to get some fresh air, peace and quiet (away from the traffic noise of the Junction proper) and some sun or even shade under the trees - depending on the time of year or weather.

The reason for mentioning this is concern about overdevelopment along The Crescent causing shadows over this park area especially in winter when sun is in short supply and low over the northern horizon where new tall buildings are proposed. I do NOT agree with ten storey (or higher) building along The Crescent. Even six storeys would probably cast a winter-shadow over this much loved area of open space.

#### ART GALLERY?

"IF" the art gallery were to be integrated into the new Civic Centre - what would the current *Mosman Art Gallery* building be used for?

Is the former church protected from demolition?

#### VILLAGE GREEN

I want to see this community hub and surrounding park-seating kept as it's a magnet for children, families as well as couples, singles and groups of friends of all ages.

It's a place where people to congregate in the open air and sunshine.

It is truly the "beating" heart of the "people's junction" - where residents, visitors and workers go to play, eat, drink, meet, chat, read, think, rest and revive!

#### BRIDGEPOINT CAR-PARK VENTILATION?

Apart from being almost impossible to access from Mosman Junction, *Bridgepoint* shopping centre carpark has another major drawback; poor even unhealthy ventilation!

In summer the combination of heat, humidity and fumes is almost unbearable.

It is SO bad that I chose to drive to surrounding suburbs (Cremorne, Neutral Bay and sometimes even Balgowlah) to do major supermarket shopping as access and parking is easier not to mention and ventilation is cooler, cleaner and healthier.

#### QUICKFIX

All that is needed is to MOVE the current electric-sliding door (to the lane; which is a pinch-point for pedestrians anyway) to just inside the hall near the community notice board (between the cake and health food shops). This would allow a flow-through of air from the underground car-park up the ramp and out the permanently OPEN door (during operating hours).

This would lead to

- Constant flushing of air through the car park
- Reduce pedestrian congestion to the lane and
- Keep the "conditioned air" inside the shopping centre itself with less of it flowing out into the lane-way.

Note; many pedestrians use the current doorway just to access the car park or lane-way and not the shopping centre itself.

This will reduce energy use, cost and the environmental footprint of keeping the shopping centre air-conditioned.

So before putting in proposed fancy technology to let drivers know WHERE car parks are; how about cleaning-up the air when they get out of their cars and when they return with shopping trolleys and bags? This would help encourage me to shop

at Spit Junction as I'd like to...

Hope this feedback is useful...  
Keep up the great work.

Kind regards

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