

# The Future for Castlecrag Village Centre

The CPA strongly supports the preservation of the strengths of the Castlecrag Village, as identified in s4.6.6 of the Planning Draft, particularly, the streetscape of mature trees, the “fine grain” character and “visual aesthetic” of the built form, and the range of alfresco dining along Edinburgh Rd. We do not wish to see this damaged or reduced by any future development of the precinct.

We support many of the “Key Ideas” (s4.6.8) in the Planning Draft, such as the retention of the mature tree canopy, some redevelopment of the residential properties along Chandler Lane, and improvement of conditions for pedestrians and cycles.

However, we do not support any redevelopment of the Griffin Centre site. We hold strongly that the Griffin Centre is a structure of great historical and cultural significance to Castlecrag having been designed by Griffin and built in accordance with his express wish that his new suburb should be able to provide basic services locally. It must be preserved.

Accordingly, we are unable to support either the Scenarios 2 or 3.

CPA can provide qualified support for Scenario 1 subject to the following conditions:

1. Whatever developments take place in the Village, the streetscape should remain recognizable and not result in the space turning into something from Double Bay;
2. That redevelopment of the Quadrangle site be sensitive to community needs and desires, and be consistent with the village atmosphere of the precinct.
3. That any additional storeys on the structures to the North of Edinburgh Rd be stepped back towards the North so as to avoid the creation of a street “canyon” and the overshadowing of the footpath on the South side of the road.
4. That the small parking area behind the bus stop, between Edinburgh Rd and Chandler Lane, be retained.
5. Any redevelopment along Edinburgh Rd, between Raeburn Ave and Rutland Ave, be such as to be in keeping with the overall “low rise” appearance of the Village.