

## Applicant details

Title	Mr
First given name	Michael
Other given name/s	
Family name	Neustein
Contact number	0411788814
Email	office@cityplanningworks.com.au
Address	Level 22, Westfield Tower 2, 101 Grafton Street, Bondi Junction
Is the applicant a company?	Yes
Name	GREENCLIFF CASTLECRAG PTY LTD
ABN	31613199518
ACN	613199518
Trading Name	

## Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	WILLOUGHBY

## Type of Planning Proposal

What controls does the planning proposal relate to ?	The planning proposal relates to a combination of map based and word based planning provisions
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## Select the site of the development

Site address #	1																		
Street address	100 EDINBURGH ROAD CASTLECRAG 2068																		
Local government area	WILLOUGHBY																		
Lot / Section Number / Plan	1 / - / DP43691 11 / - / DP611594																		
Primary address?	Yes																		
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>Willoughby Local Environmental Plan 2012</td> </tr> <tr> <td>Land Zoning</td> <td>RE1: Public Recreation</td> </tr> <tr> <td>Height of Building</td> <td>9 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>1:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>NA</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Acid Sulfate Soils</td> <td>Class 5</td> </tr> </table>	Land Application LEP	Willoughby Local Environmental Plan 2012	Land Zoning	RE1: Public Recreation	Height of Building	9 m	Floor Space Ratio (n:1)	1:1	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Acid Sulfate Soils	Class 5
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## Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Maximum height of building Floor space ratio Local provision Additional permitted uses
Please provide a brief description of the effect of the planning proposal	The Planning Proposal seeks an amendment to the Willoughby LEP 2012 to facilitate the development of the subject site for a three-storey high (above Edinburgh Road) mixed-use development with a total GFA of 9,300m <sup>2</sup> , an FSR of 1.8:1. This Planning Proposal has been prepared on behalf of Greycliff Castlecrag Pty Ltd and outlines redevelopment and revitalisation of The Quadrangle shopping village in Castlecrag.

## Prelodgement meeting

Has a pre-lodgement meeting occurred?	Yes
Meeting Date	4/08/2021
Planning Officer	Ian Arnott, Norma Shankie-Williams, Ian Shillington

## Voluntary Planning Agreement

Is the application accompanied by a voluntary planning agreement (VPA)?	Yes
Description of the VPA	VPA Council review
Status	Proposed
State/Local	Local

## Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

## Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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## Payer details

First name	David
Other given name/s	
Family name	Butt
Contact number	0404070456
Email	david@greycliff.com.au
Billing address	L10, 488 Kent Street, Sydney, NSW, 2000

## Application documents

The following documents support the application

Document type	Document file name
Draft Planning Proposal	Planning Proposal - 100 Edinburgh Road Castlecrag
File	Architectural and landscape design report-100 Edinburgh Road, Ca Pre-planning proposal WCC notes 4 August 2021- 100 Edinburgh

