

RE-IMAGINING THE QUADRANGLE



AGENDA

1. Introductions

2. Presenters

Brian Elton, Elton Consulting – **Engagement and Social
planning consultants**

Michael Neustein, City Planning Works – **Planners**

Bruce Swalwell, BSA Architecture/ Urban Design - **Architects**

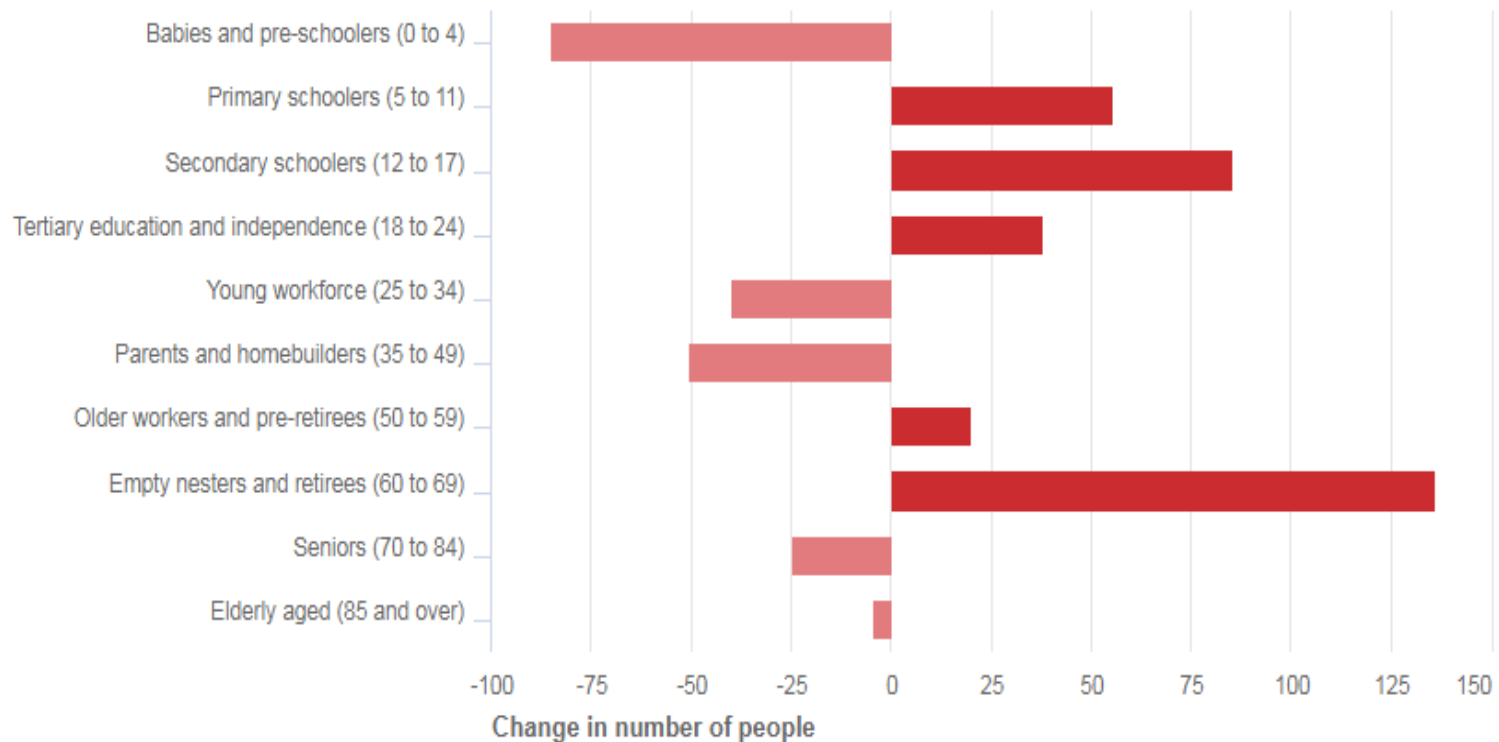
3. Discussion and Q&A session

PEOPLE, PLACE, BUILDINGS

PEOPLE - past, present, future BE

Change in age structure - service age groups, 2006 to 2016

Castlecrag - Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2006 and 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

