

1 INTRODUCTION

The following principles define a brief for the future master planning and design of the Castlecrag local centre. We, as concerned local residents, wish to collaborate with Willoughby City Council (WCC) and other interested parties, such as the Castlecrag Progress Association (CPA) and Walter Burley Griffin Society (WBGGS), in the development of these principles and the realisation of a future local centre that retains the essential character and charm of this special place.

2 DESIGN PRINCIPLES #

2.1 Philosophy

All development in the local centre must be compatible with the Griffins' philosophy and be subservient to the landscape.

Castlecrag is unique. There is no other suburb like it in Sydney. It is essential that this uniqueness is fully respected and protected.

2.2 Place: Desired Future Character

- The Castlecrag local centre must be a welcoming, safe, convenient and fundamentally local village, bustling with street life, diverse shopping and community events.
- The centre must look and feel like a small, distinctive shopping village, primarily but not exclusively for local residents. It must not look or feel like blocks of apartments with a large, corporate, internalised shopping centre.
- Buildings should be low scale, domestic, local and fine grained in character, i.e. of Castlecrag, not monumental in scale or form, or international in style.
- Development must provide and encourage street based activity (rather than internalised and /or underground shopping environments) and have abundant access to sunlight and views of sky.
- Indigenous, mature trees endemic to Castlecrag (eg *Eucalypts* or *Angophora*) should line both sides of all streets and public spaces affording dappled shade and shelter.
- The public realm must be welcoming, demonstrably safe and communal, have substantial street frontage, wide verges (larger than existing), year round sunlight access (maximising the northern aspect) and be suitable for large events (e.g. fair, Christmas carols), children's play and to enable intimate gatherings.

2.3 Heritage

- Future development must comply with the heritage controls within the LEP.
- The heritage values of the existing buildings within the Castlecrag local centre must be established and promulgated before any further planning or design are contemplated.
- Council's Local Environment Plan (LEP) and heritage principles and controls must be augmented by the findings of this heritage study.

2.4 Use

- Local amenity and convenience retail must be encouraged, complemented by a range of essential services (e.g. post office, banking, chemist, fine food providers, alfresco cafes and fine dining, etc.).
- District or regional based retail with large footprints and significant daily delivery servicing, car parking and traffic impacts must not be permitted.
- The quality and diversity of the retail offer should take precedence over size and scale.
- Dwellings types and sizes must promote diversity of ownership and demography: young couples, families, and retirees should be encouraged.

2.5 Built Form

- Developments should exemplify sustainable design principles including low energy use, the conservation of resources and long life.
- Any new development must be substantially lower than the existing mature trees in Edinburgh Road (i.e. buildings must be no more than 3 storeys) and afford views to the sky and mature tree canopy beyond.
- The third storey must have a wide setback from the first and second storeys. The third storey must not be visually apparent from the adjacent street verge.
- The composition of buildings should have a horizontal emphasis and exhibit fine articulation of facades, consistent with the Griffins' design philosophy. All facades must be highly articulated with vertical elements extending no more than a single storey.
- Adjoining sites must not be overshadowed.
- Buildings must have broad eaves and / or trellises immediately above windows to shade windows.

2.6 Public Domain

- Castlecrag is a suburb 'in the bush'. The Castlecrag local centre as the threshold of the suburb must exhibit this bushland character.
- Carefully designed landscaping of any redevelopment must reinforce the Griffins' philosophy of subordination to, and integration of, built form to the landscape.
- The centre should have wide footpaths to the north and south verge including a promenade or plaza along the southern verge of Edinburgh Road and a mid-block village square, enclosed and activated by retail on 3 sides and open to the north.
- The impact on existing trees of underground basements and utility augmentation must be determined before any DCP studies are undertaken.
- Safety and security in the public domain must be optimised. Walkways must be well lit, with good natural surveillance.
- New promenades, plazas and pathways must be compliant with the Disability Discrimination Act.
- The public domain should celebrate and interpret the life and work of Marion Mahony and Walter Burley Griffin.
- The residential development at the rear of the Quadrangle must be integrated through appropriate landscape design.

2.7 Traffic, Parking and Safety

- The existing traffic, public transport and pedestrian usage and conflicts must be established before further design work is undertaken. Edinburgh Road experiences significant congestion in the AM peak and weekend mornings with traffic queuing back to and beyond the roundabout. This presents a significant hazard to pedestrians and drivers.
- The traffic patterns, conflicts and safety impacts of any proposed option must be independently modelled as part of scenario testing and recommendation for a new LEP.
- Adequate off-street parking and bike-storage must be provided for all apartment residents, their guests and shoppers for all local centre sub-precincts.
- Mandatory development controls for all new developments should determine that no resident street-based parking permits will be issued.

