

# The Quadrangle Castlecrag Shopping Centre

Community Engagement Report

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**Client:** Greycliff Castlecrag Pty Ltd

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# 1 Introduction

## 1.1 Background

Greycliff Castlecrag Pty Ltd (Greycliff) purchased The Quadrangle Shopping Centre – on the corner of Edinburgh Rd and Eastern Valley Way, Castlecrag - in September 2016. In late 2017 the new owner commenced a series of technical studies to explore options for the redevelopment of the centre. Some preliminary engagement was undertaken with stakeholders, the community and Willoughby Council to understand the opportunities and constraints of the site.

From the project's inception, Greycliff was aware of the social, cultural and heritage significance of the suburb. It was understood the legacy of Walter Burley Griffin and Marion Mahony Griffin extends beyond physical structures such as the 15 houses built in Griffin's designs, the Haven open-air amphitheatre and the numerous foreshore reserves and walkways of Castlecrag. Further, it was understood by all working on The Quadrangle project that the Griffins' legacy must be respected, and the project should provide a community benefit.

In May 2018 Elton Consulting was engaged by Greycliff to undertake community engagement for the proposed redevelopment of the Quadrangle Shopping Village at Castlecrag (The Quadrangle).

This report is the result of that engagement.



## 1.2 Executive summary

The Quadrangle Castlecrag project team identified and engaged directly with the following stakeholder groups over the course of two years of community engagement:

- » Castlecrag residents
- » Castlecrag businesspeople
- » Quadrangle Liaison Committee (QLC) – a grouping of residents which included CPA members and residents with useful expertise
- » Castlecrag Progress Association (CPA)
- » Walter Burley Griffin Society (WBGS)
- » Friends of the Haven Amphitheatre (FoTHA)
- » Glenaeon Rudolf Steiner School
- » Willoughby City Council – Sailors Bay Ward councillors
- » Castlecrag Conservation Society
- » Willoughby Environmental Protection Association

Greycliff and Elton Consulting used several methodologies to engage with stakeholders, tightly focusing on Castlecrag inhabitants:

- » Meetings with stakeholder groups
- » Meetings with neighbours
- » Attendance at community group meetings
- » A letter to residents
- » A dedicated website

The timeline of engagement activities was:

Timing	Engagement activity
March 2018	» CPA public meeting
April 2018	» Establishment of Quadrangle Liaison Committee (QLC)
June 2018	» Meetings with community groups
July 2018	» Community workshop 1
August 2018	» Meeting of the Quadrangle Liaison Committee (QLC) » Meeting with Willoughby City Council » Community workshop 2
October 2018	» Meeting with QLC & WBGS » Presentation to the Castlecrag Progress Association
October-November 2018	» Meetings with immediate neighbours
December 2018	» Meeting with Willoughby City Council » Meeting of the QLC
February 2019	» Project team meeting with the QLC & WBGS
May 2019	» Meetings with community groups: CPA, WBGS, FoTH

Timing	Engagement activity
August 2019	» Meeting with community groups: CPA, WBSG, FoTH, WEPA
October 2019	» Letter to Castlecrag residents
November 2019	» On-site community information sessions
November 2019	» CPA meeting
February-March 2020	» On-site pop-up engagements

Throughout the two-year engagement process, there were **five persistent themes to community feedback**:

- » **Transport:** concern for increased traffic congestion and the preservation of existing centre parking
- » **Community:** Castlecrag residents stressed the importance of preserving the suburb's unique 'village feel'
- » **Design democracy:** strong support for the Design Excellence Competition process and community participation in it
- » **Design heritage:** the ultimate design should be sympathetic to the architectural principles of Walter Burley Griffin and Marion Mahoney Griffin
- » **Nature & landscape:** stakeholders desired the retention of all living trees on the site

While initially the community rejected any proposal for development over three storeys, as engagement progressed and issues of scale versus public space and amenity were addressed, concerns then became focused on floor space ratios (FSR) and feasibilities. At the end of the community engagement process, stakeholders became more comfortable with a structure over three storeys if open community space at ground level could be guaranteed.

Ultimately, despite very vocal opposition from a very small minority of residents, support for the redevelopment of the Quadrangle Castlecrag can be demonstrated by exit polling at the final community engagement event, a series of on-site pop-ups held in February and March 2020, at which a total of **77.2% of stakeholders indicated they were positively disposed to the scheme and redevelopment of the site.**

## 2 Engagement overview

It is important to understand the considerable effort and length of time spent engaging with the community for the Quadrangle Castlecrag project.

Engagement began officially with a presentation to the Castlecrag Progress Association (CPA) in March 2018, and concluded with a series of pop-up engagements with the community in March 2020. In that time, the sentiment of the Castlecrag community changed significantly, as *2.3 Timeline of Engagement* will demonstrate.

### 2.1 Stakeholders identified

In addition to the residents and businesspeople of Castlecrag the project team identified, and engaged directly with, the following **stakeholder groups**:

- » Quadrangle Liaison Committee (QLC) – a grouping of residents which included CPA members and residents with useful expertise
- » Castlecrag Progress Association (CPA)
- » Walter Burley Griffin Society (WBGs)
- » Friends of the Haven Amphitheatre (FoTHA)
- » Glenaeon Rudolf Steiner School
- » Willoughby City Council – Sailors Bay Ward councillors
- » Castlecrag Conservation Society
- » Willoughby Environmental Protection Association

### 2.2 Engagement methodology

Greycliff and Elton Consulting employed a number of different methods, direct and indirect, to engage with stakeholders associated with the Quadrangle project.

Early in the engagement process, the Quadrangle Liaison Committee (QLC) was formed. The purpose of this group was to interact with and challenge The Quadrangle project team on various issues. Members of the QLC brought a range of appropriate skills to the process.

In addition, the following methodologies were used to engage with stakeholders:

- » Meetings with stakeholder groups
- » Meetings with neighbours
- » Attendance at community group meetings
- » A dedicated website, which was regularly updated
- » A letter to residents

These techniques allowed the project team to both update stakeholders and gather important feedback as the project progressed. This feedback influenced the engagement process, the dissemination and content of engagement materials, and also the ultimate design outcome.

Importantly, aside from the website, engagement methods were tightly focused on Castlecrag residents, ensuring the views of these constituents were not diluted by engagement with those living outside the suburb.

## 2.3 Timeline of engagement

Over a two-year period, Greycliff and Elton Consulting engaged with stakeholders, predominantly Castlecrag residents and their representative community groups, a total of 19 times.

**Table 1** Timeline of engagement

Timing	Engagement activity	Notes
March 2018	CPA public meeting	<ul style="list-style-type: none"> <li>» The Quadrangle project team presented at the CPA public meeting</li> <li>» Topics covered included: <ul style="list-style-type: none"> <li>&gt; How the development would serve the ageing demographic of Castlecrag by providing much-needed medium-density housing</li> <li>&gt; The results of early engagement: concerns regarding traffic, parking, design, heritage, and shadowing, and a design to enable residents to downsize</li> <li>&gt; Design principles to be used by the project team</li> <li>&gt; Opportunities for the project team and community to work together, including future engagement opportunities</li> </ul> </li> </ul>
April 2018	Establishment of Quadrangle Liaison Committee (QLC)	<ul style="list-style-type: none"> <li>» The QLC was intended to be a voice for the community throughout the engagement period</li> <li>» The QLC would: <ul style="list-style-type: none"> <li>&gt; access plans</li> <li>&gt; communicate with residents</li> <li>&gt; reflect community views</li> <li>&gt; facilitate a mutually satisfactory outcome</li> </ul> </li> <li>» Members of the QLC included representatives from the CPA and residents with particular expertise in architecture, finance, law and economics</li> </ul>
June 2018	Meetings with community groups	<ul style="list-style-type: none"> <li>» Meetings were held with leaders of the Water Burley Griffin (WBGS) Society and the Friends of the Haven Amphitheatre (FoTH)</li> <li>» Topics covered included: <ul style="list-style-type: none"> <li>&gt; Design principles for the proposed redevelopment, including embodying the Griffin design principles into the design of the project and ensuring height and density for the project were excessive</li> <li>&gt; The site's future, including planning pathway</li> <li>&gt; Traffic and parking</li> <li>&gt; Understanding the vision for Castlecrag as a suburb</li> <li>&gt; An acknowledgement that an apartment project was required to address the needs of Castlecrag's ageing population</li> </ul> </li> </ul>
July 2018	Community workshop 1	<ul style="list-style-type: none"> <li>» The first of two workshops held by the project team</li> <li>» Attendees included representatives of the QLC, CPA, WBGS, FoTHA, Glenaeon Rudolf Steiner School, and the Willoughby Environmental Protection Agency</li> <li>» Meeting purpose: <ul style="list-style-type: none"> <li>&gt; Inform the community about the project</li> <li>&gt; Advise about the planning process</li> </ul> </li> </ul>

Timing	Engagement activity	Notes
		<ul style="list-style-type: none"> <li>&gt; Explain the site context</li> <li>&gt; Gather feedback about the Griffin legacy</li> <li>&gt; Discuss conservation issues</li> <li>&gt; Consider opportunities and constraints</li> <li>&gt; Gather feedback on design principles</li> <li>&gt; Agree to next steps</li> </ul> <p>» Workshop outcomes included:</p> <ul style="list-style-type: none"> <li>&gt; A useful discussion about the emerging vision for the site</li> <li>&gt; Greater understanding of community aspirations and views about potential redevelopment</li> <li>&gt; A thorough discussion and agreement for the next steps of consultation</li> </ul>
August 2018	Meeting of the Quadrangle Liaison Committee (QLC)	<p>» The project team presented on progress of the project, including:</p> <ul style="list-style-type: none"> <li>&gt; An update on actions taken since the first community workshop</li> <li>&gt; The results of the tree survey and the meeting with Willoughby City Council</li> <li>&gt; Options for tree and building heights, solar access. The community expressed a desire to minimise project height within commercial constraints</li> </ul>
	Meeting with Willoughby City Council	<p>» The project team met with Willoughby City Council representatives to discuss the voluntary consultation process, and address several suggestions regarding parking, the library and a community centre</p>
	Community workshop 2	<p>» The second of two workshops held by the project team</p> <p>» Attendees included representatives of the QLC, CPA, WBGS, FoTHA, Glenaeon Rudolf Steiner School, and the Willoughby Environmental Protection Agency</p> <p>» Meeting purpose:</p> <ul style="list-style-type: none"> <li>&gt; Recap the outcomes of the first workshop and update the group on subsequent progress</li> <li>&gt; Discuss community preferences for the site and its input into the design framework</li> <li>&gt; Outline emerging scenarios for the planning and design process</li> </ul> <p>» Topics covered included:</p> <ul style="list-style-type: none"> <li>&gt; Outcomes of a meeting with Willoughby City Council</li> <li>&gt; The results of a tree survey</li> <li>&gt; The potential to relocate the Water Burley Griffin Puppets to the site</li> <li>&gt; Traffic planning</li> <li>&gt; The potential for a Design Excellence Competition for the project</li> </ul>
October 2018	Meeting with QLC & WBGS	<p>» The project updated community groups on progress of the project. Topics of discussion included:</p> <ul style="list-style-type: none"> <li>&gt; Feedback on the latest design concept, including concerns regarding the scale of the building versus public space and amenity</li> </ul>

Timing	Engagement activity	Notes
		<ul style="list-style-type: none"> <li>&gt; Traffic, parking and access, particularly the intersection of Edinburgh Rd &amp; Eastern Valley Way</li> <li>&gt; A desire to retain Castlecrag's 'village feel'</li> <li>&gt; Feasibility, including a recognition from the community that financial feasibility was an essential component for the project to proceed. The community acknowledged the requirement to build to a FSR of 2.2:1 in order to deliver a reasonable financial return</li> <li>&gt; The potential for the CPA and WBGS to participate in the creation of a design brief</li> <li>&gt; Economic feasibility of the project</li> <li>&gt; The planning pathway</li> </ul>
	Presentation to the Castlecrag Progress Association	<ul style="list-style-type: none"> <li>» The Quadrangle project team presented to the community at the CPA meeting. The presentation covered: <ul style="list-style-type: none"> <li>&gt; The expectations of Willoughby City Council's planning department</li> <li>&gt; An arborists report regarding trees on the site</li> <li>&gt; Recognition of the importance of the Griffins' legacy</li> <li>&gt; In-principle agreement to hold a Design Excellence Competition</li> <li>&gt; Project timing and the planning pathway</li> </ul> </li> </ul>
October-November 2018	Meetings with immediate neighbours	<ul style="list-style-type: none"> <li>» Meetings were held with the immediate neighbours of The Quadrangle to understand the potential impacts of development and obtain a greater understanding of their position</li> <li>» Issues discussed with stakeholders included light access to neighbouring properties, vehicular movement, proposed height and density of the project</li> </ul>
December 2018	Meeting with Willoughby City Council	<ul style="list-style-type: none"> <li>» The project team met with Willoughby City Council (WCC) representatives, including WCC's CEO, to provide an update on community consultation undertaken since the last meeting, and to discuss alternate avenues reaching a decision regarding the development sooner</li> <li>» At the meeting the project team explored the planning process and the possibility of lodging a Development Application (DA) instead of a Planning Proposal (PP). Council's CEO advised that Council had agreed to the DA process for another site when the design was consistent with a planning strategy for the site</li> </ul>
	Meeting of the QLC	<ul style="list-style-type: none"> <li>» The Quadrangle project team met with the QLC to update the group on progress and the outcomes of the meeting with Willoughby City Council (WCC)</li> <li>» Topics covered were: <ul style="list-style-type: none"> <li>&gt; Discussion regarding the desired FSR expressed by WCC and the FSR proposed by Greycliff</li> <li>&gt; The current poor financial performance of The Quadrangle shopping centre</li> <li>&gt; Community concerns regarding traffic management, and Greycliff's commitment to commission a traffic report</li> </ul> </li> </ul>

Timing	Engagement activity	Notes
		<ul style="list-style-type: none"> <li>&gt; Greycliff's desire for the community to participate in the Design Excellence Competition to establish the ultimate design of the project</li> <li>&gt; Next steps for the planning and design processes</li> </ul>
February 2019	Project team meeting with the QLC & WBGS	<ul style="list-style-type: none"> <li>» The Quadrangle project team met with the QLC and WBGS to update the community on progress and to table the Design Excellence Competition process and traffic report</li> <li>» Topics covered included: <ul style="list-style-type: none"> <li>&gt; An outline of the proposed Design Excellence Process, including methodology, timing, jury selection and potential participating architects. It was noted the process was established on the basis of community feedback received previously. A draft of the proposed process was provided to the CPA and WBGS for their feedback</li> <li>&gt; Traffic consultant Tim Rogers (of CBRK) outlined the process undertaken for the Traffic Report. Attendees were assured parking would be in compliance with the DCP from Willoughby City Council. CBRK's primary finding was that the redevelopment as proposed would not noticeably impact traffic flow. If proposed RMS alterations were implemented, the intersection of Edinburgh Rd and Eastern Valley Way would be safer but queueing times would be longer</li> <li>&gt; Greycliff resolved to proceed with the Design Excellence Competition ahead of lodging a Planning Proposal</li> </ul> </li> </ul>
May 2019	Meetings with community groups: CPA, WBGS, FoTH	<ul style="list-style-type: none"> <li>» In May 2019 the project team met with the leadership of the three primary community representative groups within Castlecrag</li> <li>» Key topics addressed were: <ul style="list-style-type: none"> <li>&gt; The importance of a collaborative approach with the community in order to build something of value for Castlecrag residents</li> <li>&gt; The poor financial performance of the existing Quadrangle shopping centre</li> <li>&gt; Options of varying heights and designs in order to meet the need for open community space, an appropriate mix of retail and apartment space, and community expectations around height and mass</li> <li>&gt; Greycliff's commitment to work with the community on the future of the project, and also to holding a Design Excellence Competition involving the community, with a two-scheme competition agreed as the best course of action. The CPA and WBGS were invited to suggest architect participants for the Competition</li> </ul> </li> </ul>
August 2019	Meeting with community groups: CPA, WBGS, FoTH, WEPA	<ul style="list-style-type: none"> <li>» In August 2019 the project team met with the leadership of several community groups</li> <li>» Key topics covered were: <ul style="list-style-type: none"> <li>&gt; The key challenges to transforming the Quadrangle shopping centre were recognised: traffic; the interaction of commercial viability and design excellence; design challenges and the Design Excellence Competition</li> </ul> </li> </ul>