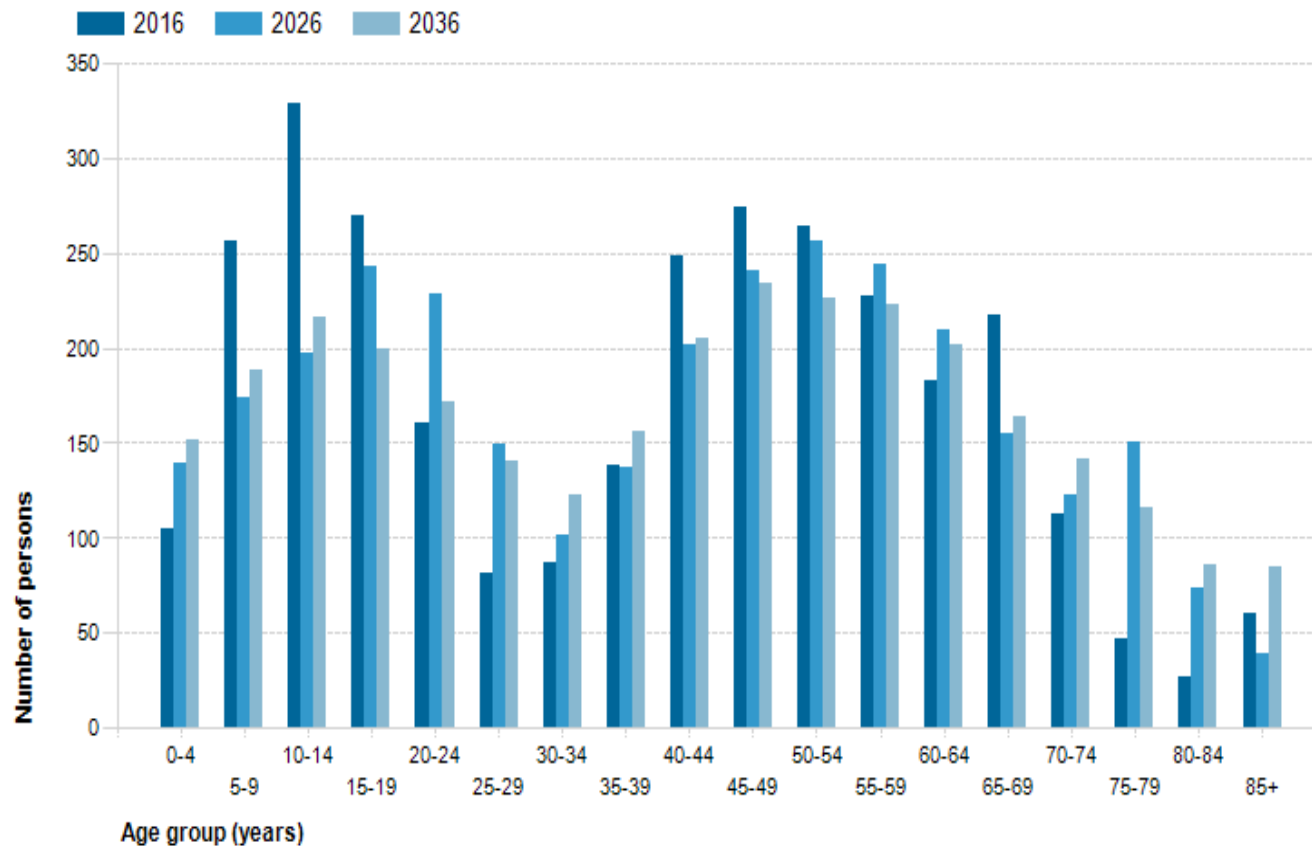
PEOPLE - past, present, future BE

- 2,938 people at 2016 census - an increase of only 140 since 2006
- Changes in age structure 2006-2016:
 - Decrease in very young families, but increase in families with children at a school and educational age
 - Decrease in younger adult population
 - Largest increase in empty nesters and retirees
- Other unique census data - dwellings
 - Residential community - 96% are separate houses
 - Very different from Willoughby Council which has over 50% medium or high density
 - 83% of households in the process of purchasing or fully own their home

