

Warringah Transport Corridor Land

Public Meeting

- Presentation of information on recommendations of Draft Planning Strategy, Warringah Transport Corridor lands
- 11.30am Sunday, 20 August
- Castlecrag Community Centre
- Progress Association Meeting at 11am sharp

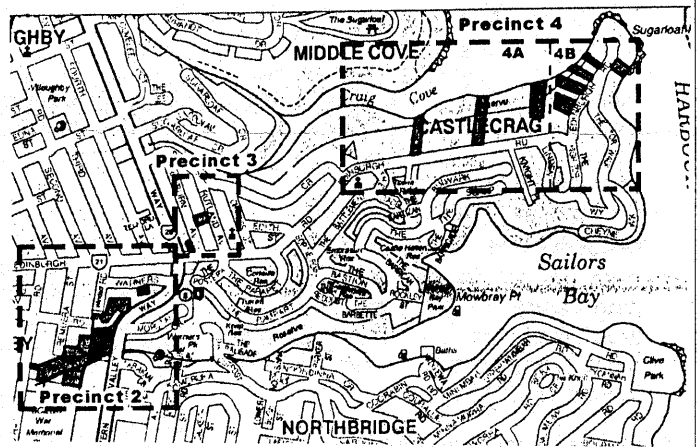
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The Draft Planning Strategy for the surplus lands of the abandoned Warringah Transport Corridor has been submitted by the consultants. Willoughby Council proposes to place the Draft Strategy on public exhibition from Wednesday 16 August and submissions will close on 6 October 2000.

As outlined in *The Crag* No. 130, two of the precincts examined by the study are located within Castlecrag. These contain ten of the 14 sites that are covered by the Draft Strategy. The recommendations for these sites are summarised in the following table.

The Progress Association will hold a Public Meeting on Sunday 20 August at 11am to provide information to residents on the details of the Draft Strategy. The most controversial aspect of the Strategy relates to 4.2ha of land west of Eastern Valley Way in Precinct 2, known as "Willoughby Paddocks". Representatives of the group associated with this land will be invited to speak at the meeting.



Site	Location	Recommendation
5	Cnr Edinburgh Rd & Eastern Valley Way	Retain as public car park and rezone to 5(a) Special Uses
6	Raeburn Avenue	Rezone to Residential 2(a) – 3 single houses
7-8	209, 243-245 Edinburgh Rd	66% open space, 1 house on each lot
9	Rear 289-313 Edinburgh Rd	Retain open space (no vehicle access)
10	311-313 Edinburgh Rd	Retain Residential 2(a2) – 2 houses
11	317-323 Edinburgh Rd	Rezone to Open Space – Gateway to Castlecrag North Escarpment
12	327 Edinburgh Rd	Retain existing zoning – 1 house
13	333 Edinburgh Rd	Extend Open Space – 1 house
14	296-302 Edinburgh Rd	Rezone Open Space & Residential – 2 houses, 50% Open Space

CASTLECRAG PROGRESS ASSOCIATION INC.

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Please send all correspondence and
renewals to above address.

Behind the Scenes

How the Castlecrag community and Willoughby Council respond to JBA Consultants' recommendations for the Warringah land is of vital importance to the future of our suburb. We have now entered tricky territory.

The preferred position of the Progress Association and Willoughby Council is that all the land subject to the study be re-

tained as Open Space. The State Government demands "revenue neutrality". While the report contains no figures on land values, it is clear that the Government seeks revenue from a land sale. DUAP have threatened that if Council do not support the Strategy, they will proceed to sell the land under existing zoning.

The 'Willoughby Paddocks' group see this as a better option than the medium-density housing proposed for Precinct 2. For Castlecrag, such an outcome would be disastrous. Therefore, a rigid adherence to retention of Open Space may deliver the opposite result. Your ideas on tactics are therefore welcome.

Bob McKillop

Community Bytes

At the Shopping Centre

The *Coles Express* supermarket at The Quadrangle is nearing completion and is expected to open in late August. An inspection of the site last week revealed that the fitout is in its final stages and we can look forward to a modern facility with an excellent range of fresh foods, grocery and dairy products. Of special interest is the provision of an ATM facility within the complex.

Residents and local businesses alike look forward to the Castlecrag *Coles Express* opening. The closure of our previous supermarket in Castlecrag has greatly inconvenienced residents and led to a downturn in business activity at our local shopping centre. *Coles Express* Castlecrag will be open from 6am to midnight, Monday to Saturday and 8am to 8pm on Sunday.

We are also advised that the manager is seeking additional staff – see the *Coles* advertisement for details.

Bob McKillop

Tennis Club News

Those of you who came to our table at the recent Castlecrag Community Fair will be aware of the recently re-surfaced courts in the Cortile Reserve, and residents who use the walkway through the reserve cannot fail to have noticed the improvements. The club is grateful to Willoughby Council who agreed to allocate a gardener one day a week and already results can be seen. In addition to this, Sophie Greive, a young local landscape architect, has drawn up a plan for the reserve in co-operation with Council. Sophie has very generously offered her time free of charge and the club is most appreciative of her enthusiasm and community spirit.

During the reconstruction of the courts there was some neglect of Cortile Reserve and litter was left around the club house at night. We hope that once the garden areas are cleaned up and the grass is kept mown, the problem will disappear. The club is investigating the feasibility of installing a security light.