Timing	Engagement activity	Notes
		<ul style="list-style-type: none"> <li>&gt; The architects participating in the Design Excellence Competition – fjmt, Tzannes and Tonkin Zulaikha Greer - were noted by all parties. Further, the Competition methodology was outlined</li> </ul>
October 2019	Letter to Castlecrag residents	<ul style="list-style-type: none"> <li>» On 30/10/19 Greycliff distributed a letter to Castlecrag residential properties.</li> <li>» Key points made in the letter included: <ul style="list-style-type: none"> <li>&gt; An outline of the community engagement conducted, to date</li> <li>&gt; The announcement that the Design Excellence Process was underway, participants had been inducted and jurors appointed</li> <li>&gt; An invitation to view the dedicated project website, and also to attend on-site community information sessions, to be held on 16/11/20 and 17/11/20</li> <li>&gt; A statement addressing rumours re: design principles for the project and the site's value</li> </ul> </li> </ul>
November 2019	On-site community information sessions	<ul style="list-style-type: none"> <li>» On Saturday, 16/11/20 and Sunday, 17/11/19, Elton Consulting and Greycliff held community information sessions at the Quadrangle shopping centre</li> <li>» The purpose of the sessions was to engage Castlecrag residents and provide background information about the proposed redevelopment of the centre, and allow residents to view the proposed schemes submitted by the participants in the Design Excellence competition: fjmt, Tonkin Zulaikha Greer and Tzannes</li> <li>» Between 150 and 200 people attended the sessions, with Elton Consulting speaking to 52 attendees directly</li> </ul>
November 2019	CPA meeting	<ul style="list-style-type: none"> <li>» The architects participating in the Design Excellence Competition addressed the CPA meeting held at the Willoughby Park Bowling Club</li> <li>» Key points noted were: <ul style="list-style-type: none"> <li>&gt; A group of four Castlecrag residents made a motion for the CPA membership to endorse their vision for the Quadrangle site, including setting limitations to height and mass</li> <li>&gt; The CPA leadership stressed several times during the meeting that any vote moved and taken would be informal and simple a view of sentiment from those assembled</li> </ul> </li> <li>» In the week following the meeting, the results of the Design Excellence Competition were announced on the project website</li> </ul>
February-March 2020	On-site pop-up engagements	<ul style="list-style-type: none"> <li>» Between Friday, 28/2/20 and Sunday, 1/3/20, Elton Consulting and Greycliff staff conducted a series of pop-up engagements at the Quadrangle Shopping Centre at Castlecrag.</li> <li>» The purpose of the engagements was to: <ul style="list-style-type: none"> <li>&gt; Update Castlecrag residents about the revised scheme produced by architects fjmt</li> <li>&gt; Allow residents to review the revised scheme in detail, and ask questions about the amended design and the project's future</li> <li>&gt; Determine the sentiment of Castlecrag residents towards the revised scheme</li> </ul> </li> </ul>



Timing	Engagement activity	Notes
		» Over the course of three days, a total of 291 people attended pop-ups. Elton Consulting conducted exit polling, capturing the views of 79 attendees (27% of attendees)

*(More detail on these engagements – including presentations and meeting minutes – can be found in the Appendices)*

## 2.4 Images: face-to-face engagement



*(L) July 2018 – project architect Bruce Swalwell presents at the community workshop*



*November 2019 – Castlecrag attend community information sessions held at the Quadrangle shopping centre to view results of the Design Excellence Process*



*November 2019 – (L) Castlecrag residents view display boards while waiting for the CPA meeting to commence; (R) Dr Tim Greer of Tonkin Zulaikha Greer addresses attendees on his firm's submission to the Design Excellence Competition*



*(L) March 2020 – Castlecrag residents view the winning design for the Design Excellence Competition, by architecture firm fjmt*

## 3 What we heard

### 3.1 Key themes of the engagement

Throughout the two-year engagement process, there were five persistent themes to feedback gathered from the community:

- » **Transport:** residents expressed concern about the potential for the development to increase traffic congestion, particularly waiting times at the intersection of Edinburgh Rd and Eastern Valley Way. Further, the preservation of existing parking spots at the centre was considered essential
- » **Community:** Castlecrag residents stressed the importance of preserving the suburb's unique 'village feel'
- » **Design democracy:** there was strong support for the Design Excellence Competition process and community participation in it, via the Castlecrag Progress Association and the Walter Burley Griffin Society
- » **Design heritage:** residents felt it was crucial the ultimate design of the Quadrangle Castlecrag be sympathetic to the architectural principles of Walter Burley Griffin and Marion Mahoney Griffin
- » **Nature & landscape:** stakeholders desired the retention of all living trees on the site

Initially, the community rejected any proposal for development over three storeys, with particular concerns regarding overshadowing and solar access. As engagement progressed and the community saw effort from Greycliff to address issues of scale versus public space and amenity, concerns then became focused on floor space ratios (FSR) and feasibilities. This issue of 'community versus commercial' was directly addressed at every opportunity, and the messaging was clear: a three-storey design was possible, but would not provide the desired public open space, and this was an outcome Greycliff would not consider. A FSR of 2.2:1 was required in order to be feasible.

Towards the end of the community engagement process, stakeholders became more comfortable with a structure over three storeys if open community space at ground level could be guaranteed.

Ultimately, despite very vocal opposition from a very small minority of residents, support for the redevelopment of the Quadrangle Castlecrag can be demonstrated by exit polling at the final community engagement event, a series of on-site pop-ups held in February and March 2020, at which:

- » **A total of 77.2% of attendees were positively disposed to the scheme and redevelopment of the site**
- » Only 7.5% of attendees were negatively disposed to the scheme and redevelopment of the site
- » 15.1% were neutral

### 3.2 Feedback in detail

The following table outlines key feedback points over the course of the two-year community engagement exercise.

**Table 2 The evolution of feedback**

Timing	Engagement activity	Primary feedback received from the community
March 2018	CPA public meeting	<ul style="list-style-type: none"><li>» Residents would not support development over three storeys</li><li>» There is concern regarding the potential for a development to overshadow neighbouring properties, and for traffic congestion to increase at the corner of Edinburgh Rd and Eastern Valley Way</li></ul>

Timing	Engagement activity	Primary feedback received from the community
		» Some residents supported the development as a means to downsize within the suburb
April 2018	Establishment of Quadrangle Liaison Committee (QLC)	<ul style="list-style-type: none"> <li>» There is concern for the health of existing trees on the Quadrangle site</li> <li>» Residents were curious about the FSR for the development. It was pointed out building height could be reduced but would result in less open community space</li> </ul>
June 2018	Meetings with community groups	<ul style="list-style-type: none"> <li>» Community groups were happy to participate in workshops to inform the design and planning process</li> <li>» There were concerns regarding overshadowing, solar access and the availability of carparking in the redeveloped centre</li> <li>» Residents queried the intended planning pathway</li> <li>» There was an acknowledgement that redevelopment of the site must be commercially feasible</li> </ul>
July 2018	Community workshop 1	<ul style="list-style-type: none"> <li>» Any redevelopment of the Quadrangle site should be sympathetic to the flora of Castlecrag, and landscaping and the greening of buildings/terraces was desired</li> <li>» Pedestrian access is vital and should be linked with the public domain</li> <li>» The ultimate design for the site should avoid creating wind tunnels</li> <li>» Consideration should be given to using part of the Quadrangle site to alleviate traffic congestion through the intersection of Edinburgh Rd and Eastern Valley Way</li> <li>» Understanding the Griffin legacy was key to a successful redevelopment of the Quadrangle site</li> <li>» Layering of buildings and open public space were important traits</li> <li>» There was underlying demand for smaller dwellings in Castlecrag, which currently was dominated by single-family dwellings. Ideally, the local community would have first preference for purchase of apartments in the new property</li> <li>» Residents encouraged Greycliff to test 2.2:1 FSR, with as much floor space as possible below ground level to minimise height</li> </ul>
August 2018	Meeting of the Quadrangle Liaison Committee (QLC)	<ul style="list-style-type: none"> <li>» Trees frame the entry point to The Quadrangle and should be preserved</li> <li>» The community queried the options for height, setbacks and FSR for the development. It was again pointed out building height could be reduced but would result in less open community space</li> <li>» Residents expressed an interest in placing the Bim Sculptures on the site</li> </ul>
	Community workshop 2	<ul style="list-style-type: none"> <li>» Residents suggested placing the Bim Sculptures on the site</li> <li>» The current number of on-street parking spots should be retained</li> <li>» Attendees were opposed to an option on the basis of height, saying it would affect the 'village feel' of Castlecrag. Instead,</li> </ul>



Timing	Engagement activity	Primary feedback received from the community
		<p>residents preferred an option for a three-storey structure above Edinburgh Rd</p> <p>» Community members clearly preferred one of the three initial design concepts put to the meeting, although there was concern about height and a preference to reduce FSR below 2.2:1</p>
October 2018	Meeting with QLC & WBGS	<p>» Residents expressed concern that the health of existing trees on site be preserved</p> <p>» Community representatives expressed a desire to know more about cost, assumptions and the anticipated return on investment</p> <p>» Castlecrag residents were likely to react negatively if 80 apartments were proposed for the site</p>
	Presentation to the Castlecrag Progress Association	<p>» Concern was expressed that the redevelopment would lead to increased density, traffic and parking issues</p> <p>» Some members of the community conducted their own, independent financial study and concluded that Greycliff's own feasibility studies were reliable</p>
December 2018	Meeting of the QLC	<p>» Transport and traffic were the most important topics to the community at the time. Community representatives were keen for Greycliff to fast-track the traffic report</p> <p>» It was important for Griffin design principles to be followed in the design</p> <p>» Residents appreciated the community engagement undertaken, to date</p>
February 2019	Project team meeting with the QLC & WBGS	<p>» Community groups agreed that the indicated Design Excellence Process was sound</p> <p>» The issue of 'community versus commercial' was raised by residents, and this was addressed by the project team: a three-storey design was possible, but would not provide the desired public open space, and this was an outcome Greycliff would not consider. A FSR of 2.2:1 was required in order to be feasible</p>
May 2019	Meetings with community groups: CPA, WBGS, FoTH	<p>» The community has mixed feelings about the redevelopment: some acknowledge demand for residential apartments, others are opposed to the development. In summary, the overall feeling was that the majority agreed that development must occur on the site and are not opposed to residential apartments, but would oppose a building considered to be too high or bulky. Further, there is acknowledgement that a residential component is required to make the redevelopment viable</p> <p>» Residents acknowledged the existing Quadrangle shopping centre did not meet the needs of the community, and was also struggling financially. Further, community sentiment had shifted over the consultation period: it was felt the majority view in the community was that redevelopment must ultimately occur, and most saw the need for apartment living, but residents were opposed to excessive height and bulk</p>

Timing	Engagement activity	Primary feedback received from the community
		<ul style="list-style-type: none"> <li>» There was support for a two-scheme Design Excellence Competition amongst community groups</li> </ul>
August 2019	Meeting with community groups: CPA, WBGS, FoTH, WEPA	<ul style="list-style-type: none"> <li>» The process for the Design Excellence Competition was agreed by the community groups. Further, community groups were invited to indicate their preferences for participating architects and jurors</li> <li>» Residents supported the placement of a Post Office and pharmacy in the redeveloped centre, but were opposed to large supermarket chains</li> <li>» The WBGS provided a set of Griffin-sympathetic design guidelines, and the project team committed to review these and incorporate them into the Design Excellence Competition brief for architects, where appropriate</li> <li>» Community members congratulated Greycliff on the standard of community engagement for the project, to date</li> </ul>
November 2019	On-site community information sessions	<ul style="list-style-type: none"> <li>» Between 150 and 200 people attended the sessions. Elton Consulting polled 52 attendees, with the following results: <ul style="list-style-type: none"> <li>&gt; 63.4% were positively disposed to a redevelopment</li> <li>&gt; 25% were neutral towards a redevelopment</li> <li>&gt; 11.5% were negatively disposed to a redevelopment</li> </ul> </li> <li>» Elton Consulting noted the following themes amongst residents who volunteered general comments about the site's redevelopment: <ul style="list-style-type: none"> <li>&gt; Concerns about traffic impacts, parking, structural height and over-shadowing. Typically, residents expressed a desire for 3- or 4-storey schemes, or simply indicated "keep it as low as possible"</li> <li>&gt; Residents feel the existing centre is tired and in need of refreshing, and accept the inevitability of its redevelopment</li> <li>&gt; Several people who indicated they were positively disposed to a redevelopment indicated they wanted to buy an apartment if the redevelopment proceeded, and volunteered their email addresses to receive updates and/or an offer</li> </ul> </li> </ul> <p>(For more detailed feedback from this community engagement session, please see <i>Appendices</i>)</p>
February-March 2020	On-site pop-up engagements	<ul style="list-style-type: none"> <li>» A total of 291 people attended the pop-ups. Elton Consulting conducted exit polling, capturing the views of 79 attendees (27% of attendees). Of these: <ul style="list-style-type: none"> <li>&gt; A total of 77.2% of attendees were positively disposed to the scheme and redevelopment of the site</li> <li>&gt; Only 7.5% of attendees were negatively disposed to the scheme and redevelopment of the site</li> <li>&gt; 15.1% were neutral</li> </ul> </li> <li>» The results represent a significant shift from the previous engagement conducted in November 2019</li> <li>» The pop-up engagements demonstrated Castlecrag residents were now more positively disposed to redevelopment of the</li> </ul>

Timing	Engagement activity	Primary feedback received from the community
		<p>Quadrangle shopping centre site with the revised fjmt scheme</p> <p>» Following these engagements, Greycliff emailed stakeholders to thank them for their attendance and update them on the level of support for the project. Recipients were advised that Greycliff was evaluating its options for a planning pathway, and encouraged them to contact Willoughby City Council to share their feedback</p>

## 3.3 Digital engagement

In mid-2019 a dedicated website for the Quadrangle Castlecrag project was created - <https://quadranglecastlecrag.com.au/>

While principally a means to engage and update the Castlecrag community, the website included a contact page that allowed users to leave a message for the project team.

Between 20/11/19 and 2/3/20, 40 users left comments on the Quadrangle Castlecrag website. Of these,

- » 31 comments were positive about the redevelopment for the Quadrangle site
- » 3 comments were neutral
- » 6 comments were negative

Text comments left by users are listed below, where

- » **Green text** = positive sentiment
- » **Grey text** = neutral sentiment
- » **Red text** = negative sentiment

**Table 3 Website user comments**

Comments (anonymised, in order of receipt)
<p>I am a local Castlecrag resident who will support a well-designed and a well-considered re-development of the quadrangle.</p> <p>I look forward to seeing the progress. Thankyou</p>
<p>Hi</p> <p>I would be interested in an apartment upon completion and would be willing to commit to an off the plan sale but only if the total height above ground level is 3 stories.</p> <p>To facilitate an informed judgement about the visual appearance it would be great if the existing trees shown on your home page were not grossly misrepresented ie they have been substantially increased in height as well as bulk.</p>
<p>We would be interested in potential purchase of a 3 bedroom apt</p>
<p>THANK YOU so very much for going the distance with this project. I am thrilled that we will all have the complete privilege of conducting our shopping and planned and unplanned meetings with friends and family in a building of very great contextual sensibility and quiet grace. I suspect that at times you have all felt that the extraordinariness of your commitment to thoughtful architecture was not being understood and that any number of business cases would not allow for the very considerable costs of the competition and its time, quite apart from the cost differences in a build of this quality. But, thank goodness you must have had your own personal meaningful connection to public architecture. We have not done well by future generations in a great number of matters of immense significance so it will be wonderful to have the pleasure of this building knowing that it will</p>



### Comments (anonymised, in order of receipt)

be a positive contribution to the future of Castlecrag and the residents. Truly, thank you for giving us a deep and beautiful articulation of the history and the ideas that constitute Castlecrag.

The latest scheme seems ideal for the site subject to retention of existing parking spaces and crucially, egress for cars direct to Eastern Valley Way without having to first enter Edinburgh Road. The existing traffic congestion at the Quadrangle during busy times is already unacceptably bad without any solution. If the scheme has no solution for potential traffic congestion and reduction of street parking, the scheme should be rejected and the architects dismissed.

As a resident of Castlecrag I fully support the 3/4 level design. It encompasses the key community values of the suburb and the sympathetic design to acknowledge the natural landscape. I would be mortified if the block 3 level design was recommended. Please Willoughby council do not miss this unique opportunity to be leaders in great design for great suburbs such as Castlecrag.

The concept and proposed design look a beautiful attribute to the Castlecrag environs.

Ok. Better than we feared and happy with what is proposed.

I am a new resident of Castlecrag, I strongly support the scheme proposed by Greycliff. The design by FJMT would be great addition to the streetscape and provides public space and amenity. I urge the Willoughby City Council to amend its controls to allow this scheme to proceed. The height of the development is not what is important on this site, it is the public outcomes, which are clearly superior in the development proposed by Greycliff.

Love the finishes & style of the new proposed development. Would be proud to have this in Castlecrag.

Thank goodness! Get it done. It has been too long.

The winning design by fjmt will be a magnificent and artistic gateway to Castlecrag. All the residents of Castlecrag and the wider Willoughby community will be proud to have such a proposed wonderful asset that will benefit all the community into the future. Thank you to Dr Quek and his team for their patience in persisting with such an inspiring vision.

Sensible proposed alternative. Love the character of the new development. Aligns well with Castlecrag.