PEOPLE - past, present, future BE

Forecast age structure - 5 year age groups

Castlecrag - Total persons



PEOPLE - past, present, future BE

- 2018 population forecast is 3,099
- 2036 population forecast fall to 3,029
- Increase in 25 – 34 year olds who are moving into the area
- Little change in age groups 50 – 64 years
- Significant increase in older age groups (70+ years)

WHAT WE'VE HEARD MN

- Safety concerns and congestion at the Eastern Valley Way and Edinburgh Rd intersection
- Lack of adequate and safe access and parking
- Appearance of an ageing community shopping hub
- Need for successful retail, community amenities and ancillary facilities
- Minimise impacts on Griffin heritage items and respect adjacent conservation zone
- Maintain leafy appearance and tree-lined streets
- Concern about possible loss of on-street parking spaces under the RMS plan
- Minimise shadowing and other impacts on buildings to the south
- Concerns regarding loss of 'openness' and public domain space
- Consider cycleway continuity
- Consider including dedicated spaces for children to play
- Consider incorporating apartments above shopping centre for older people downsizing

DESIGN PRINCIPLES MN

- Our design approach is focused on People, Place and Buildings - in that order
- Create attractive public domain
- The site is a gateway to Castlecrag
- Respond to housing demand and provide housing for older community members and families
- Facilitate community involvement
- Maintain a village atmosphere
- Use development to drive intersection improvements
- Create employment opportunities



A PLACE FOR PEOPLE



Walter Burley Griffin and Marion Mahony Griffin

Photographer, Dr Jorma Pohjanpalo, Helsinki, Finland

The Place for People will be

THE CASTLECRAIG VILLAGE

- A Place for Shopping
- A Place for Meeting
- A Place For Food/Dining
- A Place for Children
- A Place for Performance
- A Place for Living
- Constraints & Opportunities

