**ANNUAL GENERAL MEETING HELD AT MARION MAHONY HALL**

**GLENAEON SCHOOL AT 8PM ON Wednesday 7 March 2018**

**MINUTES**

Present

There were more than 200 people attending the meeting, including Mayor Gail Giles-Gidney, Deputy Mayor Hugh Eriksson, Councillor Denis Fernandez and Councillor Brendon Zhu (Attendance Book) excluding some 50 people who were unable to get into the hall to register.

The meeting was chaired by the Association President, Kate Westoby who welcomed all those who had attended and delivered the Acknowledgement of Country.

Apologies

Michael Richards, James Cryer, Jill Newton, Jo Nolan, Luke Hastings

Confirmation of Previous Minutes

Confirmation of the Minutes of the Annual General Meeting of 15 March 2107

 **Moved:** John Stee**l Seconded:** Bruce Wilson **Carried**

Confirmation of the Minutes of the General Meeting of 18 October 2107

 **Moved:** Ruth Kendon **Seconded:** Lindy Batterham **Carried**

Report from the President

The President moved to suspend standing procedures in the interest of time. As such, the Treasurer’s Report and Correspondence were held over to the Annual General Meeting in June.

Presentations by Invited Guests

The presentation slides for each of the four presenters is/has been placed on the CPA website.

Ian Arnott - Planning Manager WCC

Ian presented an outline of the Local Centres Project for Castlecrag was one of seven for the City and described how these projects fitted within the much larger context of the Greater Sydney Plan.

The Castlecrag Local Centres Draft was prepared by the architect firm Architectus and had been presented to residents in December 2017.

The key issues identified by the draft document were:

* The future of the Quadrangle
* Preservation of the tree canopy
* Chandler Lane
* Access for pedestrians and cyclists
* The Griffin Centre
* The strip on the North side of Edinburgh Rd between Raeburn and Rutland Aves.

Ian stressed that the ideas within the document had yet to be adopted by Council and that the 3 scenarios were not proposals. He noted that the plans had a time horizon of twenty years and nothing could proceed without the current owners of the properties agreeing to sell.

Ian also outlined the next steps and timing of the process.

**Brian Elton** - Managing Director of Elton Consulting and engaged by the owner of the Quadrangle, Dr Stanley Quek.

Brian presented their high-level priorities for the development of the Quadrangle site. These priorities started with “the People”, leading to “the Place” and then “the Building” He noted that they are currently at the first of these stages.

Brian presents interesting demographic statistics noting that:

* The total population of Castlecrag had remained remarkably stable over a long period of time at around 3,000;
* However, there were changes in the make-up of the population with, notably, the large increase in the proportion of retirees and “empty-nesters”;
* Single dwellings made up 96% of residential properties.

**Michael Neustein** - Director of City Planning Works and engaged by the owner of the Quadrangle, Dr Stanley Quek.

Michael focused on a number of challenges for the Village. These included:

* Issues around the levels of traffic and congestion of the intersection of Edinburgh Rd and Eastern Valley Way;
* The age of the centre and difficulty with finding and retaining tenants;
* Perceived doubts among residents about the future of the centre.

Michael stressed that their planning would give full consideration to the Griffin Legacy.

**Bruce Swalwell** - Architect engaged by the owner of the Quadrangle, Dr Stanley Quek.

Bruce described the “design qualities” of a village around the provision of facilities for:

* Food and dining
* Children
* General well-being; and
* Performance.

Bruce noted that there were problems with the entry to the Quadrangle and that there needed to be more parking.

Bruce noted that there was a potential issue with overshadowing of properties to the immediate South of the Quadrangle that would require terracing/setback of any additional floors to avoid any increase in such overshadowing.