I consider the design to be very appealing and sits well with the environment of Castlecrag. I strongly support the final design and b liver it will enhance the suburb and stimulate an even stronger community here. I appeal to Willoughby council to approve the design as proposed.

Love the concept design

I would like to support the latest plans to renew the Castlecrag Quadrangle. This development is to be the gateway to Castlecrag which is a unique architectural suburb that has many outstanding architecturally designed homes. Many of these homes have been designed by some of Australia 's leading architects following on from the founding architect Walter Burley Griffin. In this regard it is important to have another leading architect head this very special and significant development.

### Prefer proposed alternative

What is given in a slight height approval in the alternative design is more than made up in the functional and aesthetic values it provides. The current draft scheme seems like a cement block and somewhat similar to cameras square - not aligned to the architectural qualities of Willoughby council's Castlecrag.

I like the new design

I saw the photomontages for the revised 3- and 4- storey proposal last night. I am so pleased that Greycliff has proposed such a beautiful development using a world class award winning architect/firm (fjmt) for Castlecrag's gateway. I love the proposed design and wish to thank Greycliff, Dr Quek and all architects who participated in the design competition. I think we are so lucky that Greycliff bought the Quadrangle, consulted so widely and for so long, listened to the community and produced this beautiful design. I can't wait to see it finished and look forward especially to enjoying more open space for eating and drinking than at present and shopping in the

### Comments (anonymised, in order of receipt)

most beautiful surroundings. We may even live there! Congratulations and THANK YOU to all involved. I do hope it doesn't take too long from now until completion.

It is a pity that such a creditable presentation should be unnecessarily let down by making the comparison between the high quality design proposal and an extreme interpretation of Council's draft strategy. The illustrated interpretation of Council's strategy is such as would be interpreted by a bad designer forcing the extremes of the envelope and this could have the effect of eliciting favourable comments based on an unrealistic comparison. It would have been much better if the design could have been presented solely on its own merits rather than by making this comparison that seems to me to be ethically questionable. Perhaps this is the result of strategic advice given by others?

Hi, I'm very interested in purchasing a 2 bedroom unit in the future, if Dr Quek is the owner. So please let me know once things get to that stage. Thanks!

I fully support the new development of the quadrangle with the Scheme proposed by Greycliff and architects fjmt rather than the proposal that would be done in consideration of Willoughby council rules. The design by Greycliff is imaginative, in keeping with the natural environment surrounding it, and would be a huge asset.

Dear Mayor, Councillors, CEO, and Planning Officers, I strongly support the new 'Compromise Design' for the Castlecrag Quadrangle Redevelopment which was exhibited to the public this weekend by Dr Quek. This is an outstanding FJMT 'compromise design' commissioned by Dr Quek. I respectfully submit that it is aesthetically very suitable for Castlecrag, and would be a wonderful community asset and create an attractive and appropriate gateway for Castlecrag. I note that, to my understanding, not one of the three architectural firms or five independent judges raised any query re aesthetics, bulk or scale to the earlier proposed FSR of 2.2 : 1 or the set back partial fourth floor on which the 3 concept designs were submitted. That is EIGHT expert opinions who felt that with a sensitive moulding of the structures to the ridgetop topography, these two elements were satisfactory. It is a sorry situation for Council to effectively force design and construction of a commercially feasible design which complied with Council's LCS 3 storey and  $FSR \leq 1.8$  restrictions to be a bland unimaginative box without open space. Willoughby Council aspires to being a world class local government authority. Here is an opportunity to show vision and leadership by recognising the exceptional design and appraisal process that Dr Quek has initiated (and at considerable expense), and resulted in a design that has the support not only of the CPA, but also WBSG and the many architects and planners who reside in Willoughby, and especially Castlecrag.

Not in consideration for larger accommodation for families. One bedroom only is not in the best interest of growing community. As population dies younger families are looking for homes the design looks like blocks stuck together ugly. Public area and space is too small. This district is beautiful and green with an old world class blocks stuck together loses that feel.

We have viewed the visuals and model of the proposal for the Quadrangle at Castlecrag and support the alternative plans being proposed , ie the 4 story plans. Really like the staggered facade and greater public space and better design. Thanks

I would strongly support the quadrangle proposal. The set back, open space and community amenity is much better than what could be built given the councils current draft strategy.

We visited the new plan today at the shop in the Castlecrag Quadrangle. We believe it us a great initiative for Castlecrag. The design is a a clear indication that Dr Quek cares about sustainability, the community feelings, the environment and creating a village atmosphere with a viable compromise between development and liveability. We met Dr Quek and was impressed with his forward thinking and his continual community engagement. Shops in the village should include super market, butcher, High St type baker, chemist, cafes and selection of restaurants and professional services offices. We also hope the apartments are appropriate for the area - mostly 2 & 3 bedroom up market residences that would be attractive to down sizers - something sadly lacking in the area. Congratulations to Dr Quek and we urge Willoughby Council to approve this quality development which is clearly the desire of the vast majority of the Castlecrag community.

Like the proposed design but as a resident of Raeburn Avenue I do have serious concerns about the implications on traffic at the top of our street ( which is already gridlocked every morning) both during and after the construction phase and would like to request that this gets serious and careful consideration please.

### Comments (anonymised, in order of receipt)

Castlecrag is a heritage site and an important mark in our state's architectural heritage. This design concept ignore this heritages. It ignores public amenity, space, liveability and the enjoyment of citizens. It's intrusive, ugly, brutalist. It loook less like a community space and more like an institutional one. And if there is consideration for apeartmrnt living (and why.,) then space that accommodates contemporary living requirements is the minimal requirement. This is community. The council and its design team should know better. Back to the drawing board, please.

I am very impressed by the outstanding FJMT 'compromise design' commissioned by Dr Quek. I believe it is a world class design, aesthetically very suitable for Castlecrag, and would be a wonderful community asset. By comparison any commercially feasible design which complied with Council's LCS 3 storey and FSR<=1.8 restrictions would be an 'ugly, unimaginative box' with no open space: it would definitely not create an inviting entrance to the Castlecrag peninsula. I sincerely hope that Dr Quek will proceed with his exciting concept and that Council will see the wisdom of his proposal. Castlecrag is ready - we want and need the vision of Dr Quek to reinvigorate our local shopping centre.

We love what you are proposing. We wouldn't want to deal with other Builders. Good choice of architect!

A beautiful design that fits in with the character of Castlecrag. This project would invigorate the suburb and help keep it a lovely place to live.

Please,Please proceed with this development. It is a great design for a failed shopping centre. If the Council officers are reticent please go to the next phase quickly with application to the planning pannel. We have many who love the concepts but are never going to put pen to paper. There is still the gang of four who may not approve? 4 out of say 3000. It will form a wonderfull gate way to our suburb. Please proceed.

I am supportive of the scheme proposed by Greycliff and fjmt. I feel it is well designed for the location and landscape. The tiered approach of 4 storeys at the corner reducing to 3 storeys further along Edinburgh Rd is appropriate. The design is pleasing with appropriate breaks to lessen the visual impact, as opposed to the council block style approach which appears heavy and dense in nature. I am also favourable to the linkages to the rear track and public spaces provided with the Greycliff scheme.

As a long term resident in Castlecrag, I believe that the "proposed alternative" design is very nice and fits with the spirit of Castlecrag. I hope that it will be chosen. Thanks in advance for your consideration.

I think that the proposed development is imaginative, unlike most development that we see nowadays that tend to be just concrete boxes. The facades are well articulated such that the bulk of the building is reduced, the materials are varied makeig the overall development quite pleasing to the eye. The new public areas will ensure that the Quadrangle stays as a centre for the community and the shops will ensure that local trade is nurtured. I support this proposal as I really think that it satisfies the needs of the Castlecrag community as well as satisfying commercial requirements.

I definitely prefer Greycliff's design to Council's however I still think 3-4 storeys is too high and will detract from the Griffen estate. The established trees in these photos will take many years to grow and until this time, the buildings will not be softened with greenery. I don't think Castlecrag can handle the population surge that these residences would bring and furthermore, I think it brings too much of a commercial space to Castlecrag. It is far too dense, boxy and heavy for Castlecrag. I think a redevelopment can be done without being so large in size and scale

I love the new proposal from Dr Quek. I hope council supports.

When the project is built you would have to consider the effects of the built conserning the local shops and the local resident because the building is going to effect traffic and they will not be happy with the change. You will also need to consider the new parking restrictions and parking below IGA

## 4 How feedback impacted design

At the inception of the project three years ago, the brief from Greycliff Castlecrag Pty Ltd (the proponent) was for a building of up to six storeys above Edinburgh Road with a FSR of 2.2:1. The proponent was aware of a proposal some 10 years previously of possibly eight to 10 storeys which had been rejected by Willoughby City Council and the community. After preliminary designs were prepared by Bruce Swalwell Architects, the designs were discussed with the CPA, which made clear its opposition to a scheme greater than three storeys above Edinburgh Road.

During this time, Council consultants Architectus prepared a draft Urban Design Study of the Castlecrag Centre as part of a wider study of all local centres in Willoughby LGA. The draft urban design study, placed on exhibition from November 2017 to January 2018, postulated a building of up to five storeys above Edinburgh Road on The Quadrangle site with a FSR of 1.8:1. Concurrently, the proponent carried out a detailed financial feasibility for the proposal which concluded that a building of four to five storeys and FSR 2.2:1 would be viable. The degree of coincidence between the draft urban design study and the proponent's feasibility encouraged the proponent to continue its community and Council engagement.

In February 2019, at a meeting of the CPA and WBGS, the proponent committed to holding its previously announced design excellence competition ahead of any planning proposal. Three prominent and award winning architectural firms, whose nominations were agreed to by the WBGS and CPA, were invited to contest the competition which was held in October/November 2019. The brief for the competition was for two schemes, one at four storeys and one at five. The FSR was set at 2.2:1 with 1.8:1 above Edinburgh Road.

Francis Jones Morehen Thorp Architects (fjmt) was declared the winner in December 2019, only after all schemes were presented to a general meeting of the CPA. At the meeting, the community made clear its preference for a lower, four storey or even three, scheme. However, community support for the scheme had increased markedly.

Following the CPA meeting, the proponent requested fjmt to investigate a lower scheme after Council made clear its preference for a three-storey scheme with FSR 1.6:1 at or above Edinburgh Road level. A partly three- and partly four-storey scheme, with FSR of 2.0:1, was prepared by the architects and a further financial feasibility conducted.

In December 2019 Council adopted the Local Centres Strategy with The Quadrangle site designated for three storeys and FSR 1.8:1, with 1.6:1 at or above Edinburgh Road. Council's decision was based only on feedback it received in response to its exhibition of the draft urban design study. This was despite proponent submissions as to feasibility and the quality of the final scheme resulting from the design excellence competition. Community engagement data at this time showed an increasing acceptance of the proponent's proposals.

Throughout the lengthy engagement and planning process the proponent has worked assiduously to find a balance between community views, Council planning studies and financial sustainability. Community engagement has been seriously considered and the final scheme, with FSR 2.0:1 and at three/four storeys, now has the open support of the CPA committee.

# 5 SEARS compliance

## Planning Secretary's Environmental Assessment Requirements (SEARS)

The developer of the Quadrangle Castlecrag is required to demonstrate certain standards of community consultation in order to meet the requirements of:

- » *Section 4.12(8) of the Environmental Planning and Assessment Act 1979*
- » *Schedule 2 of the Environmental Planning and Assessment Regulation 2000*

Specifically, the EIS must include a report describing pre-submission consultation undertaken, including a (1) record of the stakeholders consulted, (2) the issues raised during the consultation and (3) how the proposal responds to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.

This document addresses the SEARS requirements, thus:

**Table 4 Addressing SEARS requirements for community consultation**

Requirement	Location of relevant content
<i>(1) A record of the stakeholders consulted</i>	» Section 2.1: Stakeholders identified
<i>(2) The issues raised during the consultation</i>	» Section 2.3 Timeline of engagement » Section 3.1 Key themes of the engagement » Section 3.2 Feedback in detail
<i>(3) How the proposal responds to those issues</i>	» Section 4: How feedback impacted design

# 6 Appendices

The following pages detail minutes of meetings with community groups, incorporating some engagement materials used, and the front page of the dedicated community engagement website.