We acknowledge the WBS 'Guidelines for Quadrangle Architectural Design Brief, 5 August 2019' in the development of the above principles.

3 SITE SPECIFIC CONTROLS

In addition to the above.

3.1 Quadrangle:

- FSR 1.1:1;
- Max Height: 11 metres* above Edinburgh Rd, comprising no more than 3 storeys, with any third storey set back not less than 6 metres from Edinburgh Rd and from Eastern Valley Way;
- The 3 storeys must step down the site north-south to limit the dominance of the site when viewed from Northbridge and Eastern Valley Way.
- Public plaza / promenade and retail frontage to Edinburgh Rd, apartments above. The public open space to form a continuous frontage for most of the site along Edinburgh Rd and set back 4 metres from the property line; approx. 8 metres from the kerb line, with a public square (wider than it is deep) with excellent sunlight access;
- Mixed use, continuous retail frontage at ground level along Edinburgh Rd, apartments above, all parking below Edinburgh Rd level, access off Edinburgh Rd with possible left in/left out access to/from Eastern Valley Way;
- No retail below ground.

3.2 Block bounded by Eastern Valley Way, Chandler, Raeburn and Edinburgh:

- Existing LEP controls to remain;
- FSR 1.3:1;
- Max Height: 11 metres;**
- Retail frontage to Edinburgh Rd, apartments above;
- Existing car park and rear lane access to be retained (possible shareway), left in left out access from Eastern Valley Way;
- Underground private and public carpark;
- Enhanced landscaping,

3.3 Block bounded by Raeburn, Edinburgh Rd and Charles:

- Existing LEP controls to remain;
- FSR 0.7:1;
- Max Height: 9 metres;
- R3 medium density.

3.4 Griffin Centre and adjoining blocks:

- Griffin Centre including 5 shops to be heritage protected according to the Griffin Society Report (Scott Robertson);
- Remainder of this site: FSR 1.1:1
- Max Height: 11 metres above Edinburgh Rd level;
- Existing car park off The Postern to be developed as a small pocket park with good safety and surveillance.

** NB : Draft Willoughby Local Centres Strategy, February 2019, p19 shows existing controls of Quad site at 9 m. max height, the block on the north side of Edinburgh Rd ** at 11m and the R3 block at 9m. Why the difference between the Quad and Chandler sites? We have made it 11m both sides.*

4 PROCESS PRINCIPLES

These process principles are recommended for consideration by WCC to guide the master planning of the Castlecrag local centre and each site within it.

It is imperative that any prospective development adhere to these principles and not seek to circumvent or pre-empt Council's intentions. Council should not entertain development proposals for the centre until its internal processes are completed and agreed lest such proposals compromise the independence of Councils procedures and decision-making.

4.1 *Pre Christmas 2019*

- 1 Willoughby City Council continues to interact with us, the CPA and WBGS on a regular basis (say quarterly, or more frequently if required to deal with matters of significance) in the refinement and finalisation of the above principles, the Local Centres Study and any recommendation to Council.
- 2 Agree any amendments to the existing LEP in advance of the master planning and design principles collaboratively with the local community representatives;
- 3 Willoughby City Council to commission specialist, independent studies to define the extent and severity of the key constraints and establish specific principles and controls: These specialist studies should comprise, at a minimum:
 - Heritage- with specific attention the local centre and individual buildings therein;
 - Traffic and Safety – model and assess the existing and proposed conditions (ie existing and modified LEP controls as outlined above)
 - Tree condition and impact assessment

4.2 *2020*

- 1 WCC should engage an eminent design team comprising an Australian based architect, heritage architect and landscape architect to prepare a local centre master plan to inform the future drafting of the LEP and DCP.
- 2 A Development Control Plan (DCP) must be adopted for the entire Castlecrag local centre **before any development proposals are considered.** The Development Control Plan for the entire local centre should comply with the agreed design principles and include:
 - Summary design (place, character, heritage, use, built form, traffic, public domain) and implementation (process, program, risks, costs) report
 - Plans, sections, elevations;
 - Photorealistic visualisations;
 - Virtual reality model;
 - Physical model (before and after);
 - Community exhibition and presentation;so that the community can truly understand the master plan design and its consequences on their amenity and lifestyle.

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