Questions and Answers

The following questions and comments were put to the speakers without notice:

* Carolyn Mee – re the Right-Hand turn signal & traffic issues
	+ - Given recent accidents, growth in traffic, and consequent delays, how will another ~1000 people and their traffic be accommodated?
	+ Ian Arnott - RMS is the body who have the running on this, but that Council’s planning for future population growth was based on putting population near public transport to minimise personal car usage.
	+ Michael Neustein – mentioned the provision of a slip-lane in front of the Quadrangle for left-turning vehicles, if the centre were to be rebuilt, would provide 3 lanes West on Edinburgh Rd and potentially fewer accidents.
	+ Brian Elton – Tim Rogers from Colston Budd traffic engineers is part of the Quek team.
* Kate McCann – identified a range issues:
	+ - traffic, parking and congestion – more than just the intersection. We are attracting people from other areas and already experience increased traffic as a result;
		- reduction in the 203 bus route have meant more residents from East Castlecrag are driving to the Village and parking there to catch a bus to the city;
		- we are potentially losing parking under the Scenarios
		- the addition of 50 – 100 apartments would increase the use of Sunnyside Cr as a “rat-run” in a street without footpaths increasing danger for pedestrians on the street.
		- How will all these issues be assessed and evaluated?
	+ Brian Elton – these are absolutely legitimate concerns and any proposal would need to be assessed accordingly
* David Hayman – Family has been here since 1923
	+ - Castlecrag was unique among the seven centres as it had only one entry point;
		- School drop-off and pick-up times add significantly to congestion at certain times;
		- How will planning encompass the unique problems for Castlecrag?
	+ Ian Arnott -
		- traffic is a consideration for all Council planning and there are no conclusions reached as yet;
		- approach is to encourage public transport and discourage private cars;
		- all Councils are required to plan for housing targets.
* Ellen Tonkin –
	+ - she raised concern about the safety of the intersection – her son was hit by a car at the intersection on his way to school in the city, on the same day that the 203 no longer took him there;
		- we should be giving consideration to the infrastructure needs, like schools and transportation before we start talking about increasing the population.
	+ Ian Arnott – Council has been liaising with State Gov’t about the needs of both public transport and education and these matters are getting consideration;
* Ruth Kendon – Asked of the likely impact of the construction process and how long the process would take?
	+ Michael Neustein –
		- of the order of 18 months to 2 years.
		- We are aware of the need for transition arrangements for some key services, perhaps temporarily relocating them nearby
* Suzie Gold – raised concerns about the impact of the new planning processes IHAPS, which came into force on 1 March – what now is Council’s role?
	+ Ian Arnott answered that the new rules shifted the focus of Council’s role from approving DAs to driving the planning process.
* Judy Last – resident for 20 years - stated that she really wanted the centre to be left alone and could not see the need for any increase in the number of floors. This comment drew wide support. Why is the development needed? The development has the capacity to overtake the “village feel”.
	+ Ian Arnott noted the responses to the plan’s Scenarios 2 and 3 were negative but Scenario 1 attracted qualified support. This scenario assumes existing controls (maximum 2 storeys);
	+ This could result in decline over the timeframe of the strategy which is for 20 years;
	+ The consultation process is at mid-stage and no position has yet been formed;
	+ Draft strategy to go to Council mid-year followed by another exhibition phase for further feedback.
* Wei Huang - here for 3 years but looking to stay longer
	+ - If planners are suggesting that Sydney population will grow from 5 million to 6 million over 20 years, 100 apartments 400-600 people on top of the current 3000
		- What is the budget for accommodating this increase? And how will it be met?
* Gabrielle Morrish – Urban design architect - asked questions about design:
	+ - Solution to traffic problems being proposed serve to widen the “throat” into Castlecrag which will kill pedestrian movement and is the opposite of what is needed to support community
		- What other solutions had been considered for access in and out of Castlecrag
		- We need a “town square” where people can congregate that is not available in the current Quadrangle
		- She was very concerned about the idea of a “gateway” as indicated on some of the drawings – large buildings do not create an effective gateway.
	+ Ian Arnott – we are definitely planning for people before cars. Council does not have a preferred position to widen the road at the intersection; it is looking to improve pedestrian and bicycle movements.