## 6.1 Meeting notes & presentations



# 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

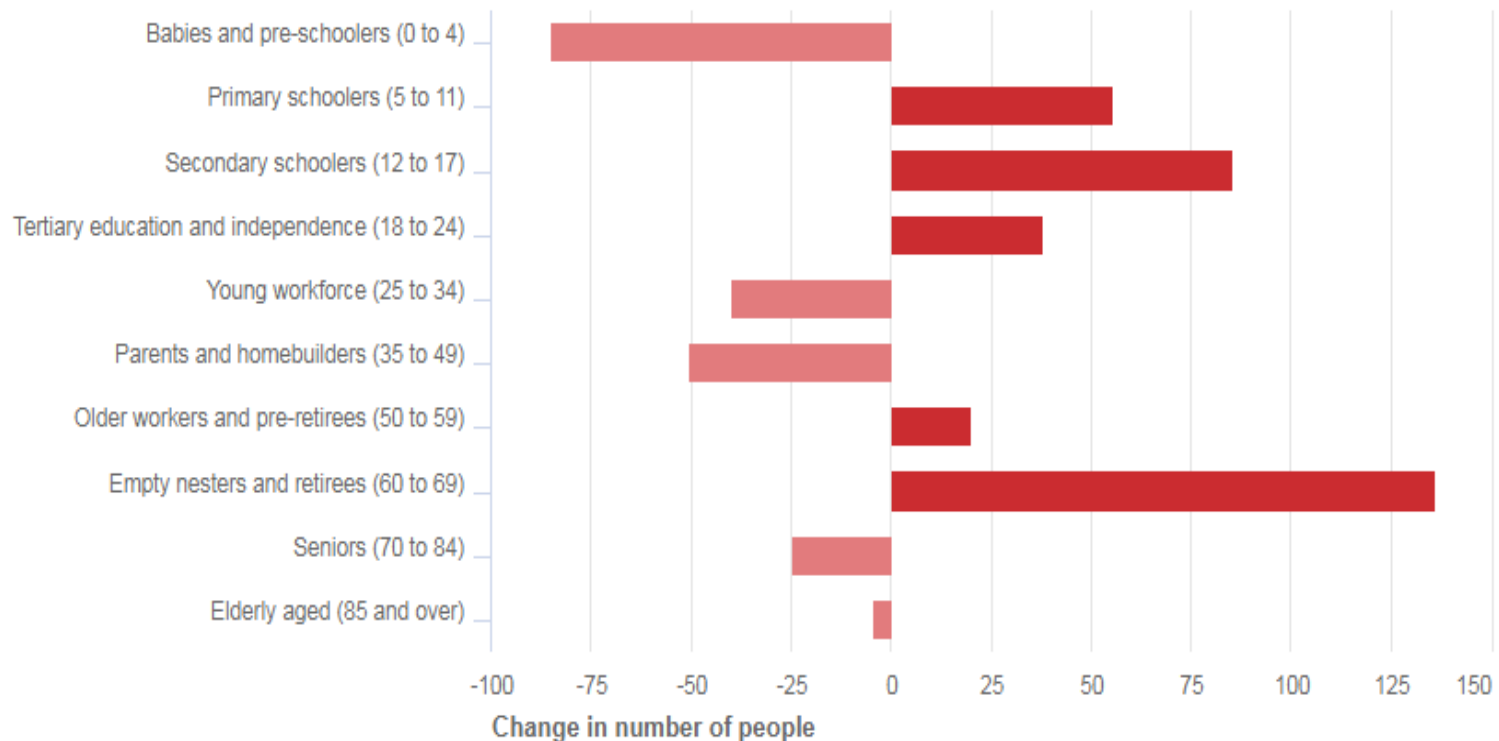


# PEOPLE, PLACE, BUILDINGS

# PEOPLE - past, present, future <sup>BE</sup>

## 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.

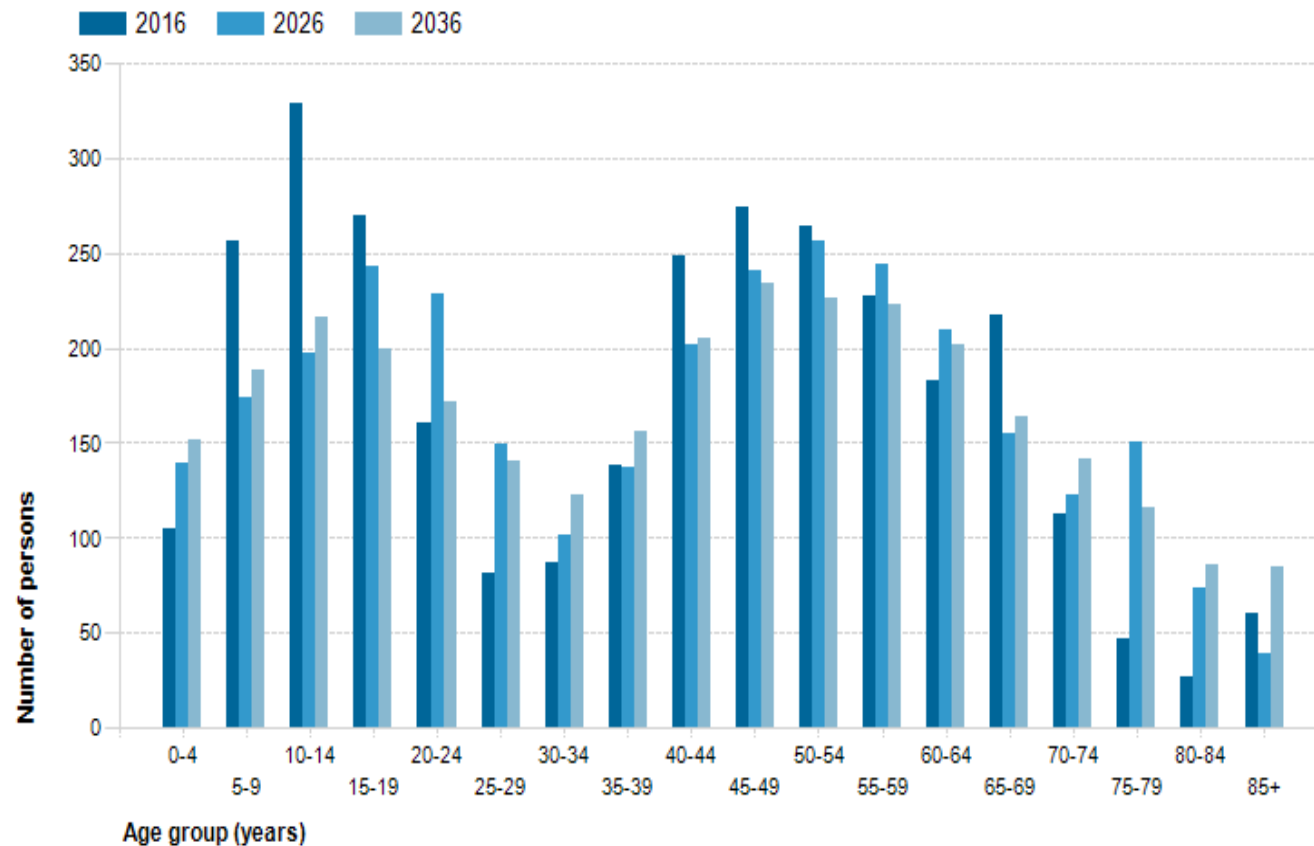
# PEOPLE - past, present, future BE

- 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 CASTLECRAAG 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

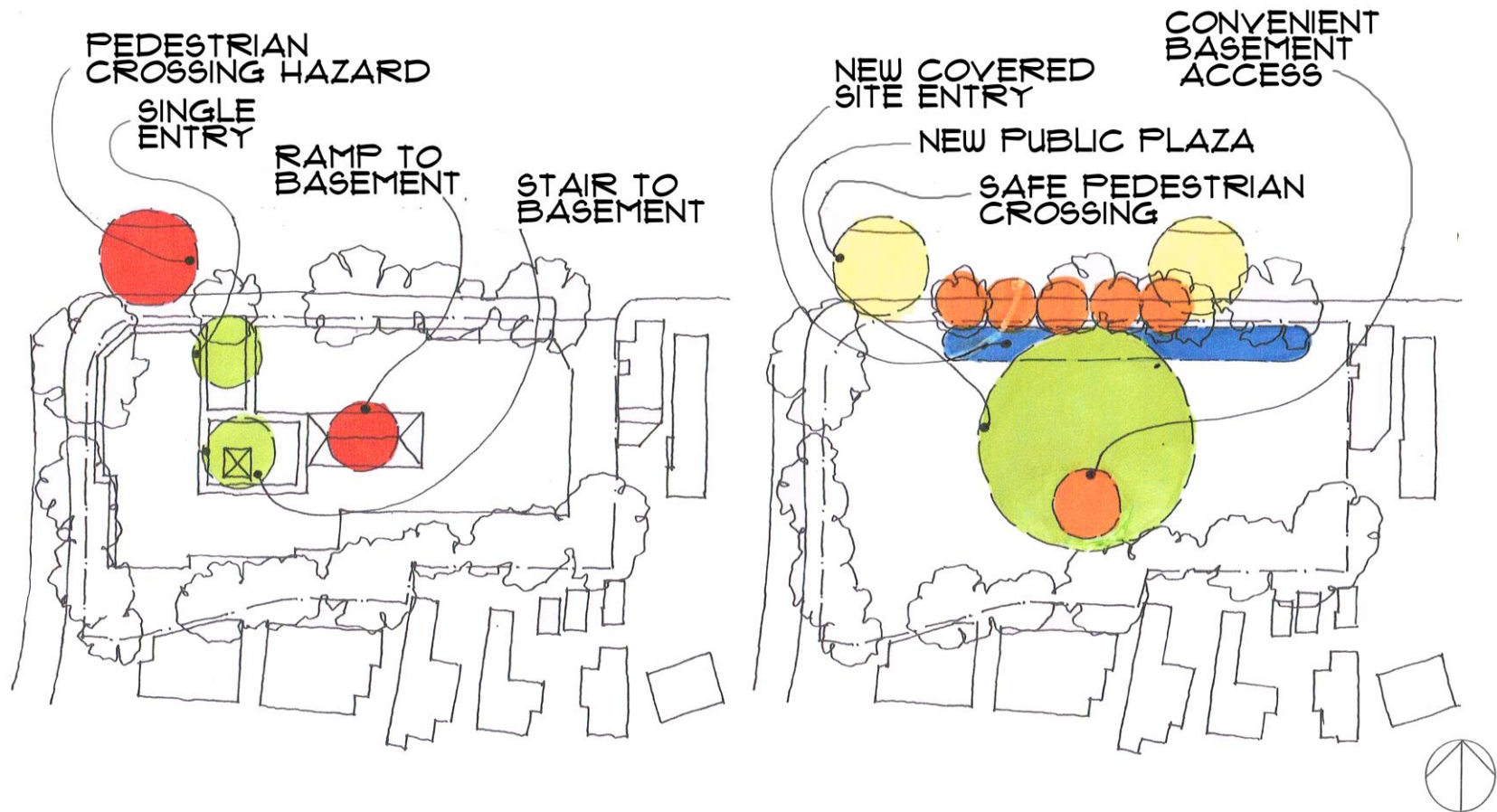


## A Place for Meeting





# DIAGRAM 1 – PEDESTRIANS: CONSTRAINTS & OPPORTUNITIES



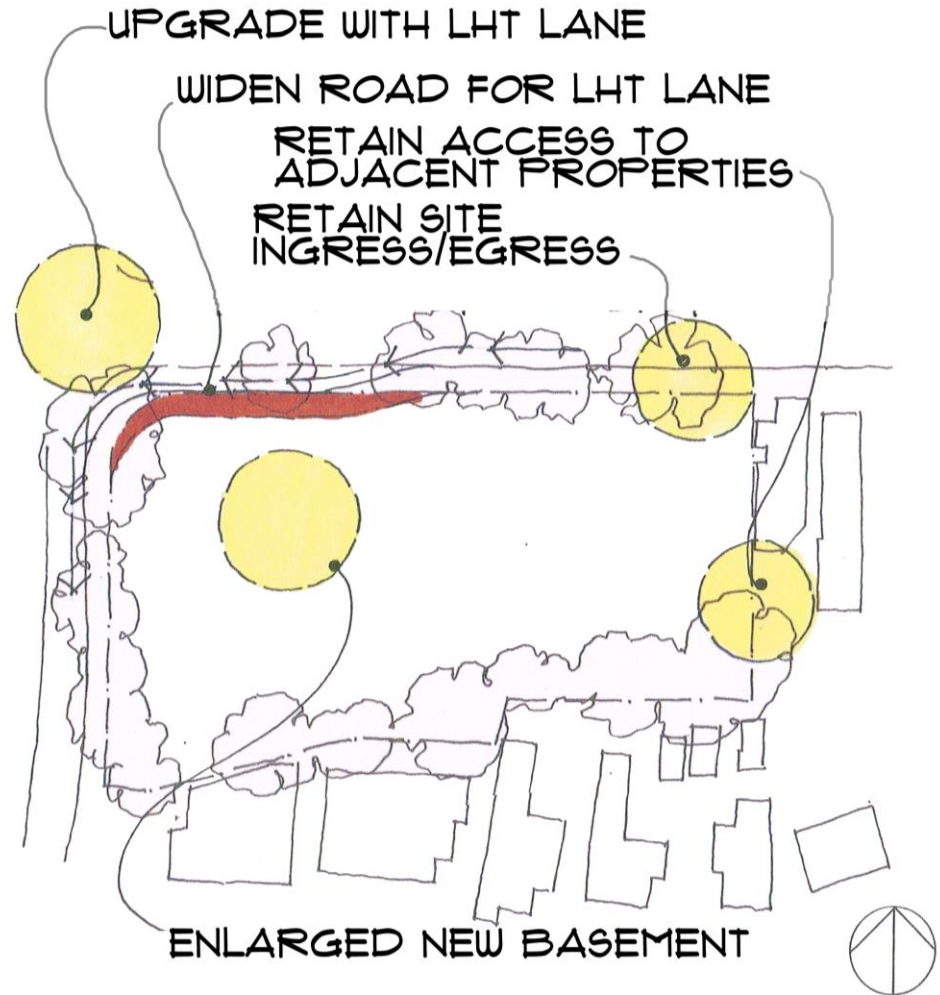
EXISTING

POTENTIAL

## DIAGRAM 2 – TRAFFIC & PARKING: CONSTRAINTS & OPPORTUNITIES

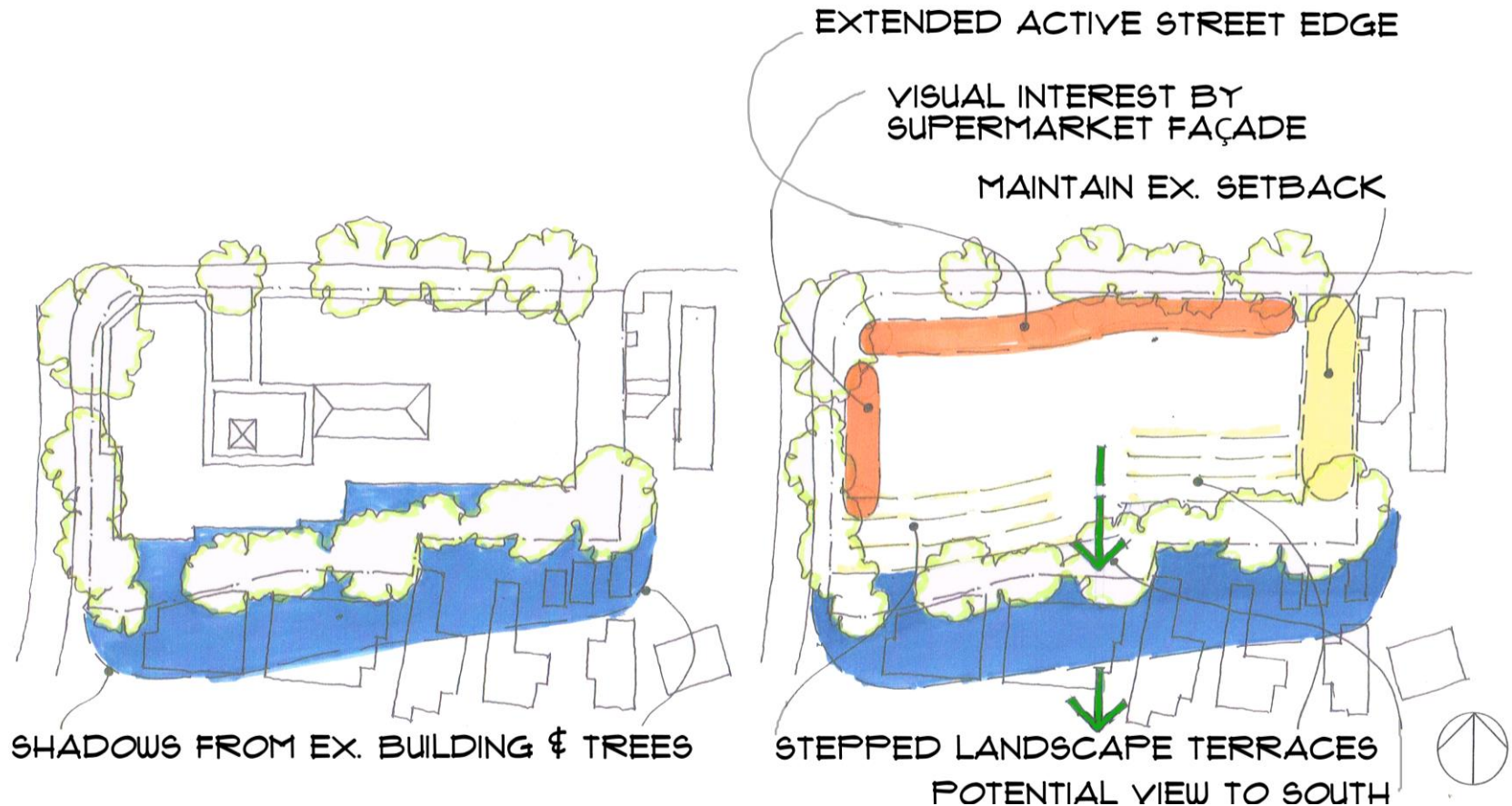


EXISTING



POTENTIAL

# DIAGRAM 3 – RELATIONSHIPS: CONSTRAINTS & OPPORTUNITIES

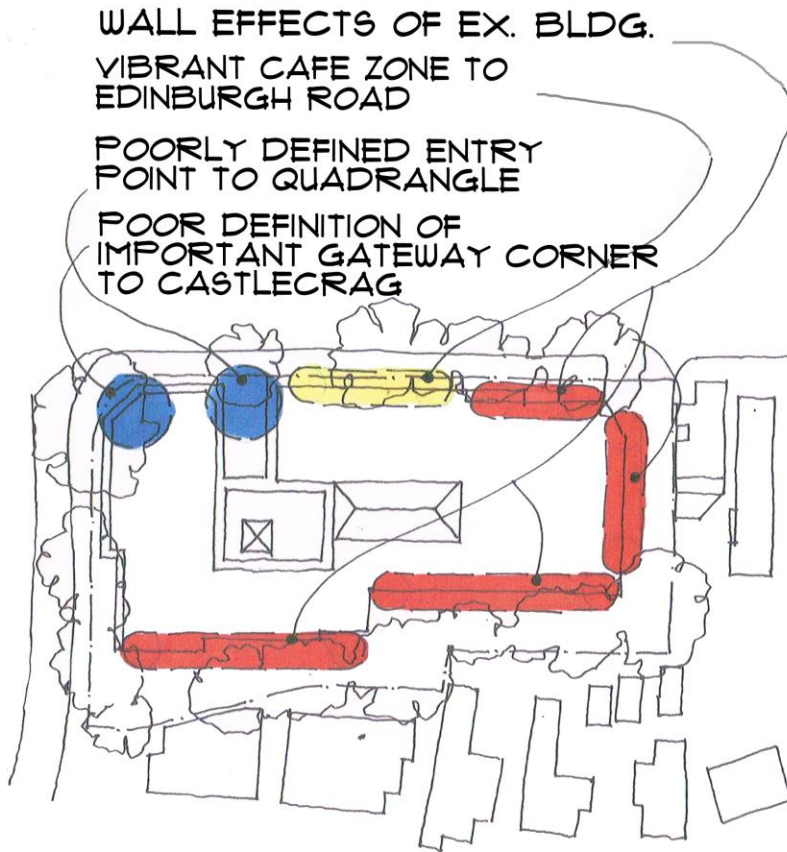


EXISTING

POTENTIAL



# DIAGRAM 4 – BUILT FORM: CONSTRAINTS & OPPORTUNITIES



EXISTING



POTENTIAL

# **MOVING FORWARD**

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

# **QUESTIONS AND DISCUSSION**

# Meeting Note

## The Quadrangle: Walter Burley Griffin Society

<b>Project</b>	The Quadrangle	<b>Date</b>	20 June 2018
<b>Attendees</b>	Brian Elton, Elton Consulting Jeremy Lynch, The Quadrangle Georgia Heighway, Elton Consulting Akky Van Ogtrop, Walter Burley Griffin Society Adrienne Kabos, Walter Burley Griffin Society Janet Hanson, Walter Burley Griffin Society	<b>Time</b>	5.00pm – 5.46pm

