



CASTLECRAG PROGRESS ASSOCIATION INC.

Serving the community since 1925

31 January 2023

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

Attention: Debra Just

Dear Debra,

Voluntary Planning Agreement - 100 Edinburgh Rd

Thank you for the opportunity to respond to the VPA for 100 Edinburgh Rd. We note our continuing support for the proposed redevelopment of the Quadrangle site and we look forward to seeing the FJMT-design become real.

We note that the draft VPA provides for:

- a monetary contribution of \$75,000 (indexed for inflation) towards public art;
- The upgrade to the public pathway at the rear of site that leads to The Postern. In the exhibited draft VPA, this is valued at \$180,000; and
- Provision of eight (8) car spaces, which in an earlier draft were valued at \$400,000.

The total provisions would seem to be around \$650,000. However, we understand that IPART sets the value of s7.11 contributions (towards the cost of additional local infrastructure resulting from the development) at \$20,000 per dwelling. This would mean that the proposed 53 units would yield contributions of more than \$1 million.

CPA is supportive of the 3 provisions above except that we believe that there is room to increase the public art contribution significantly. Furthermore, as we set out in our letter of 8 September 2022:

- CPA would like to see provision for community space, such as a meeting place, on the ground floor of the new structure;
- The Griffin Puppets (see image to the right) need a new home and we would like to see them on public display in the new development; and
- We would like to see Bim Hilder's entry to the WCC Bi-Centenary Sculpture Competition (see image below-right) placed as an "Entry Totem" in the public open space.



We believe strongly that inclusion of the above items will enhance substantially the overall amenity of the suburb as well as helping to connect the development, and the "Shops", directly to Castlecrag's unique history.

Yours faithfully

Yours faithfully

Paul Stokes
Secretary & Vice President
Castlecrag Progress Association
info@castlecrag.org.au
Cc The Mayor, Ward Councillors