	+ Brian Elton – agreed with the comments
		- a slip road was not the only answer
		- stressed the primacy of pedestrian movement and bicycle movement as being central to the urban design
		- the diagram did not try to suggest a large building as a “gateway”
	+ Bruce Swalwell noted that there were no actual, physical plans as yet.
* Vera Dunn – family moved to Castlecrag 50 years ago
	+ - Can remember pre-Quadrangle days and is grateful for the Quadrangle even though resisting it at the time;
		- Is in favour of the redevelopment but traffic and transport are key issues;
		- Some of the reasons are inadequate public transport and more teenagers with cars;
* Toni Field – she commends the plan for units and would like to purchase one when it comes time to downsize.
* John Williamson – has been in Castlecrag for “2 min” -
	+ - What is the time frame for the next steps?
		- How will the community be involved?
	+ Ian Arnott noted that the Council strategy had a 20-year horizon and that any developments depended on the landowners, not the Council. The strategy will provide the context for assessing developments in the future.
	+ Bruce Swalwell – noted that they were waiting for the next iteration of the Council’s plan and in the mean time they want to put together a working committee with members of the community. Construction should be completed around 2 years after DA approval.
	+ Michael Neustein – noted that the new residences would be strata units with a life of from 80 to 100 years.
* Lindy Batterham -noted that she had heard concerns raised locally about the possibility of apartments being sold off the plan to overseas buyers & wondered if there was any way there could be some sort of an assurance that local downsizers could be accommodated into the plan.
	+ Ian Arnott- stated he had never heard of that sort of condition being applied
	+ Bruce Swalwell – stated that there was no intention to restrict sales to overseas buyers; in an open market, everyone has the chance to buy
	+ Brian Elton – they are prepared to give some consideration to how some preferencing, say for older people, might be possible.
* Michael Viscontay – living in Castlecrag for 22 years
	+ - are there any plans for the North side of Edinburgh Rd? Might we get something similar there?
	+ Ian Arnott –
		- the Quadrangle recently changed hands and is the largest landholding in the village and it is they who intend to redevelop their site, not the North side of the road.
		- the 3 scenarios looked beyond the Quadrangle but there has been feedback about the importance of the “fine-grained nature” of the Northern side, the importance of retaining the Griffin centre;
		- redevelopment is still possible under the existing controls.
	+ Brian Elton – we are focused on the redevelopment of Dr Quek’s property but to work with Council on their longer-term vision.
* Fabia Claridge – 5 generations of her family have lived in the same house in Castlecrag
	+ - Asked whether the redevelopment could be restricted to renovation with construction minimised with population growth accommodated my increasing the occupancy of existing houses?
	+ Ian Arnott – noted that Council is open to new scenarios and does not have to be limited to the present 3.
* Carol Matthews – raised concerns about cycle and pedestrian access
	+ - cycling access between Castlecrag and Northbridge is particularly bad;
		- what is actually proposed for cycle access?
	+ Ian Arnott noted that their consultants had identified the poor cycle access at the village but that there were no specific proposals for these as such and planning was underway;
	+ Brian Elton stressed the primacy of cyclist and pedestrian access noting the importance, in a contemporary solution, of having “end-of-trip” facilities for cyclists.
* Stuart Frith – has been in Castlecrag for 20 years
	+ - every part of Sydney needs to contribute to the solution to increasing population;
		- Quadrangle purchase price was quite high given that it is a local shopping centre serving a local population
		- No mention has been made of the height of any proposed redevelopment
		- there was a central dilemma to the project: the size and the investment for the project might not be supportable by the local population alone and there could be a need to attract people from outside suburb with consequent increase in traffic and parking problems.
	+ Michael Neustein –
		- We can’t possibly compete with a centre like Northbridge on this site – “it is a local centre and will stay a local centre” but, …
		- It would be good if there were some housing for a “small number of people” – not hundreds.
		- The centre needs more local patronage.
* James Hamilton – suggested that a pedestrian overpass might be a useful addition to the proposal and that it might be worth Dr Quek’s while to contribute to the Haven rebuild.

The meeting was closed at 9:42 pm.

Next Annual General Meeting will be held on 27 June 2018.