Item	Discussion Point
1.	<b>Welcome and introductions</b>
2.	<b>Purpose of this meeting and future consultation</b> <ul style="list-style-type: none"><li>» Brian spoke about the purpose of the meeting and future consultation workshops. It was established that the purpose of consultation is to:<ul style="list-style-type: none"><li>&gt; have a constructive conversation with key stakeholders</li><li>&gt; introduce stakeholders to the core project team</li><li>&gt; talk about what will be viable on the site</li><li>&gt; discern the vision, key principles, constraints and opportunities for the site</li><li>&gt; honour and respect the social context of the site</li></ul></li></ul>
3.	<b>Design principles</b> <ul style="list-style-type: none"><li>» It was acknowledged that there are many people within the suburb looking for more manageable accommodation</li><li>» Brian mentioned that it would be important to embody the Griffin design principles into the future of the site, which include community, connectivity, sustainability and an appreciation of views</li><li>» Carparking was also mentioned as an important factor to consider. Brian acknowledged that there would be a traffic consultant to investigate these issues</li><li>» Brian encouraged Walter Burley Griffin society to participate in the Design and Planning Workshop on the 7<sup>th</sup> of July. The group were happy to attend</li><li>» Brian acknowledged that it was important to try to come to a consensus about the design of The Quadrangle so that it can be showcased to the Castlecrag community.</li></ul>
4.	<b>Group Discussion</b> <ul style="list-style-type: none"><li>» Walter Burley Griffin expressed that they are very keen to take Dr Quek for a walk around the site</li><li>» Overshadowing and solar access are important design principles to interrogate</li></ul>

## 5. The future of the site

- » **Question:** When will the re-zoning application be lodged? **Answer:** Draft of this will be out in September, which is only the beginning of the process with Council
  - » **Question:** Can you elaborate on the project team? **Answer:** Bruce Swalwell is the architect, he has lived in Castlecrag for about 25 years. Michael Neustein is the town planner who has been working for 40 years in this industry. Heritage 21 will present their thoughts on the history of the site at the Planning and Design Workshop. Architecture, Urban Design, Landscape, Heritage, Transport and Social Sustainability specialists make up the core team for this project
  - » **Action:** The group asked if we could provide examples of projects that Bruce has worked with Dr Quek
  - » Brian spoke about the Design and Planning Workshop as a chance to understand what is missing from the commercial space in The Quadrangle right now
  - » **Question:** Have you got a landscape architect in mind? **Answer:** No but we would love to hear your ideas.
  - » **Question:** What is re-zoning? **Answer:** Re-zoning will talk about height, density and planning controls. A Development Application will follow.
- 

## 6. Understanding the vision of the Castlecrag community

- » A well-known sculptor of the Castlecrag community is Bim Hilder – he is the son of the very well-known artist JJ Hilder. Bim designed and built the copper fountain that is near the hospital. He also designed sculptures for the bicentennial reserve. He did a lot of designs for The Quadrangle but none of them were ever built
  - » Brian encouraged group members to bring their ideas and designs to the Planning and Design Workshop
  - » The Walter Burley Griffin society acknowledged that Castlecrag is unique and that they would like it to stay unique
  - » Brian asked if there were any further questions.
  - » No further questions were expressed
- 

## 7. » The meeting was closed at 5.46pm

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# Meeting Note

## Friends of the Haven Amphitheatre

<b>Project</b>	The Quadrangle	<b>Date</b>	20 June 2018
<b>Attendees</b>	Brian Elton, Elton Consulting Georgia Heighway, Elton Consulting Jeremy Lynch, The Quadrangle Glen Gulliver, Friends of the Haven John Metcalfe, Friends of the Haven Richard Newton, Friends of the Haven	<b>Time</b>	6.30pm – 6.55pm

Item	Discussion Point
1.	<b>Welcome and introductions</b>
2.	<b>Overview of consultation to date</b> <ul style="list-style-type: none"><li>» Brian told the group that Dr Quek has now begun the process of thinking about what will be built on The Quadrangle site</li><li>» In the latest edition of The Crag there was a notice about The Quadrangle Community Liaison Committee. This committee will include Gabrielle Morrish; a skilled Architect and Urban Planner, as well as a lawyer, an accountant and various other professionals</li><li>» Brian told the group that we have identified a range of important stakeholders within the community and invited them to our Design and Planning Workshop on the 7<sup>th</sup> of July</li><li>» Brian extended an invitation to Friends of the Haven. They were keen to participate</li><li>» Brian acknowledged that lodgement with Council is a very slow process and we are currently reaching out to interested stakeholders at this stage of the project</li><li>» Brian said that there were many important groups identified, however there is no Chamber of Commerce in Castlecrag and this type of group would have been beneficial to consultation</li></ul>
3.	<b>Upcoming Design and Planning Workshop</b> <ul style="list-style-type: none"><li>» Brian acknowledged that the vision, design principles and interests of the community will be discussed and finalised during two Design and Planning Workshops</li><li>» The first workshop will be held on the 7<sup>th</sup> of July at Willoughby Park Centre</li><li>» Questions we will be posing to the community include:<ul style="list-style-type: none"><li>&gt; What should the vision be for the site?</li><li>&gt; How to we respect the adjoining conservation area?</li><li>&gt; How can we interpret the area and bring in the cultural legacy?</li></ul></li></ul>

#### 4. **Discussion about The Haven Amphitheatre**

- » Brian acknowledged that The Haven Amphitheatre was a very important part of the community
  - » Brian said the design principles of Walter Burley Griffin would be important to consider during the consultation process
  - » Some of the important Griffin design principles identified to date include: community, connectivity, sustainability and an appreciation of views
  - » Friends of the Haven acknowledged that they are not an official group like the Walter Burley Griffin Society but have about 500 supporters and represent more rate payers than the other groups
  - » Friends of the Haven acknowledged that the future site must be commercially feasible
  - » Friends of the Haven were interested to know how many residents of Castlecrag would be able to purchase apartments on the new site.
- 

#### 5. **General discussion**

- » It was noted that many residents have expressed concern that there are not enough car parks in the current complex
  - » It was noted that there is currently high demand in Castlecrag for well-designed, quality accommodation that is easier to manage than a large home
  - » **Question:** How far can you go underground with the design of the new building? **Brian:** probably at least 2 stories
  - » It was acknowledged that the population of Castlecrag is steadily declining and that there is a need for more people, especially to keep the current Quadrangle site afloat
  - » Jeremy acknowledged that the current retail offering struggles to stay afloat
  - » The group acknowledged that Dr Quek is a skilled developer and has a very good track record.
- 

#### 6. **What to expect at the upcoming workshop**

- » Brian acknowledged that we would send an agenda for Saturday 7<sup>th</sup> July soon. In a month or so we will have a second workshop
  - » The project team will come to the workshop with an opportunities and constraints diagram
  - » Brian asked attendees of the meeting to bring along questions like viability of underground parking on the site
  - » The Haven acknowledged that they are looking to create a new community space and if the new building is designed well then it could be beneficial to Castlecrag
-



7. **Fundraising for The Haven**

- » Friends of the Haven acknowledged that the community is upset that nothing has been done about The Haven
- » Friends of the Haven informed Brian that council has put a \$1.3 million figure on a restoration of the Amphitheatre
- » Friends of the Haven costed the reparations at around \$365 000. Council disagrees on the sum
- » Friends of the Haven have approached three councillors. There are currently no councillors willing to be involved
- » The Haven said that the process would not be complicated, but Council is not willing to be part of it

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**General discussion**

- » Brian asked if there were any further questions
- » No further questions were asked

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8. **Meeting close**

The meeting was closed at 6.55pm

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## CASTLECRAG COMMUNITY WORKSHOP

**Saturday 7 July 2018, Willoughby Park Centre**

### Workshop Attendees:

Project Team	Workshop Attendees
» Dr Stanley Quek, Chairman of Greycliff Realty	» Paul Stokes, QLC, President, CPA
» Marcus Chang, Executive Director Greycliff Realty	» Lindy Batterham, QLC/CPA/Editor, The Crag
» Brian Elton, Elton Consulting	» Gabrielle Morrish, QLC
» Bruce Swalwell, Architecture/Urban Design Planner	» Stuart Frith, QLC
» Wendy Salkeld, Elton Consulting	» Adrienne Kabos, WBGS
» Rouzbeh Loghmani, City Planning Works	» Margaret Petrykowski, WBGS
» Stella Fielding, City Planning Works	» John McNery, Patron WBGS
» Jeremy Lynch, Centre Manager, Quadrangle Shopping Centre	» Janette Hansen, WBGS
» Paul Rappoport, Heritage consultant at Heritage 21	» Glen Gulliver, President FOTHA
» Tim Rogers, CBRK, Traffic specialist	» Jack Metcalfe, FOTHA
	» Richard Newton, FOTHA
	» Karen Wilson, FOTHA
	» Julie Skuja, Operations Manager, Glenaeon Rudolf Steiner School
	» Gay Spies, Willoughby Environmental Protection Agency
	» Mark Crew, Castlecrag Conservation Society

### Apologies:

Luke Hastings (QLC), Sophie Farthing (Montessori School), John Steele (QLC), Sandra Odorisio ("The Crag" newsletter)

## BACKGROUND

Greycliff is proposing to redevelop the Quadrangle Shopping Village at Castlecrag. A Planning Proposal will be prepared and submitted to Willoughby Council in October 2018. Greycliff is consulting with the community to seek early input into design considerations for the Planning Proposal.

Early consultation is being undertaken on a voluntary basis by Greycliff, and they have engaged a project team of specialists to assist with this process. There will be further consultation to follow on from this stage alongside the preparation of a Planning Proposal.

In March 2018, the Castlecrag Progress Association (CPA) met with Greycliff's Project Team at a CPA organised public meeting. The purpose of the meeting was to introduce the project to CPA members and to explain the key design principles for the Quadrangle redevelopment concept. Following this meeting, the CPA established a Quadrangle Liaison Committee (QLC), comprising of representatives of the CPA and residents with particular expertise.

The following notes were taken during the Design and Planning workshop on Saturday the 7<sup>th</sup> of July. A selection of community members attended this workshop to provide their input in the early stages of the project.

## INTRODUCTION/PURPOSE/OUTCOMES

The purpose of the workshop was to:

- » inform the community about where Greycliff is up to with the redevelopment project
- » advise of the planning process
- » explain the site context
- » gather feedback on the Griffin legacy
- » discuss adjoining conservation zone
- » consider opportunities and constraints
- » gather feedback on design principles
- » agree to next steps

Workshop outcomes included:

- » a useful discussion about the emerging vision for the site
- » greater understanding of community aspirations and views about potential redevelopment
- » a thorough discussion and agreement for the next steps of consultation

During the workshop, Dr Quek reiterated the importance of community engagement and said that although there will be differing views, all views will be respected. It was noted that the shopping centre was built 40 years ago. The centre is not as busy and not heavily used, tenancies are difficult to fill and it could be described as “dying”. Greycliff hopes to build something that will last for at least 40—50 years and likely longer.

## The Planning Process

It was noted that Willoughby Council is currently undergoing a review of all village centres within the Local Government Area, including Castlecrag. The Consultant Team mentioned that Council’s planning process involves looking at Castlecrag Village Centre as a whole, whereas Greycliff’s process is to only focus on the land that it owns in its own right and prepare a Planning Proposal accordingly.

Council will be briefed about the Community Workshop outcomes. The planning process for the Quadrangle Shopping Village will feed into Council processes.

The project team will continue to be transparent, update Council and share the outcomes of the workshop. During the workshop the project team described the Planning Proposal process so that community members were aware of what was happening.

## Timeframes

The planning process and community consultation steps required mean that the project could take approximately 2-2½ years to plan. Following this process, it is likely that construction would take another 2-2½ years to complete.

## Potential Contamination

Former uses of the site include a petrol station. Any redevelopment studies will need to consider potential contamination and remediation.

## Trees

Existing buildings and trees cast shadows to the south of the site. Minimising the amount of shadowing on site and to the south needs to be considered in design. The neighbouring trees provide a strong visual identification to the area; both from the south of the site and as people enter onto Edinburgh Road.

Attendees expressed that the development should fit in with the nature already in Castlecrag. Trees in Council land across the road need to be considered in any roads or development planning.

The development will also need to consider deep soil areas for tree planting. An arborist report is being prepared and further information will be on hand at the next workshop.

## Easements/Neighbouring property

Greycliff has had initial conversations with adjoining owners to understand their plans, including the squash courts. The 'right of way' in the driveway was also acknowledged. The driveway may be included in the heritage report as that was where two shops were initially established.

## Gateway

It was noted that the future site should be a gateway to the area. Trees were recommended as they assist in creating a gateway to the suburb. This may also be the place for more height and the possible incorporation of Bim's legacy.

## Access

Pedestrian access is vital and should be linked with the public domain. Ground level entrance to shops is important, even if the new supermarket itself is underground. Driveways can create a barrier to access. The cycleway access needs to be considered but not sure of Council/RMS plans on this and end of trip facilities will need to be factored in.

## Public Domain

Footpaths are important and will be important on the site to lead pedestrians to a public domain.

## Climate control

Avoid wind tunnels.

## Traffic

The traffic consultant reported that an assessment of traffic includes consideration on whether access to the site from Edinburgh Road closer to Eastern Valley Way is possible. It was found that this is not feasible due to limited visibility on the road.

Roads and Maritime Services is working on a proposal that may have a turning lane at the main intersection, with potential impact on-street parking. This will be finalised and presented to the Council traffic committee. The details are not available yet, but it may be presented to the local community as well.

The sentiment of the meeting was that the use of part of the Quadrangle site to facilitate a possible left hand turning lane may not be an appropriate solution.

Ensuring that traffic does not destroy a village atmosphere was a key concern. Keeping the site accessible for pedestrians is important. The Balmain/Roselle area manages to achieve this village feel.

Observations were made that traffic generation currently is low due to poor utilisation and access to the Quadrangle carpark.

Traffic planning for the intersection will need to consider any future Council development plans for the wider area.

### Griffin legacy

A key to successful design is understanding the Griffin legacy to incorporate natural materials, landscaping, community, views and vistas and symbolic detailing into the design. It was seen to be important to work with Council Development Control Plan (DCP) documents which clearly set out the Griffin legacy controls. The human scale of WBG and Marion Mahoney Griffin designs was pointed out as well as the village atmosphere which should be achieved in the new design.

### Maintaining the Village Square and feel

Human scale was viewed as important to maintaining the village square and feel of the site.

### Landscaping

Attendees expressed the desire to incorporate landscaping through the greening of buildings/terraces.

### Community

Many were in favour of incorporating the Hilder sculpture and putting the Griffin puppets on display on the new site.

### Site Vision

Due to the site layout it is likely that 2-3 buildings will be part of the design, not one big block. Layering of the buildings and an open public space should be considered.

Attendees expressed the desire for a site that could accommodate spaces for coffee, lunch, informal meetings, access to a supermarket and a green area with native plants.

Attendees expressed the desire to join the public space to the outside to of the site so that there are active edges.

Currently the open space is 500 square metres in total. Attendees said that doctors, dentists and a children's playground would be less important to the site as these are readily available nearby.

### Commercial considerations

The area, it is 5,166 square metres in size. Dr Quek advised that currently the planning controls for the site are 9 metres high 1:1 floor space ratio (FSR). Across the road, controls are 11 metres with a 1:3:1 FSR. Early financial feasibility for the Quadrangle redevelopment show that a 2.2:1 FSR is probably required to facilitate renewal of the shopping centre. Ideally 11,365 square metres with some underground and a mix of retail and residential could be configured to achieve the 2.2:1 FSR. Greycliff are aiming to maintain the current 2,500 square metres of retail.

There was general agreement that there is a demand for smaller dwellings, as currently in Castlecrag there is a large percentage of single-family dwellings. If redeveloped with smaller dwellings, it was asked if the local community could have first preference for purchase.

It was acknowledged that it is about finding the "sweet spot" where development can be financially feasible but is also accepted by the community.

## Summary

In summary the design comments received from the community

- Test 2.2:1 or approximately 11,000 m2 floor space – 2,500 retail with the balance residential
- Locate as much floor space as possible below ground level
- Demonstrate how the Griffin legacy and design principles can be incorporated
- Minimise height
- Incorporate a “village square” of a size that is human scale - right for the development- between 500 - 1000 m2. Passive rather than active space.
- Test different configurations of the village square
- Link the “village square” to roads and pathways and desire lines
- Active edges
- Design a visual link through the site
- Sustainable buildings
- Consider some form of community space
- Control microclimate
- Two buildings that can be seen in the round
- Green facades and roofs – “carrying the Griffin legacy vertically” – Dr Quek
- Mark the entry/gateway with trees and possibly public art - Bim’s sculpture. House the GriffinPuppets
- Layer the buildings. Stepping back buildings but not just in a ziggurat form.
- Minimise overshadowing, overlooking etc.
- Design with universal access in mind
- Widening Edinburgh Rd at the intersection to form left turn lane not necessarily supported

## Next Steps

The design team will develop options and bring back to another community workshop, likely 9.30am Saturday morning in early August (likely to be Saturday 11 August). The Design Team will then refine the option(s) to share with the broader community. The aim is to then submit a planning proposal to Council in September/October 2018.