We would like to remind residents that one of the courts is now available for

public hire. Bookings can be made at the video shop in the Griffin Centre. The club thanks the owner Irene for her co-operation in helping the public make their bookings.

The Sports Club has always been very keen to promote an interest in tennis among the younger members of our community. Call coach Armond Djani on 9488 8584 or 0418 242626 if you would like to discuss coaching for your children. Junior tennis is held on Saturday mornings between 8 and 12.

A reminder that the club has vacancies for associate members. Call the membership secretary Judy Greive on 9958 0294 for more information.

Sue Kirk

Haven Amphitheatre

The Haven Amphitheatre will host a Jazz Festival on Sunday, 22 October as a Premier Event of the Willoughby Spring Festival. Details are still being finalised, so we will bring you further information in the next issue of *The Crag*.

Howard Rubie

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Castlecrag's Natural Landscape

The natural landscapes of the "Fingers of Green and Blue" of Upper Middle Harbour are an asset enjoyed by only a very few metropolitan communities world-wide. We can decide whether we want to keep this landscape and pass it on – or not. There are already signs of many unfortunate and avoidable intrusions.

- The intact tree canopy of the ridge sky-lines is increasingly broken where trees are chopped down, giving the impression of "missing teeth".
- The gallery of foreshore vegetation, even where there is not a wide bush foreshore, has been a critical element in the landscape as viewed from the water. But these are gradually being lost.
- Ever-larger houses on blocks which were a generous size for the previous more modest dwellings leave little room for the large trees which gave this area the "Fingers of Green" character. Little wonder that the Council's requirement that large trees be kept is so often unsuccessful – trees need roots and soil, and a slow death is the inevitable result when massive excavations occur on foreshore blocks as a prelude to construction. In new houses, air conditioning has now become the "norm", so the shade and screening of large trees is not valued or needed.
- The colour of dwellings is also a critical factor – unfortunately, recessive colours seem to be out of fashion at present, and predominantly pale colours are,

on a number of sites, a discordant and discourteous intrusion to the "Fingers of Green" landscape.

- Light spill is a relatively unrecognised landscape issue, but a strong night lighting code is needed to minimise unnecessary light pollution. In much of Upper Middle Harbour it is possible to see the starry night sky quite well, but increase in outdoor light sources is having a serious impact. On a few houses strong spotlights or floodlights directed onto gardens can be seen from the waterway, from the bushland and from other dwellings as glaring beacons which shatter the night-time magic of a quiet bay fringed by dark bushland. Sports ovals and tennis courts are offenders, too – their bright lighting should always be shaded on the sides to prevent outward light spill.

Explaining his approach to planning and the landscape, Walter Burley Griffin wrote: *"Not the least important factor in the conservation of nature here is, however, the covenant-controlled housing to prevent obtrusive or obstructive buildings and enclosures"*.

Today, the use of covenants, while still available, has largely been replaced by planning schemes and development control plans. But the need for controls with clear environmental objectives, so well understood by Griffin, has never been greater. And purchase or retention of key sites as public land is a vital adjunct to the planning process.

Protecting the natural landscape of Castlecrag, particularly the slopes as they are seen from the waters of Middle Harbour, is surely a community responsibility, and one where we would hope to see strong Council leadership.

Lorraine Cairnes


Castlecrag Tree Vandalism

Willoughby Council and residents of Edinburgh Road are deeply concerned at the recent ringbarking of native trees, east of Stoker Playground, on the Castlecrag northern escarpment. Tree species that have been vandalised include several Sydney Red Gums (*Angophora costata*) Blueberry Ash (*Eleocarpus reticulatis*) and NSW Christmas Bush (*Ceratopetalum gummiferum*).

Council urges residents to report any damage to trees or bushland in the Castlecrag area. If residents observe illegal tree vandalism in action, take photographs and contact a council ranger. Under the Local Government Act, the Environmental Protection Act and the Tree Preservation Order, fines for damage to trees in Council reserves are in excess of \$100,000.

The green bushland character of Castlecrag is a unique community asset, which has been vigorously protected since the beginnings of the suburb. It is saddening to think that the character of Castlecrag could be lost by residents only interested in their short-term gain.

Willoughby Council



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Key planning documents on exhibition

Two important draft planning documents are currently on exhibition at Willoughby Council.

The Draft Environmental Management Plan (EMP) is on exhibition at Willoughby Library and Council Offices from 1-31 August. The EMP recognises that the City of Willoughby is surrounded by a magnificent harbour, attractive bushland and is a very pleasant place to live and work, but our daily impact on the environment is taking its toll. The EMP seeks to put in place a planned, sustained and coordinated approach to effective environmental protection. A community workshop on the EMP will be held at 6pm on 23 August in the Council offices.

If you would like to attend please call the EMP Coordinator on 9777 7576 before 16 August.

Draft Willoughby LEP 1995 (Amendment No. 38) and Draft Amendments to DCP 19 – Heritage and Conservation – are on public exhibition from 2-30 August at the same venues. The draft plans are a result of a Conservation Area Review undertaken by Council in 1999. There are some changes to the boundaries of Conservation Areas, including the Griffin Conservation Area in Castlecrag.

The public is invited to make submissions on these draft plans in writing to the General Manager.

St James Anglican Church
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