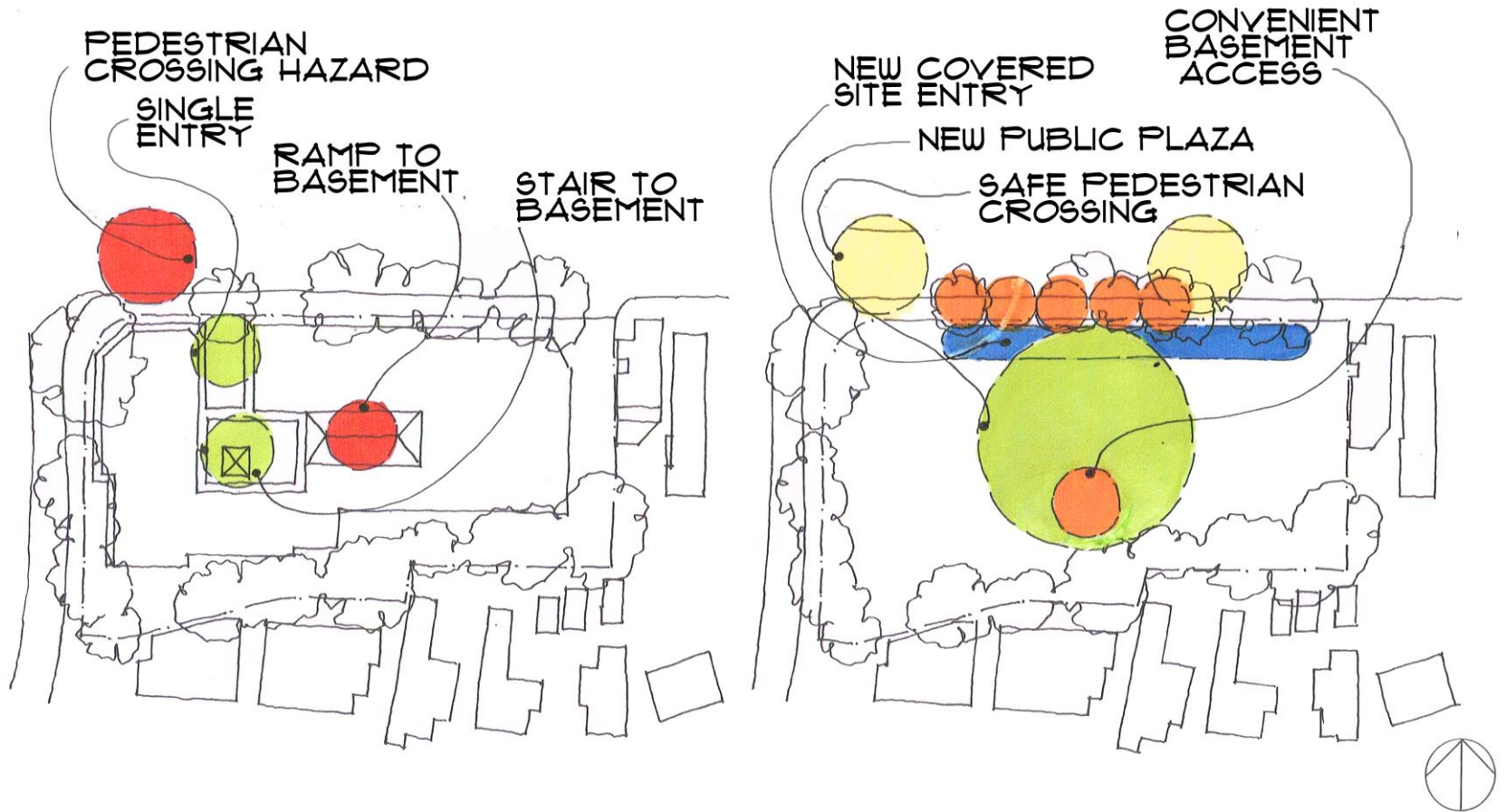


A Place for Shopping

A Place for Meeting



DIAGRAM 1 – PEDESTRIANS: CONSTRAINTS & OPPORTUNITIES