# THE QUADRANGLE COMMUNITY WORKSHOP 7 JULY 2018

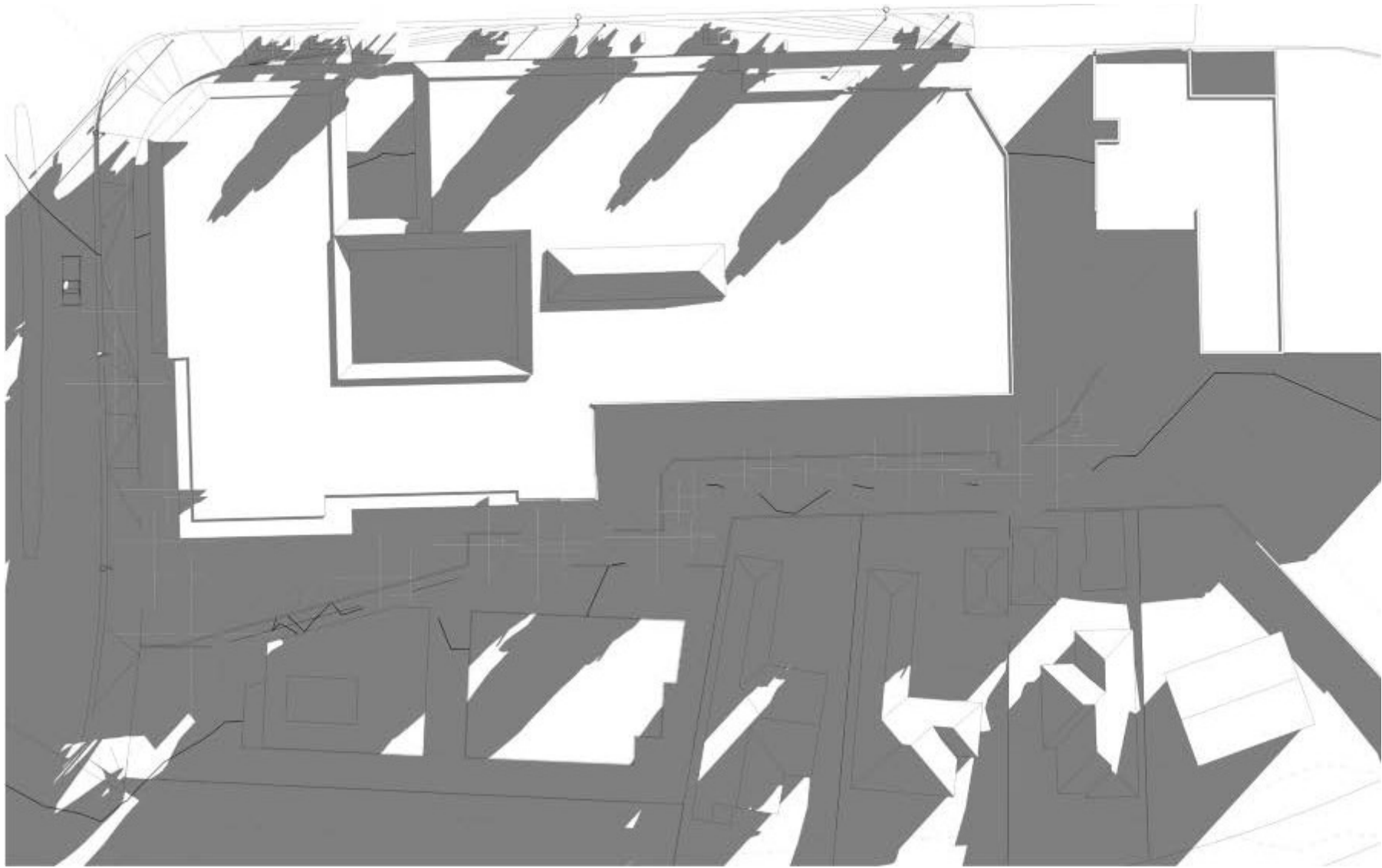


# AGENDA

1. Welcome and introductions
2. Purpose, format and desired outcomes
3. Towards a vision for The Quadrangle
  - The site in context
  - Commercial considerations
  - The Planning Process
  - The Griffin Legacy
  - Respecting the adjoining conservation zone
4. Opportunities and constraints
5. Design principles
6. Development of possible options
7. Next Steps

# **PEOPLE, PLACE, BUILDINGS**



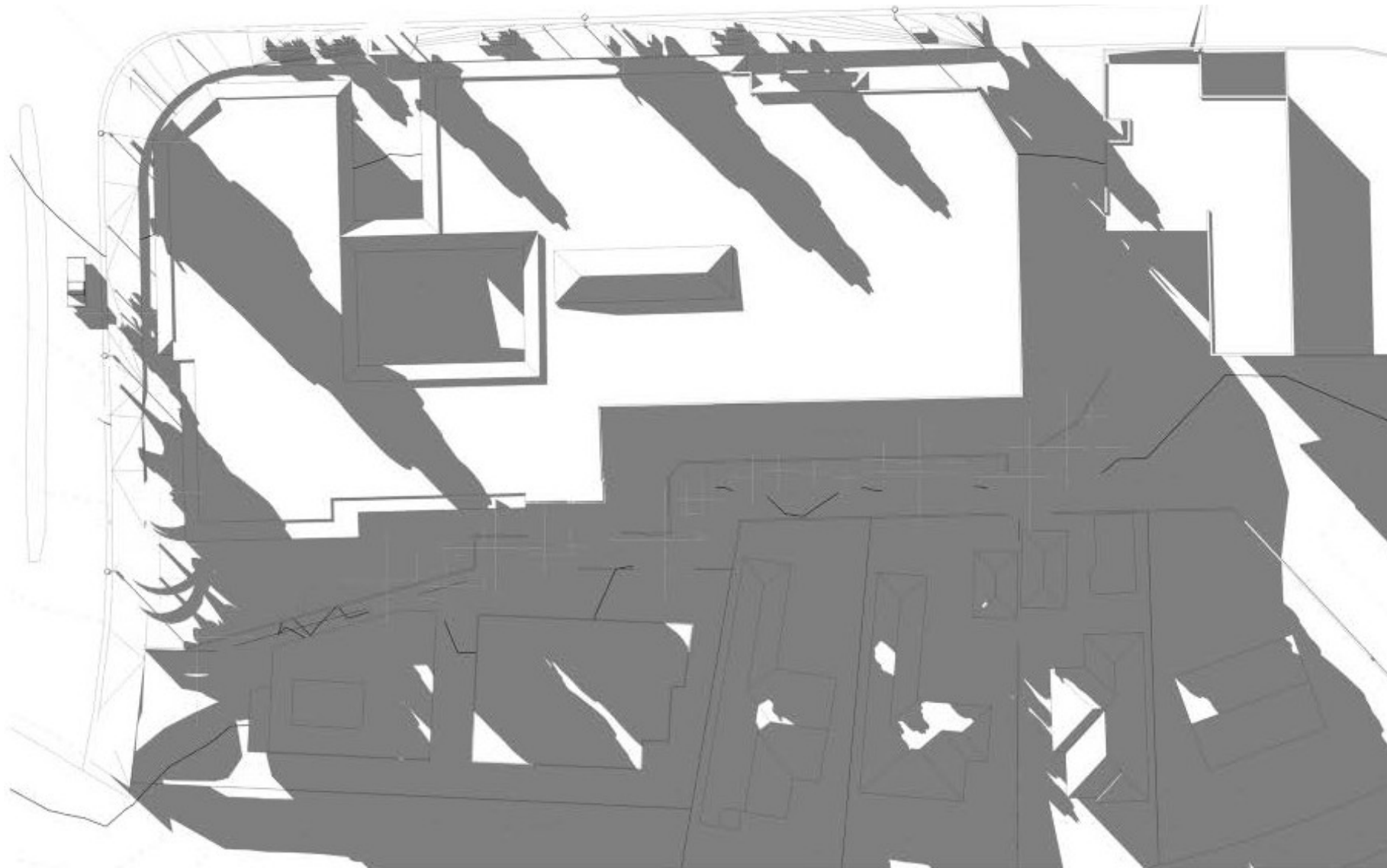


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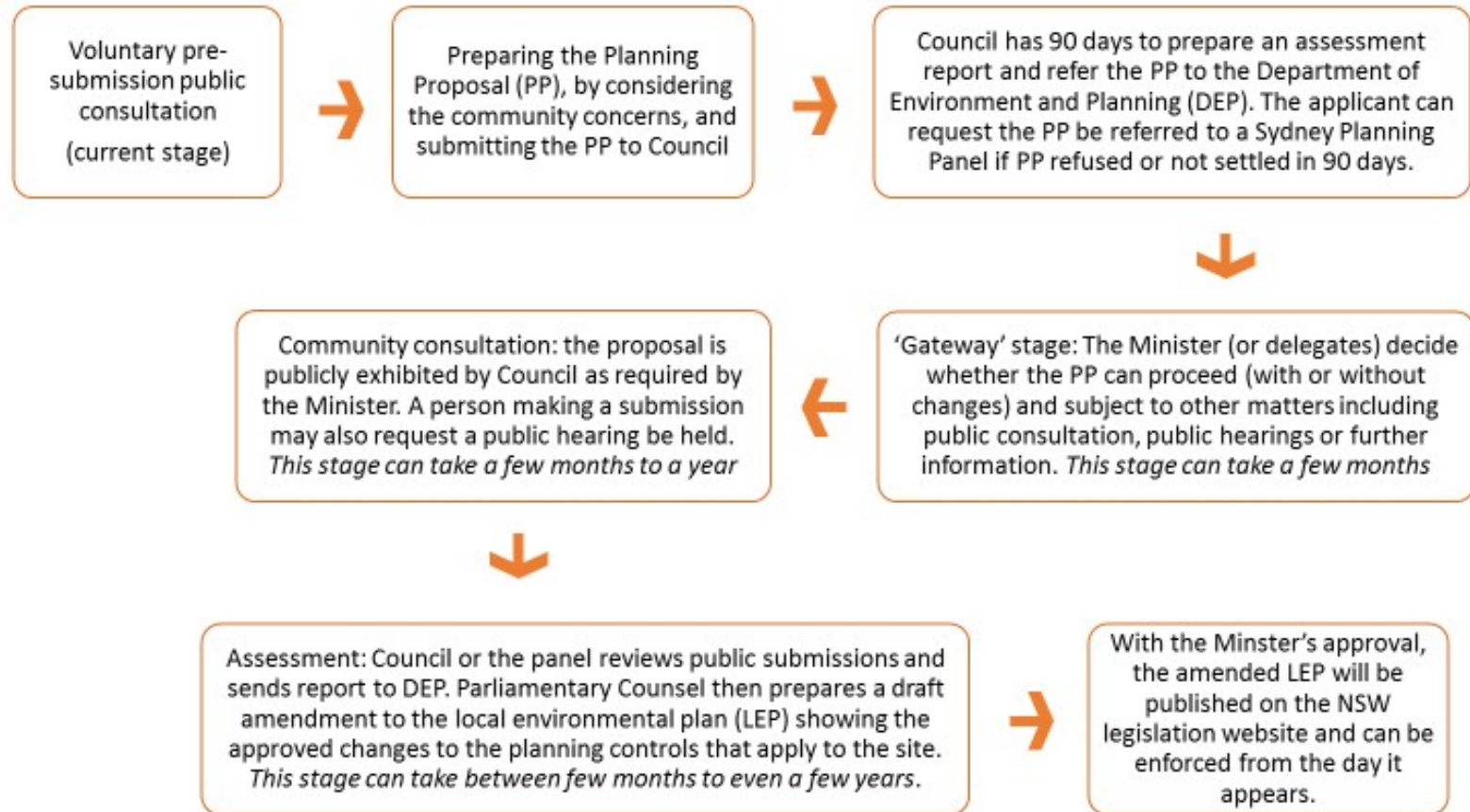


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# PLANNING PROCESS



# GRIFFIN LEGACY



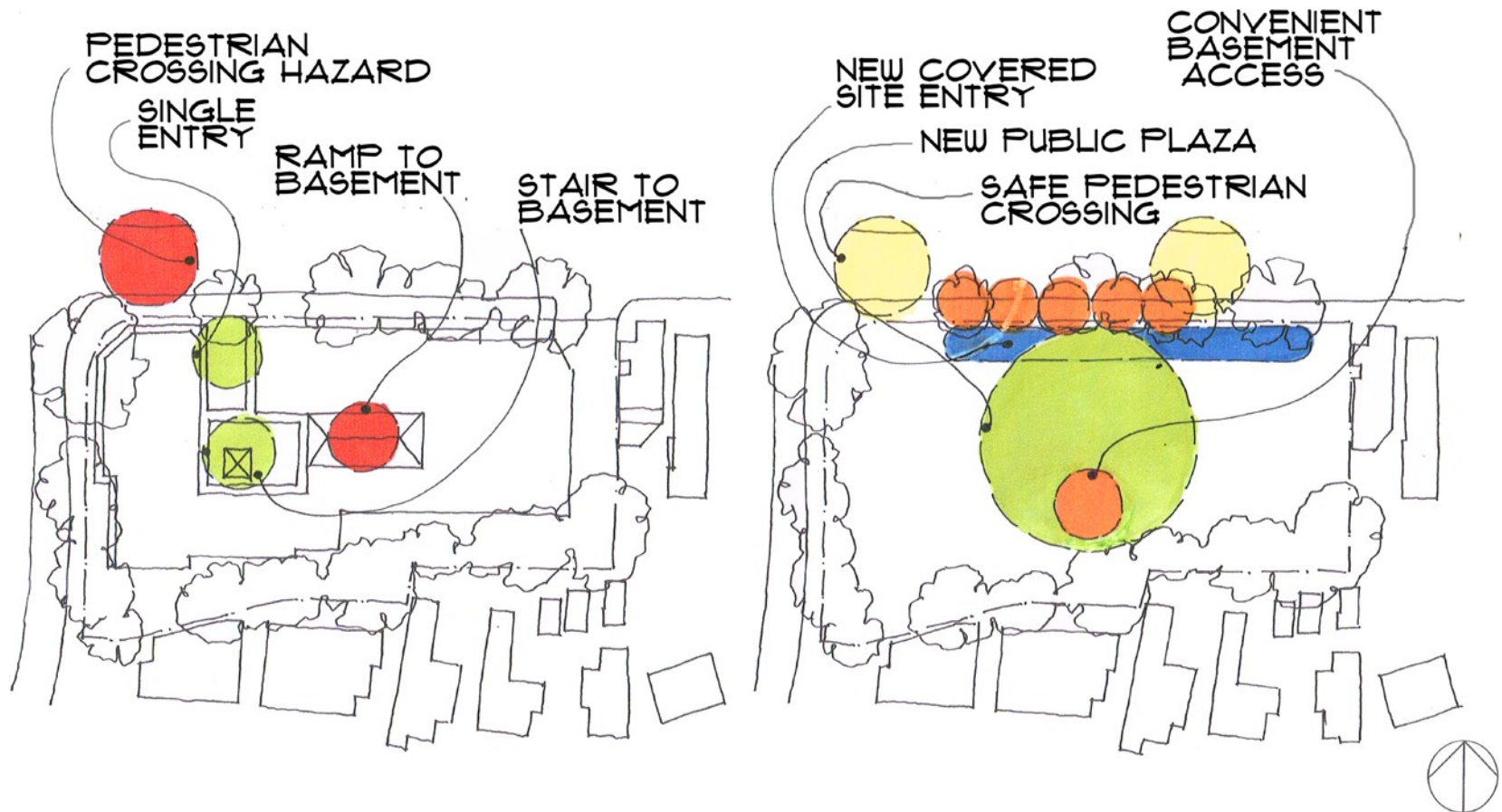
**Walter Burley Griffin and Marion Mahony Griffin**

Photographer, Dr Jorma Pohjanpalo, Helsinki, Finland

# GRIFFIN LEGACY

- Natural: use natural materials such as stone, timber and landscaping
- Landscape: appreciate local contextual landscape and its form
- Community: understand the historical context of a site and its community engagement
- Views and vistas: allow the architectural form to be appreciated from various vantage points and offer vistas to key elements (natural and built forms) on the site
- Detail: imbue the design with symbolic detailing i.e. relating to the history, key elements and philosophical background to the design imperative of the building, place. (Consider anthroposophy)

