



## CASTLECRAg PROGRESS ASSOCIATION INC.

*Serving the community since 1925*

8 September 2022

Debra Just  
Chief Executive Officer  
Willoughby City Council  
PO Box 57  
CHATSWOOD NSW 2067

**Attention: Debra Just**

Dear Debra,

### **Planning Proposal - 100 Edinburgh Rd**

I am writing to you to reiterate CPA's continued support for the redevelopment of 100 Edinburgh Rd, known as the Quadrangle, by Greencliff P/L and Dr Stanley Quek and as reflected in the above Planning Proposal and attached concept design.

We have been closely engaged with this project since early 2018, when we established the Quadrangle Liaison Committee (QLC) to engage with Dr Quek and his team (the Q-team) on behalf of the Castlecrag Community. Since then, CPA has organised a number of community meetings on the subject of the proposed redevelopment:

- On 7 March 2018, 200 residents attended a meeting at which Willoughby Council and the Q-team made presentations;
- On 17 October 2018, 96 people attended a meeting at which the Q-team made further presentations of their proposal;
- On 20 March 2019, 140 residents attended a meeting at which 8 interested residents (and others) had been invited to speak to the matter of the Quadrangle development;
- On 20 November 2019, more than 230 local residents were given presentations by the 3 architectural firms who had been invited by Dr Quek to submit designs for the redevelopment.

In Early 2020 we wrote to you in support of a compromise proposal put to a number of community groups, including CPA and the Walter Burley Griffin Society, by Dr Quek personally. (See our letter of 24 February 2020).

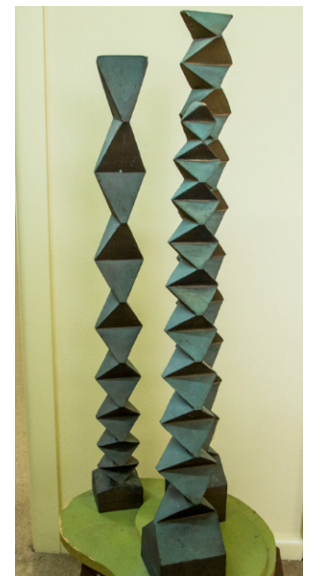
CPA reviewed the first Planning Proposal for the Quadrangle put to Council in Jan 2021. We remained supportive, in principle, of the Proposal but took the view that there were significant misunderstandings between Greencliff and the Council and that further negotiations should take place. (See our letter of 15 January 2021)

When Dr Quek's team submitted a revised Proposal, after further negotiation with Council, CPA lent its support to the revised Proposal (see our letter 1 November 2021) and we were then gratified that Council saw fit to approve the forwarding of the Proposal to the State Government Planning Gateway at its 3 November 2021 meeting. We are also pleased to see that the Proposal has now returned from the Gateway for public exhibition with little substantive modification.

However, we are concerned about a few matters:

- A suggestion was made during the Webinar of 18 August 2022, that the Planning Proposal is not consistent with the LCS. We note that:
  - The LCS states, at Item 7 of the Master Plan, that there should be "Shop top housing" on the Quadrangle site with 4 storeys on Eastern Valley Way and up to 3 storeys above Edinburgh Road;

- Item 7 reflects the Council's Position Statement, on page 10 of the LCS, that community feedback in 26 June 2017 to documents exhibited in March 2017, indicated that "local centres are important for providing local employment and **new housing opportunities particularly shop top housing**".
- Council Officers have undertaken to investigate the question of consistency between the Proposal and the LCS but it is our view that The Quadrangle project does include shop top housing, as required by the LCS, and is therefore consistent with the LCS.
- The Concept design, attached to the Planning Proposal, indicates the presence of a "Wine Specialist". While we appreciate that such details will be addressed as part the consideration of a future DA, we would like to make it clear that CPA opposes such a proposal. Castlecrag already has a good wine specialist in the basement of The Griffin Centre which has been there for 50 years or more and we do not believe Castlecrag could support a second.
- There are some potential issues regarding the Voluntary Planning Agreement (VPA). We note that:
  - CPA would like to see the VPA provide for community space, such as a meeting place, on the ground floor of the new structure. At present, the community is dependent on the goodwill of the Glenaeon School and/or the KU kindergarten to hold public meetings.
  - The Griffin Puppets (see image to the right) are returning from Canberra after more than a decade representing the Griffins' Castlecrag at the National Museum in Canberra. The Puppets need a new home and we would like to see them on public display in a suitable enclosure somewhere in the new Quadrangle. This idea was proposed and discussed with the Q-team from the start in 2018.
  - We would also like to see Bim Hilder's entry to the WCC Bi-Centenary Sculpture Competition (see image to the right) placed as an "Entry Totem" in the public open space. This has also been discussed with the developer from the beginning.
  - It has been proposed that 8 additional car spaces might be provided within the Quadrangle to compensate for the loss of spaces at the corner of the Postern to make way for a small public park. CPA is of the view that, at least in the shorter term, there be a compromise in which only the spaces on the southern side of the Postern carpark be lost. This is because of the important facility these spaces provide to elderly and less mobile residents.



CPA has invested a great deal of time and energy in the Quadrangle project over the last 5 years and we are very keen to see the FJMT design built. We also believe strongly that inclusion of at least some of the items discussed above will serve to enhance substantially the overall amenity of the suburb.

Yours faithfully

**Paul Stokes**

Secretary & Vice President

Castlecrag Progress Association

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Cc The Mayor, Ward Councillors

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