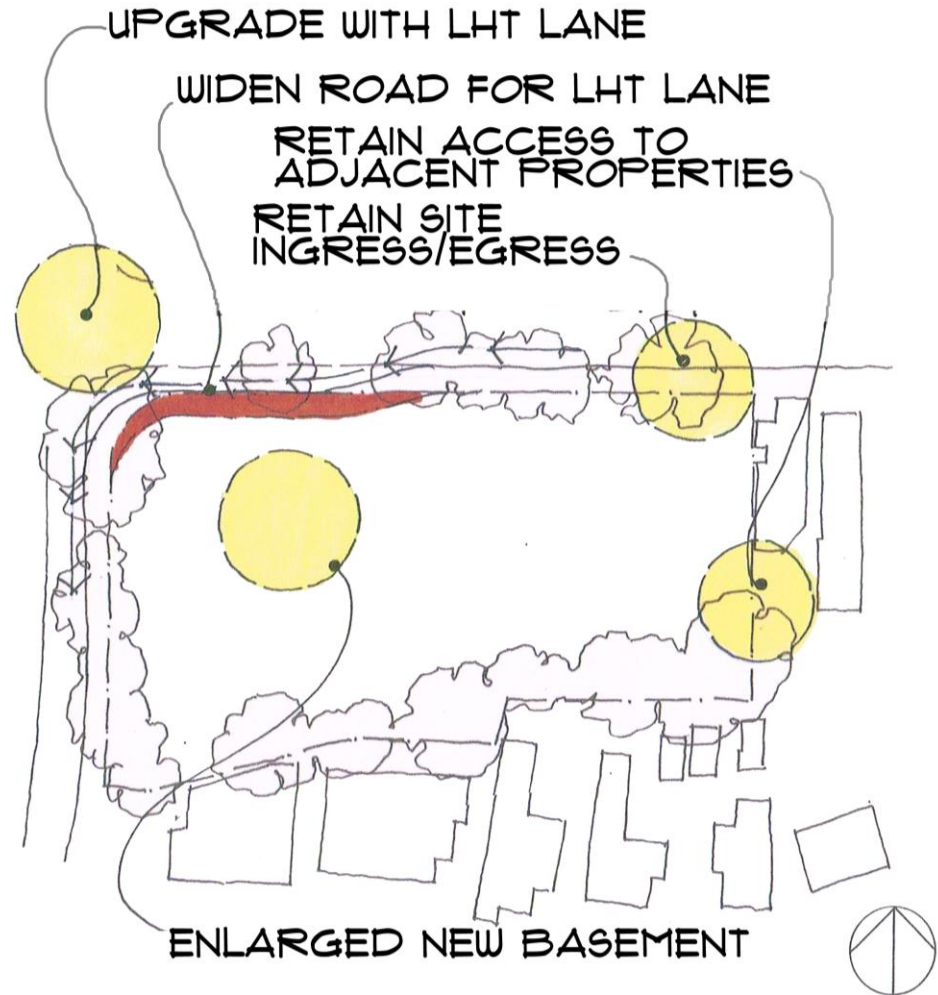
EXISTING

POTENTIAL

DIAGRAM 2 – TRAFFIC & PARKING: CONSTRAINTS & OPPORTUNITIES