	Rd
Flora and Fauna Report	Architectural and landscape design report-100 Edinburgh Road, Ca
Heritage Impact Assessment	Heritage Appendix 1 - 100 Edinburgh Road, Castlecrag Heritage report - 100 Edinburgh Road, Castlecrag
Other	Wind effects report - 100 Edinburgh Road, Castlecrag CIV - 100 Edinburgh Road, Castlecrag Natural ventilation report - 100 Edinburgh Road, Castlecrag Building Servcies Concept Report- 100 Edinburgh Road, Castlecrag Community Engagement Report- 100 Edinburgh Road, Castlecrag Arborist report - 100 Edinburgh Road, Castlecrag Stormwater Management Memorandum- 100 Edinburgh Road, Castlecrag Geotechnical Report-100 Edinburgh Road, Castlecrag Planning Proposal App Form- 100 Edinburgh Road, Castlecrag Pre-planning proposal WCC notes 4 August 2021- 100 Edinburgh Rd
Owner's consent	Owner's Consent- 100 Edinburgh Road, Castlecrag
Site plans	6206 Shadow Diagrams With Trees - June 21 -Sheet 3 100 Edinburgh 6208 Eye of the Sun - June 21 - Sheet 2 100 Edinburgh Road Castl 6207 Eye of the Sun - June 21 - Sheet 1 100 Edinburgh Road Castl 9000 Development Summary 100 Edinburgh Road Castlecrag 8003 Photomontage 100 Edinburgh Road Castlecrag 8002 Photomontage 100 Edinburgh Road Castlecrag 8001 Photomontage 100 Edinburgh Road Castlecrag 8000 Photomontage 100 Edinburgh Road Castlecrag 6205 Shadow Diagrams With Trees - June 21 -Sheet 2 100 Edinburgh 6204 Shadow Diagrams With Trees - June 21 -Sheet 1 100 Edinburgh 6203 Shadow Diagrams - June 21 - Sheet 3 100 Edinburgh Road Cast 6202 Shadow Diagrams - June 21 - Sheet 2 100 Edinburgh Road Cast 6218 Eye of the Sun - March 21 With Trees - Sheet 3 100 Edinburg 6217 Eye of the Sun - March 21 With Trees - Sheet 2 100 Edinburg 6216 Eye of the Sun - March 21 With Trees - Sheet 1 100 Edinburg 6215 Eye of the Sun - March 21 - Sheet 3 100 Edinburgh Road Cast 6214 Eye of the Sun - March 21 - Sheet 2 100 Edinburgh Road Cast 6213 Eye of the Sun - March 21 - Sheet 1 100 Edinburgh Road Cast 6212 Eye of the Sun with Trees - June 21 -Sheet 3 100 Edinburgh 6211 Eye of the Sun with Trees - June 21 - Sheet 2 100 Edinburgh 6210 Eye of the Sun with Trees - June 21 - Sheet 1 100 Edinburgh 6209 Eye of the Sun - June 21 - Sheet 3 100 Edinburgh Road Castl 3004 Level 2 100 Edinburgh Road Castlecrag 3003 Level 1 100 Edinburgh Road Castlecrag 3002 Ground Floor 100 Edinburgh Road Castlecrag 3001 Lower Ground 100 Edinburgh Road Castlecrag 3000 Basement 100 Edinburgh Road Castlecrag 2003 Survey Copy 100 Edinburgh Road Castlecrag 2001 Site Analysis 100 Edinburgh Road Castlecrag 2000 Location Plan 100 Edinburgh Road Castlecrag 4002 Section C-C 100 Edinburgh Road Castlecrag 4001 Section B-B 100 Edinburgh Road Castlecrag 4000 Section A-A 100 Edinburgh Road Castlecrag 3005 Roof Plan 100 Edinburgh Road Castlecrag 6201 Shadow Diagrams - June 21 - Sheet 1 100 Edinburgh Road Cast 6200 Solar Analysis 100 Edinburgh Road Castlecrag 6010 Envelope Diagrams 100 Edinburgh Road Castlecrag 6009 Height Zones 100 Edinburgh Road Castlecrag 6008 Average Setbacks 100 Edinburgh Road Castlecrag 6007 Public Open Space 100 Edinburgh Road Castlecrag 6006 Deep Soil 100 Edinburgh Road Castlecrag 6005 Communal Open Space 100 Edinburgh Road Castlecrag 6004 Gross Floor Area 100 Edinburgh Road Castlecrag 6003 Retail Areas 100 Edinburgh Road Castlecrag 6002 Apartment Mix 100 Edinburgh Road Castlecrag 6001 Cross Ventilation 100 Edinburgh Road Castlecrag 6000 Solar Access 100 Edinburgh Road Castlecrag

	5003 Southern Elevation 100 Edinburgh Road Castlecrag 5002 Eastern Elevation 100 Edinburgh Road Castlecrag 5001 Eastern Valley Way Elevation 100 Edinburgh Road Castlecrag 5000 Edinburgh Road Elevation 100 Edinburgh Road Castlecrag 4003 Section - Diagramatic 100 Edinburgh Road Castlecrag 0000 Drawing Schedule 100 Edinburgh Road Castlecrag 9001 Development Areas Breakdown 100 Edinburgh Road Castlecrag Masterplan set - 100 Edinburgh Road, Castlecrag Survey plan - 23.02.2017
Traffic report	Amended - traffic review - 100 Edinburgh Road, Castlecrag
Voluntary planning agreement	Draft Voluntary Planning Agreement - 100 Edinburgh Road, Castlec

## Declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the assessment of this application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes