

Minutes - Quadrangle Liaison Committee Meeting Saturday 14th April 2018

Attendees:

Jeremy Lynch, Quadrangle centre manager.

Quadrangle Liaison Committee:

Kate Westoby, CPA

John Steel, CPA

Ruth Kendon, CPA

Gabrielle Morrish, Resident; urban designer & architect

Stuart Frith, Resident; financial analyst

Luke Hastings, Resident; economist-lawyer

Dr. Quek's Greencliff Team:

Brian Elton, communications and engagement

Bruce Swalwell, architect & urban designer.

Brian thanked the Quadrangle Liaison Committee for the opportunity to continue communications and also thanked Jeremy for providing his office for the meeting. He also noted that he and Gabrielle had worked together on a variety of projects

Some amendments were proposed and mutually agreed for the Liaison Committee's Terms of Reference (see attachment).

Feedback from one of the Willoughby Sailors Bay Ward Councillors to John Steel indicated that the new LEP was unlikely to be gazetted before the end of 2019. Brian stated that this was too long to wait before formulating a planning proposal and that Bruce was currently putting together a full team for the preparation of such a proposal to be submitted to Willoughby City Council. The full Greencliff Team have a meeting with Dr Quek at the end of the first week in May and will then be in a better position to advise the QLC of their timing for ongoing consultation and the planning process. The program would be developed using consultants with a full suite of technical expertise, including expertise in heritage sites.

Brian stressed that a very important part of this program will be transparency with the community, including declarations of interest and conflicts of interest, whether historical or current. A program of engagement is to begin very soon, with multiple groups of stakeholders: local community, children, schools, tradesmen, local businesses etc. so that a range of views can be recognised

Gabrielle noted that that the economics of what is needed, regarding both the property and the community, will affect the centre's viability and potential revitalisation.

In summary, by the first week in May Dr Quek's team expect to be ready with a group of consultants, a proposal for the consultation process, and a timetable for presenting the draft planning proposals. These will be presented to the community first and then to Council.

The process will identify the risks and benefits for the community.

- Planning proposal: will define the development envelope, look at overshadowing, congruence with the adjacent buildings, etc. That will then inform the Council's formulation of the new Willoughby LEP.
- The redevelopment will be outside current planning controls therefore the proposed plan will need rigorous and detailed site-specific detail.
- It will take up to 2 years to submit a DA and finally turn the first sod.

If the Council approves the planning proposal this could be much faster; the DA is likely to be assessed by the Willoughby IHAP – depending on the \$ value of the development.

Dr Quek will sign off on the draft program and timetable in mid-May and it will then be presented to the community.

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Dr Quek's team will hold public meetings, pop-ups, open days and work with CPA to host public meetings. These may need to be separate and distinct from the CPA's regular general meetings.

Also, once the engagement process has been settled, the designers wish to have joint planning and design sessions of 3-4 hours with CPA and invited others, eg WBGS. The CCS will be kept informed also.

Issues:

- Transport is clearly the no. 1 issue. Traffic modelling has been done and the data will be forthcoming.
- Economic issues are important. The return on the development must reflect the risk involved. The site itself cost \$25M, and the cost of redevelopment will be substantial.
- Providing employment is very important to Council.
- Council also wants new types of housing.
- Dr Quek's team will be looking for the "sweet spot" between financial viability and community benefit. We are told that Dr. Quek is very good at balancing these.
- Once we have some idea of the "bottom line" it will be possible to be more realistic about the proposals and the trade-offs involved.
- The project will be designed to work harmoniously within the village centre precinct but will of course only involve Dr Quek's property.

The QLC asked when we might see the minimum criteria for the project. Brian will provide "bookends" and key principles as soon as possible:

- Aspirations
- Opportunities
- Constraints
- The bottom line
- Key principles
- Parameters
- Ideas

The design and planning team will use the "charrette" process to develop the broad framework by the end of June.

(A *Charrette* is a little cart. In the past French architects and designers would meet, exchange ideas, and draw up plans. The drawings would be loaded onto a small wagon and taken to the head architect for consideration. Hence, a carriage filled with many different ideas and drafts.)

At the conclusion of the charrette process, the community will be invited to a pin-up session to view the possible design. This should occur by end of June.

Dr. Quek's team do want to talk to the community about what they are doing in order to ensure input from as many stakeholders as possible. John noted that it was highly likely that the next issue of The Crag would have an article about the project from the editors. John S and Brian E discussed options and proposed that a brief article from the project team, possibly in the form of a letter to the editor or a public notice, would probably be acceptable to the editors. The article/ letter would include a link to the project website and invite the community to find out more there.

At the end of the meeting all attendees thanked each other for giving up their time and for the opportunity to discuss the project.