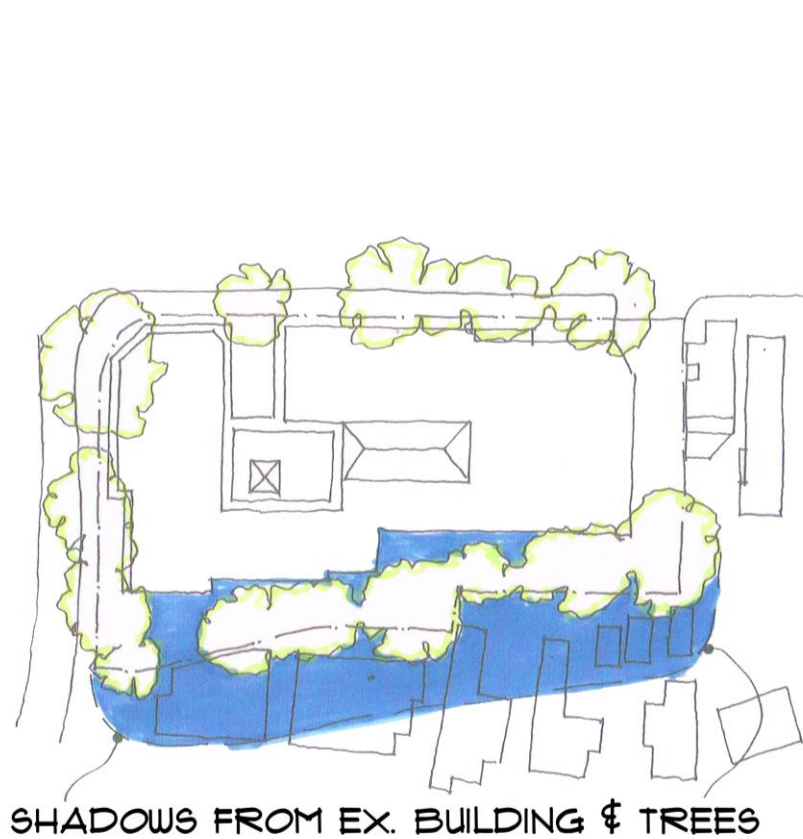


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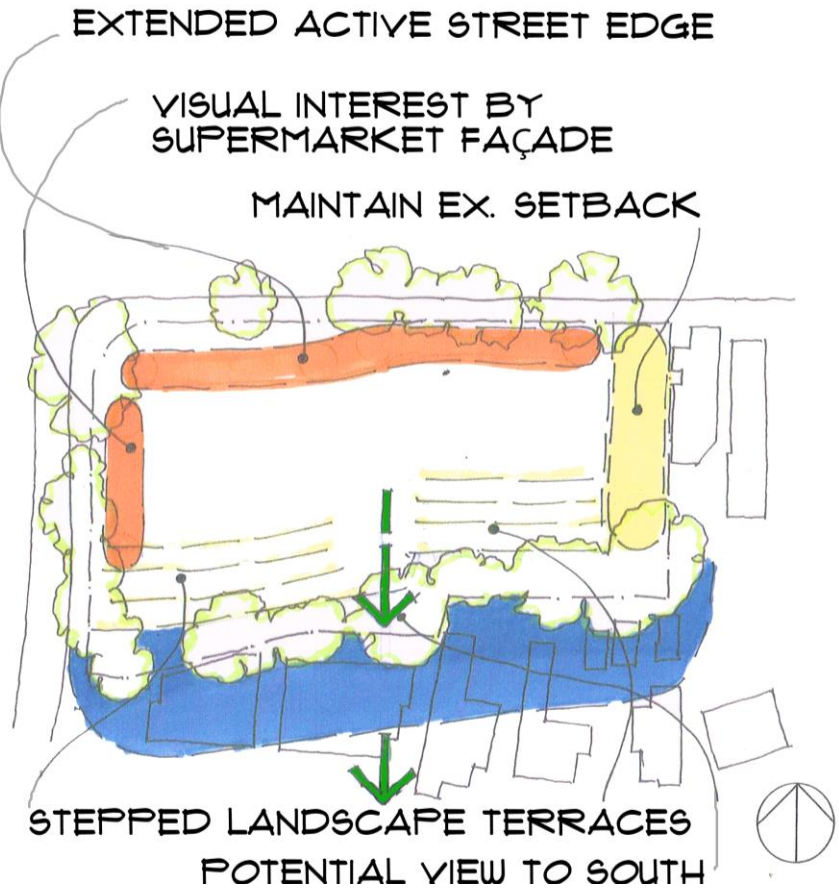


POTENTIAL

DIAGRAM 3 – RELATIONSHIPS: CONSTRAINTS & OPPORTUNITIES



EXISTING



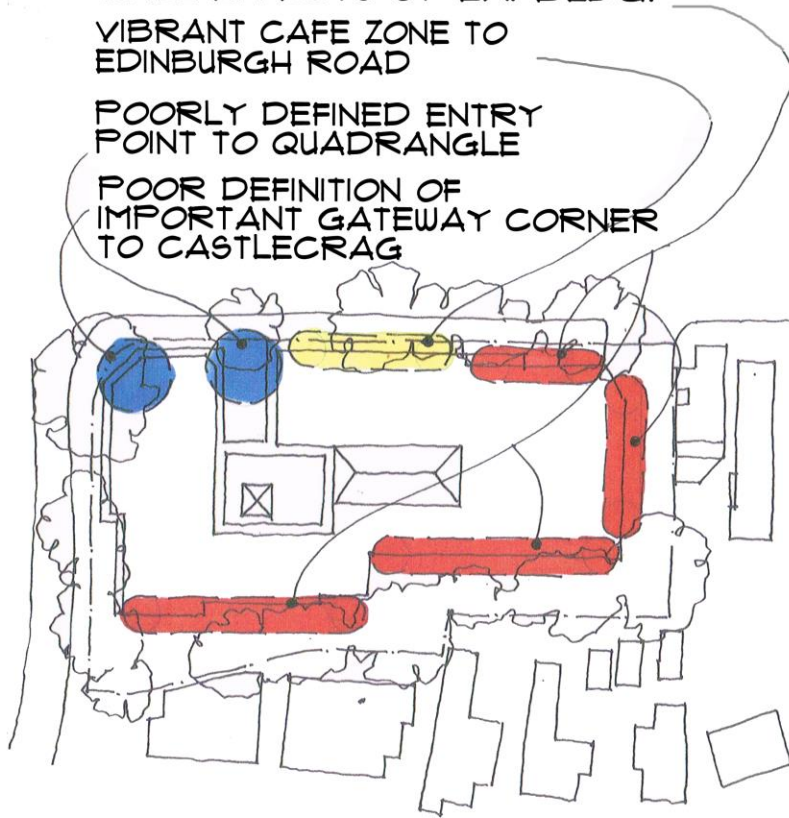
POTENTIAL

DIAGRAM 4 – BUILT FORM: CONSTRAINTS & OPPORTUNITIES

WALL EFFECTS OF EX. BLDG.
VIBRANT CAFE ZONE TO
EDINBURGH ROAD

POORLY DEFINED ENTRY
POINT TO QUADRANGLE

POOR DEFINITION OF
IMPORTANT GATEWAY CORNER
TO CASTLECRAG



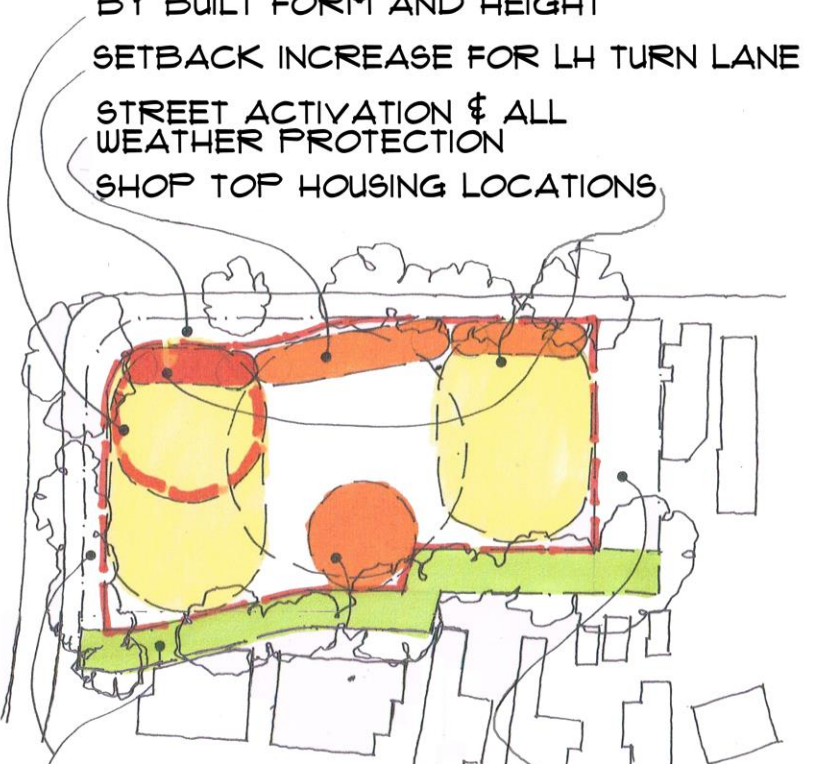
EXISTING

LANDMARK CASTLECRAG GATEWAY
BY BUILT FORM AND HEIGHT

SETBACK INCREASE FOR LH TURN LANE

STREET ACTIVATION & ALL
WEATHER PROTECTION

SHOP TOP HOUSING LOCATIONS



SAFE BASEMENT ACCESS

SETBACK FOR ACCESS

AMENITY & SEP 65

LANDSCAPE & BUFFER SETBACK

POTENTIAL

MOVING FORWARD

- **Working Together**
- **Ongoing community consultation**
- **Keeping you informed**

**QUESTIONS
AND
DISCUSSION**