# OPPORTUNITIES AND CONSTRAINTS – PEDESTRIANS



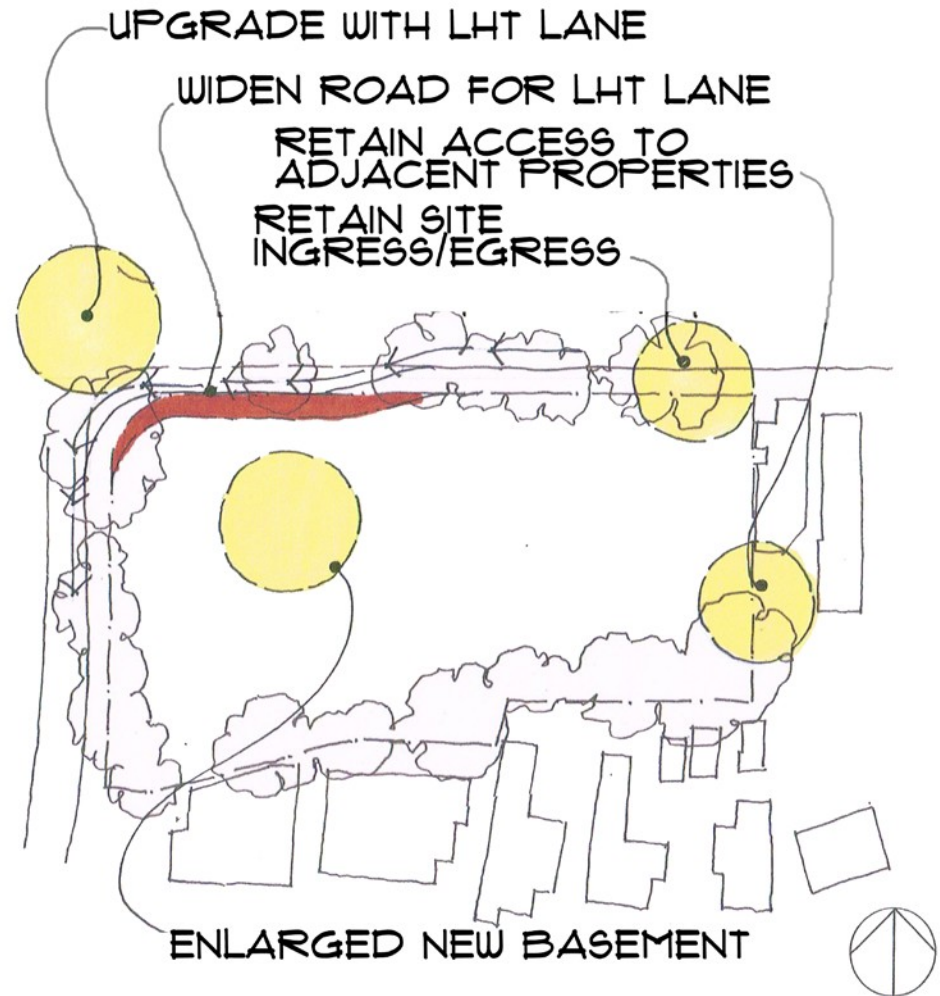
EXISTING

POTENTIAL

# OPPORTUNITIES AND CONSTRAINTS – TRAFFIC & PARKING



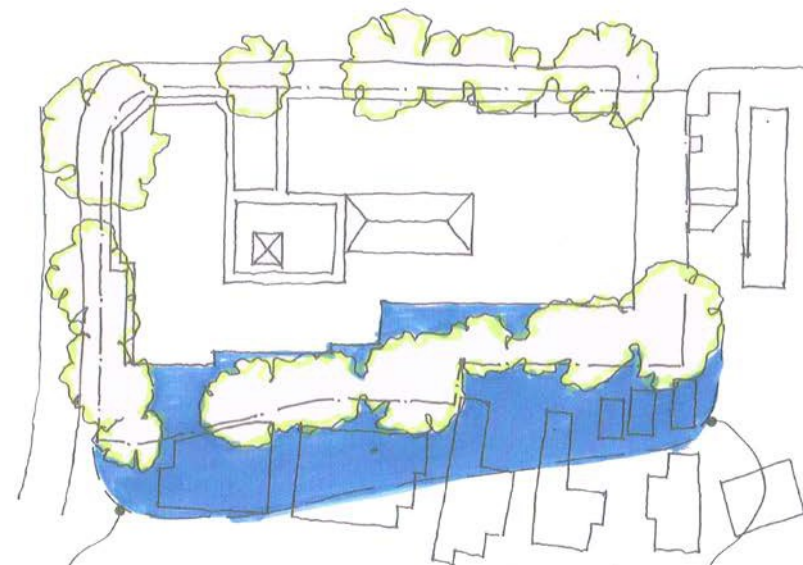
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POTENTIAL

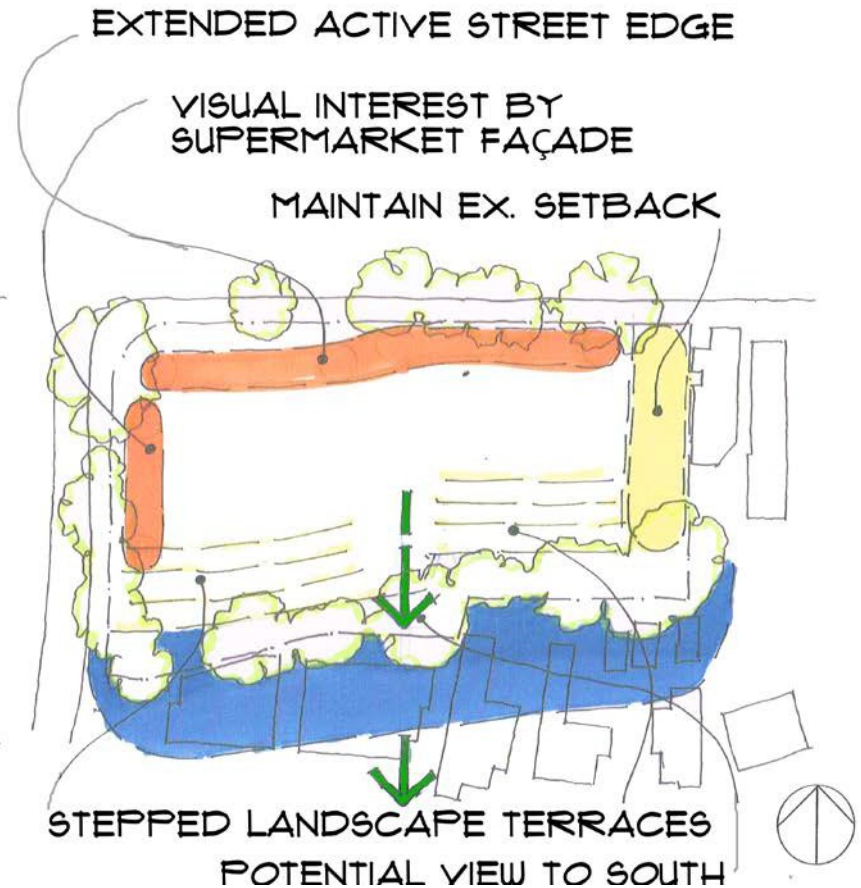


# OPPORTUNITIES AND CONSTRAINTS - RELATIONSHIPS



SHADOWS FROM EX. BUILDING & TREES

EXISTING



STEPPED LANDSCAPE TERRACES

POTENTIAL VIEW TO SOUTH

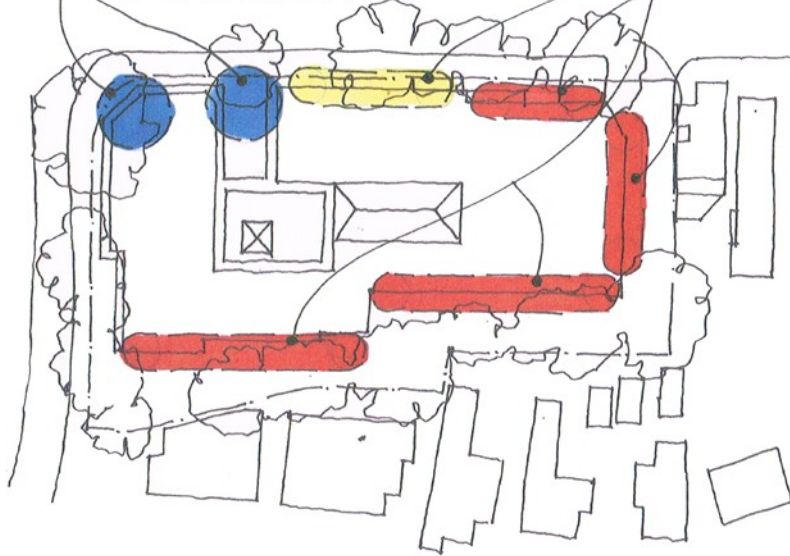
POTENTIAL

# OPPORTUNITIES AND CONSTRAINTS – BUILT FORM

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

POORLY DEFINED ENTRY  
POINT TO QUADRANGLE

POOR DEFINITION OF  
IMPORTANT GATEWAY CORNER  
TO CASTLECRAIG



EXISTING

LANDMARK CASTLECRAIG 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



# DESIGN PRINCIPLES

Castlecrag is a special residential community planned by Walter Burley and Marion Mahony Griffin based upon the principles of organic architecture of Frank Lloyd Wright. Design principles are:

- Create a community place for people
- Create a new vibrant retail location
- Provide apartments to allow residents wishing to downsize to continue living in Castlecrag
- Make public domain improvements
- Provide traffic planning strategy
- Provide adequate car parking for retail and residential functions
- Avoid additional overshadowing
- Reinforce the landmark location

# QLC Meeting

## The Quadrangle

<b>Project</b>	Quadrangle Castlecrag	<b>Date</b>	7/8/18
<b>Ref No.</b>	17_7446	<b>Time</b>	5:30pm
<b>Attendees</b>	Paul Stokes, President of CPA Lindy Batterham, Editor of The Crag John Steele, Vice President of CPA Gabrielle Morrish, Urban Planner Stuart Frith, Financial Analyst Brian Elton, Elton Consulting Georgia Heighway, Elton Consulting Bruce Swalwell, Architect Stavros (Surname TBC) Jeremy Lynch, The Quadrangle	<b>Apologies</b>	Luke Hastings, Legal professional

### Item Discussion Point

#### 1. **Recap of what has happened since Workshop #1**

##### Tree survey

- » Brian reported that a tree survey had been conducted on the site by a skilled arborist
- » Bruce reported that the result was positive. The trees around the site are in excellent condition, except for four which will need to be removed as the roots are dead

*John commented that the trees frame the entry point to The Quadrangle and are very important to the community so must be preserved*

- » Brian told QLC members that diagrams of accurately scaled trees will be showcased to the community, alongside the emerging design concepts on Saturday the 11<sup>th</sup>

##### Meeting with Willoughby City Council

- » Brian reported that members of the project team recently had a successful meeting with Willoughby City Council regarding The Quadrangle. Topics discussed included:
  - > car parking
  - > a discussion on the concept of relocating the Library on The Quadrangle site
  - > the option of a community space within the building instead of a Library
  - > employability outcomes and ways to incorporate live/work spaces on site
  - > the Planning Proposal process and Dr Quek's desire to start sooner rather than later
  - > a positive reaction to the floor space ratio of 2.1:1
  - > measuring community needs with the commercial feasibility of the site.

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#### 2. **Exploring emerging options with the QLC**

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- » Bruce introduced the emerging design options to the community
- » Brian reiterated to the QLC that these three emerging options are draft copies. They are a “works in progress” for the purpose of having a conversation with the community
- » Bruce showed the group an image of the Walter Burley Griffin puppets which was received well.

### **Option one:**

#### Tree heights

- > Brian pointed out that the tree heights are an accurate reflection of their height on this diagram

*Gabrielle: commented that Council may not be happy with this assertion. For a plant to be counted as a shadowing item it has to be a thick hedge and the trees around the quadrangle are blue gums. Therefore, Council is likely to ask about shadowing.*

#### Building heights

*Paul: If we took the top floor away what would it do to the FSR? Would it still be possible for the project to work? The community will like the height of the first option if it is one level lower.*

- > Brian replied: We understand this concern and are talking with Dr Quek about the best design option. However, the building will not be commercially feasible at a lower height without getting rid of a lot of open space.

### **Option two**

#### Solar access

- > Bruce acknowledged that this option creates activation along the street edge and a great sense of enclosure, but is 7 storeys which is a little higher than option one

*Gabrielle commented that option two should have less of a set-back and this would allow it to be a bit smaller*

Stuart said could see himself sitting in the centre of option two having lunch on a sunny day.

### **Option three**

#### Solar access

- > Bruce noted that the third option would create a northern facing building, which encourages sun

*Gabrielle commented that the third option provides sunny space on the North Side. The enclosure will buffer the noise of Eastern Valley way and could build on the vegetative character if the trees were preserved*

*John commented that the Bim Sculptures would go well in the third option. He also asked whether the project team could envisage green walls on the Northern side of this option*

- » Bruce replied to John saying that green walls would be a good option for the North side.

#### Height

*Lindy commented that the community would be likely want to take a level off the top of option three*

- » *Gabrielle commented that the pictures were a bird's eye view and that it would be more desirable to have a street level view of the building*
  - » *Stuart noted that the residential would be difficult to sell as the Quadrangle is on the corner of a busy street. He also commented that having balconies on the corner will be a bad idea.*
- 

### 3. **Preparation for Community Workshop #2**

- » Bruce asked the QLC whether it would be helpful to have block models for people to move around on the scaled model of the site in order to discover the best design option
  - » QLC members were supportive of this idea
  - » QLC members will attend the workshop on Saturday.
- 

### 4. **Further Questions**

- John asked: do you anticipate showing the final scheme to the community before showing it to council? When would this be?*
- » Brian responded that we are likely to do a pop-up, open day or public process to brief the community when the final option is agreed upon
  - » Paul commented that he would like the final design to be published in "The Crag" newsletter
  - » Paul commented that there were "no surprises" in regards to what he was expecting to be shown at the meeting
- 

### 5. **Meeting close**

- » The meeting closed at 6:30pm
-

## CASTLECrag COMMUNITY WORKSHOP No.2

### Saturday 11 August 2018, Willoughby Park Centre

Project Team	Workshop Attendees
» Dr Stanley Quek, Chairman of Greycliff Realty	» Paul Stokes, President, QLC, CPA
» Marcus Chang, Executive Director Greycliff Realty	» Gabrielle Morrish, QLC, Architect and Urban Planner
» Brian Elton, Elton Consulting	» John Steel, Vice President, QLC, CPA
» Georgia Heighway, Elton Consulting	» Lindy Batterham, QLC, Editor of The Crag
» Bruce Swalwell, Architecture/Urban Design Planner	» Akky Van Ogtrop, President WBGS
» Stavros Kazantzidis, Architecture/Urban Design Planner	» Adrienne Kabos, WBGS
» Rouzbeh Loghmani, City Planning Works	» Janette Hansen, WBGS
» Jeremy Lynch, Centre Manager, Quadrangle Shopping Centre	» John McInery, WBGS
	» Glen Gulliver, President FOTHA
	» Jack Metcalfe, FOTHA
	» Karen Wilson, FOTHA
	» Julie Skuja, Operations Manager, Glenaeon Rudolf Steiner School
	» Gay Spies, WEPA

#### Apologies:

Luke Hastings (QLC), Stuart Frith (QLC), Richard Newton (FOTHA)

### BACKGROUND

On Saturday the 11<sup>th</sup> of August, The Quadrangle project team met with members of the CastleCrag community to discuss emerging scenarios for the future of the site. This was the second workshop; the first was held on the 7<sup>th</sup> of July 2018.

During the second community workshop, the project team were able to gather valuable feedback from the community to inform an emerging vision for the site. Community members were introduced to three different scenarios for The Quadrangle redevelopment, which included diagrams of the height and scale of the building, cross-sections and layouts. These diagrams were created as drafts, intended for the purpose of gaining a deeper understanding of the community's aspirations towards site redevelopment.

Many of the community members who attended the first workshop were also in attendance at the second.

### INTRODUCTION/PURPOSE/OUTCOMES

The purpose of Community Workshop No.2 was to

- » provide a recap of the first workshop and explain what has happened since then
- » discuss the outcome of a tree survey and a meeting with Willoughby City Council
- » discuss community preferences for the site, such as the inclusion of a library or community space, the Bim Hilder sculptures and the Walter Burley Griffin Puppets
- » allow the community to provide input into the Design Framework for The Quadrangle
- » introduce three emerging scenarios for The Quadrangle and discuss the next steps of the project with the community.

#### Workshop outcomes included:

- » an important discussion about the opportunities and constraints of three emerging scenarios for The Quadrangle
- » the third scenario was considered the only scenario to have some merit, with useful feedback about how it could be amended or improved
- » the provision of feedback to the community regarding the next steps of consultation.

### **Recap of meeting with Willoughby City Council**

- » The Project Team met with four representatives of Council in early August 2018 to discuss the site in context, as well as the preferences of the Castlecrag community in relation to the project. Issues discussed included:
  - > car parking
  - > environmental sustainability
  - > commercial feasibility
  - > the option of relocating the Castlecrag library
- » Brian noted that there will be another meeting with Council after Community Workshop No.2 to report back on community feedback towards the site.

### **The Library**

- » Brian acknowledged that the idea of relocating the existing library branch to the Quadrangle site had been discussed with Willoughby City Council
- » Council has the final approval on this idea and they are currently considering this concept.

### **Trees**

- » Bruce reported that a recent tree survey completed for the site was very positive. Bruce also commented that the arborist was very optimistic that the majority of trees surrounding The Quadrangle can be kept, with the exception of about four which are either dead or dying
- » There was an acknowledgement that no trees can be removed without the consent of Council
- » The arborists' tree survey is appended to these minutes.

### **Walter Burley Griffin Puppets**

- » There was a suggestion that these puppets should be rehomed to the new location of The Quadrangle as part of its development
- » Lindy Batterham, who attended the meeting, was responsible for initiating their creation
- » Meeting attendees responded positively to this idea.

## Traffic

» A left hand turning lane has been taken out of consideration on the site

*Paul Stokes suggested that the RMS was responding well to the community's suggestion that there should be a dedicated lane for turning right on the site. Additional peak hour parking restrictions should also be in place but no on-street parking could be lost*

*This view aligns with the sentiment of the Castlecrag Progress Association.*

## Emerging Scenarios

» Bruce discussed some of the important themes that were used to inform three emerging scenarios for the site. Some of these themes included:

- > a gateway surrounded by trees that would reinforce entry to the site
- > a Village Square or Public Domain to showcase the Bim sculptures
- > the importance of the Griffin legacy
- > accessibility of the site to Castlecrag residents
- > the ability to minimise height by moving a new supermarket and car parking underground.

## Discussion on Emerging Scenarios

- » Three emerging scenarios were presented to the community
- » Brian noted that the scale of the trees in all three diagrams were taken from the tree survey produced by the arborist and are therefore an accurate representation of their scale
- » Bruce commented that all three scenarios had factored in space for the Bim Hilder sculpture
- » It was noted that all schemes included parking two floors below ground level to accommodate lower building heights

### Scenario 1

*Members of the Walter Burley Griffin society commented that the height of this option was "oppressive"*

*Members of the QLC commented that this option was too big and would negatively affect the "village feel" of Castlecrag*

*There was little support from other community members for this option.*

### Scenario 2

*Paul Stokes said that this option was taller than the first, also commenting that it was very enclosed*

*Julie commented that perhaps it could be made much softer, depending on the materials used to create it*

Bruce agreed, commenting that density can often be ameliorated by softer walls and/or green walls.



### Scenario 3

» This option was a preference out of the three

*John asked whether the roof was intended to house plants*

» Bruce said that this was certainly an option and that it could be a pleasant addition to the building

*Paul commented that he liked the idea of a Northfacing option. A café lined space would be a nice place for the community to meet*

*Question: How will the configuration affect the East West wind flow? **ACTION:** we will follow this up*

*Gabrielle posed the idea of investigating a 3-storey option to parapet level with other levels setback from that*

*Question: What is the height of each floor?*

**Answer:** Ground floor is 4.0 metres; upper levels are 3.1 metres (floor-floor).

*Julie said that it would be good to have a model to see how noise would be mitigated for surrounding residents*

*Adrienne commented that perhaps the mass of the building could be shifted down. Three storeys with articulation and the stepping back of the building could create a village feel*

*Gabrielle commented that perhaps the open space could be reduced to accommodate for lower building heights. The green space is quite large and lacking in intimacy so there is potential to reduce the 10 metre width to 8 metres*

*Glen asked; could the buildings be less bulky on the edges? Glen is happy to keep the green space the same size as he feels it would be important to create a village centre.*

### **Design Excellence Competition**

» The idea of a design excellence competition to inform the final design of The Quadrangle was once again raised by the community members

» Dr Quek agreed that once height, FSR and design issues were finalised, a competition was certainly a plausible option

*Dr Quek noted that Council may recommend the preferred architects, but there is a possibility of the Walter Burley Griffin Society or other community members to propose one of the three architects for the competition. Greencliff will also recommend one architect.*

### **Summary**

» Scenario three is a clear preference of the community at this stage

» There have been a number of comments about reducing the height of the building including reduction in the 2.2:1 FSR

» This concern must be weighed up with the commercial feasibility of the building

» Some community members are unhappy with bulk on the edge of the building, others are supportive of it, some say it is too hard to judge whether they are in favour of it at this stage of the project

» Dr Quek raised the idea that it would be important to have cafes and dining, but retail onsite may be less important to include as it is not as commercially feasible

» The issue of safety was raised. One factor was the safety and location of the pedestrian crossing. These concerns were taken onboard

- » Community members raised the importance of reviewing Walter Burley Griffin's designs for larger buildings, that have articulated low scale form with limited vertical elements, when considering the detail of the building's redevelopment.
- » Community members voiced their preference that the building maintain the "village feel of the area", saying that they did not want the new Quadrangle building to set a precedent for the Castlecrag area to become an area for overdevelopment
- » Dr Quek has raised his preference for a design excellence competition to achieve the best outcome for the redevelopment, which would involve working with Council and the community to achieve design excellence
- » Brian acknowledged the Castlecrag community's desire for the sale of future dwellings in any redevelopment to preference existing Castlecrag residents who may wish to downsize their existing home.

## Next steps

- » The next steps will include:
  - > meeting with Council to discuss community feedback on the three scenarios, as well as previously discussed ideas such as the relocation of a branch library, car parking and accessibility to the site
  - > a further development of the preferred scenario
  - > further meetings with neighbours and other stakeholders of the project
  - > a pop-up event to showcase further developed ideas to the wider Castlecrag community
  - > a finalisation of the preferred scheme to be submitted with the Planning Proposal later this year. The aim is to submit this proposal to Council in 2018, with the programme to be continued.

# THE QUADRANGLE COMMUNITY WORKSHOP No.2 11 August 2018



# AGENDA

1. Welcome and introductions
2. Purpose
3. Recap of Community Workshop No.1
4. Matters arising:
  - > Tree conditions survey
  - > Griffin puppets
  - > Bim Sculptures
  - > Briefing with Willoughby City Council
5. Community input to Design Framework
6. Emerging options
5. Next steps

# RECAP OF COMMUNITY WORKSHOP No.1

# MATTERS ARISING

1. Tree conditions survey
2. Griffin puppets
3. Bim sculptures



Arborist Key:

- TREES TO BE RETAINED
- TREES RECOMMENDED FOR REMOVAL TRUNK
- ARMOUR
- Tree Protection Fencing

TRUNK ARMOUR TO BE INSTALLED AROUND STREET TREES

Small Tree Protection Zone fence required around Tree 5 during demolition.

LOT 11 CALCULATED AREA 5096.2m<sup>2</sup>  
LOT 1 CALCULATED AREA 69.8m<sup>2</sup>  
TOTAL SITE AREA: 5166.0m<sup>2</sup>

The existing boundary fence will provide sufficient protection for trees in the adjacent property (Tree 15-32) with the exception of tree 33, 34, 35 & 37 where a small tree protection zone fence will need to be installed.

NOTES:  
1. The Boundaries shown hereon have been compiled from Plans available from the Department of Lands and are subject to survey.  
2. The relationship between features and boundaries is diagrammatic only.  
3. No investigation has been made of underground services on or adjacent to this land.  
4. Restriction on building may apply to this land.  
5. Origin of levels PM 15731 adopted as RL 86.045 A.H.D.



SHEETS LAYOUT

1	2
3	4
5	6

EASEMENTS:

- (A) EASEMENT FOR SUPPORT VARIABLE WIDTH (VIDE TSFR No J924648)  
(B) INCLINED RIGHT OF CARRIAGEWAY 8, 8.5, 11.5 AND VARIABLE WIDTH (VIDE DP 609580)  
(C) EASEMENT FOR ELECTRICITY PURPOSES SHOWN IN PLAN S695227.

LEGEND:

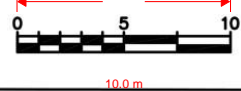
- SV - STOP VALVE  
HY - HYDRANT  
SI - TRAFFIC SIGN  
RTA - TRAFFIC COMM PIT  
WM - WATER METER

Elton Consulting - The Quadrangle Shopping Centre



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PLAN SHOWING RELATIVE HEIGHTS AND FEATURES  
OF PART OF LOT 11 DP 611594 AND  
LOT 1 DP 43691  
BEING LAND AT CASTLECRAG IN THE LGA OF  
WILLOUGHBY

Drawn	RS	Surveyor	RS	Datum	AHD	Date	27.02.2017
Reduction Ratio	1:250	Size	A1	Drawing Name	33216-03	Sheet	of



## Tree Schedule

**ABBREVIATIONS:** m-metres, mm-millimetres, DBH-trunk diameter @ 1.4m, DGL-trunk diameter at ground level, VP-very poor, P-poor, F-fair, G-good, VG-very good, CD-co-dominant trunk, TD-tri-dominant trunk, QD-quad-dominant trunk, Multi-5+ trunks/leaders, J-juvenile, YM-young mature, SM-semi mature, M-mature, OM-over mature, REC-recommendation, S-save, R-remove, T-transplant, C-council determination, W-work needed to be carried out, mon-monitor, VTA-visual tree assessment, Hazard Rating-3=low hazard ~ 12=dangerous, N/A-not applicable, SULE-safe & useful life expectancy, SRIV-Sustainable Retention Index Value.

TREE NO.	SPECIES	HEIGHT (m)	DBH (mm)	DGL (mm)	RADIUS OF FULL TPZ (m)	RADIUS OF FULL SRZ (m)	HEALTH/VIGOUR	STRUCTURAL CONDITION	CANOPY SPREAD (m) N S E W	AGE CLASS	VTA	HAZARD RATING (3 - 12)	SIGNIFICANCE RATING	SULE	SRIV	(1) COMMENT ON TREE ASSESSMENT (2) ASSESSMENT OF IMPACT (3) TREE PROTECTION MEASURES	REC
1	<i>Eucalyptus scoparia</i> (Wallangarra White Gum)	20	820	1100	9.8	3.4	F	G	10 10 10 8	M	Pass	6	High	2B	High	1. This street tree passes the VTA and is suitable to be considered for retention. It has some small deadwood present, epicormic shoots and tip dieback. This tree is NOT damaging the hard landscaping. Its crown is over the shops. This tree is a designed constraint.	S
2	<i>E. scoparia</i> (Wallangarra White Gum)	18	440	650	5.3	2.8	F	G	8 8 4 6	M	Pass	6	High	2B	High	1. This street tree passes the VTA and is suitable to be considered for retention. It has some small deadwood present, epicormic shoots and tip dieback. This tree is NOT damaging the hard landscaping. It has a northern trunk lean of 10°. This tree is a designed constraint.	S
3	<i>E. scoparia</i> (Wallangarra White Gum)	16	660	960	7.9	3.3	F	F	8 8 10 8	M	Pass	5	High	2B	High	1. This street tree passes the VTA and is suitable to be considered for retention. It has some small deadwood present, epicormic shoots, tip dieback, canker in the trunk and surface roots. This tree is NOT damaging the hard landscaping. Its crown is over the shops. This tree is a designed constraint.	S
4	<i>Corymbia maculata</i> (Spotted Gum)	16	380	450	4.6	2.4	G	G	4 radial	YM	Pass	5	High	2B	High	1. This street tree passes the VTA and is suitable to be considered for retention. It is NOT damaging the hard landscaping. This tree is a designed constraint.	S
5	<i>C. maculata</i> (Spotted Gum)	22	750	1000	9.0	3.3	G	G	10 radial	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. This prominent tree is less than 100mm to the building. The building is cantilevered over the root plate. This tree is 2.1m to an existing retaining wall from the edge of its trunk and is damaging hard landscaping - footpath. This tree is a design constraint.	S
6	<i>C. maculata</i> (Spotted Gum)	10	130	200	2.0	1.7	G	G	2 radial	J	Pass	4	Medium	2B	Medium	1. This street tree passes the VTA and is suitable to be considered for retention. It has surface roots damaging the hard landscaping.	S

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TREE NO.	SPECIES	HEIGHT (m)	DBH (mm)	DGL (mm)	RADIUS OF FULL TPZ (m)	RADIUS OF FULL SRZ (m)	HEALTH/VIGOUR	STRUCTURAL CONDITION	CANOPY SPREAD (m) N S E W	AGE CLASS	VTA	HAZARD RATING (3 - 12)	SIGNIFICANCE RATING	SULE	SRIV	(1) COMMENT ON TREE ASSESSMENT (2) ASSESSMENT OF IMPACT (3) TREE PROTECTION MEASURES	REC
7	<i>E. scoparia</i> (Wallangarra White Gum)	18	CD 2x350 (490)	520	5.9	2.5	F	F	6 radial	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It has an inclusive main fork union, tip dieback and epicormic shoots. This tree is damaging the hard landscaping.	S
8	<i>C. maculata</i> (Spotted Gum)	20	CD 440 460 (640)	750	7.7	2.9	G	G	6 6 6 4	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It has a restricted root plate and the power sub-station is in the structural root zone. It is <1m to the car park and 4m to the building.	S
9	<i>E. scoparia</i> (Wallangarra White Gum)	20	510	760	6.1	3.0	G	G	6 8 10 12	M	Pass	6	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It has the power sub-station in the structural root zone. The car park is 1.8m east and the footpath 1m west. It has a 5°trunk lean to north, epicormic shoots and some small deadwood present.	S
10	<i>E. scoparia</i> (Wallangarra White Gum)	18	440	520	5.3	2.5	F	G	6 radial	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is 2m from carpark and footpath 1m to the west. There are bark splits and some small deadwood present. 2. There will be an acceptable impact on this tree from the proposed development. Retain and protect. 3. TPZ fencing is required as per Appendix 8.	S
11	<i>Eucalyptus microcorys</i> (Tallow-wood)	20	560	820	6.7	3.0	G	G	10 radial	M	Pass	6	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. The storm water is 5m to north and the carpark is at the trunk. The drive is 1.5m to the south and a 500mm retaining wall is 300mm to the south, damaging the car park.	S
12	<i>Eucalyptus saligna</i> (Sydney Blue Gum)16	24	520	790	6.2	3.0	F	G	8 radial	M	Pass	7	High	2D	High	1. This tree passes the VTA and is suitable to be considered for retention. It has epicormic shoots, tip dieback and some small deadwood present. The carpark is 500mm to the west and a 3m retaining wall is 500mm to the south. It has a raised root plate.	S

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13	<i>Eucalyptus spp</i> (Gum)	16	320	460	3.8	2.4	DEAD	F	- 6 4 2	M	Fail	10	Low	4	Priority for Removal	1. This tree fails the VTA. It is not suitable to be considered for retention. It is in the adjacent site and is dead. 2. N/A. 3. N/A.	R
14	<i>Eucalyptus spp</i> (Gum)	14	300	400	3.6	2.3	DEAD	F	3 radial	M	Fail	8	Low	4	Priority for Removal	1. This tree fails the VTA. It is not suitable to be considered for retention. It is in the adjacent site and is dead. 2. N/A. 3. N/A.	R
15	<i>E. microcorys</i> (Tallow-wood)	18	400	620	4.8	2.7	F	G	4 radial	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site and is 1.9m to a brick wall on the boundary.	S
16	<i>E. saligna</i> (Sydney Blue Gum)	25	840	1100	10.1	3.4	F	F	10 radial	M	Pass	7	High	2D	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site and is 1.2m from the centre of the trunk to a brick wall on the boundary. It has a trunk wound at 8m on the south east side and there is some large deadwood.	S
17	<i>E. microcorys</i> (Tallow-wood)	16	240	380	2.9	2.2	F	G	4 3 3 3	YM	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site and is 700mm from the centre of the trunk to a brick wall on the boundary. It has a trunk wound at 8m on the south east side and there is some large deadwood.	S
18	<i>E. microcorys</i> (Tallow-wood)	18	300	420	3.6	2.3	F	F	1 6 3 3	YM	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site and is 1.9m from the centre of the trunk to a brick wall on the boundary. The crown is suppressed by Tree 16 and it has tip dieback.	S
19	<i>E. microcorys</i> (Tallow-wood)	20	400	580	4.8	2.6	G	G	6 4 6 2	M	Pass	6	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site and is 1.7m from the centre of the trunk to a brick wall on the boundary. It has epicormic shoots, tip dieback and some small deadwood. There are previous failure sites.	S

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20	<i>E. microcorys</i> (Tallow-wood)	22	350	520	4.5	2.5	G	G	6 6 6 2	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site and is 1m from the centre of the trunk to a brick wall on the boundary. It has epicormic shoots, tip dieback and some small deadwood.	S
21	<i>E. microcorys</i> (Tallow-wood)	22	620	750	7.4	2.9	G	G	4 8 8 8	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 200mm to the brick wall, east of the trunk and >500mm below carpark level. It has an inclusive main fork union and is co-dominant at 1.8m.	S
22	<i>E. microcorys</i> (Tallow-wood)	22	460	700	2.4	2.0	G	G	2 6 6 6	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 3m to the brick wall, east of the trunk and >500mm below carpark level. It has some small deadwood.	S
23	<i>E. microcorys</i> (Tallow-wood)	24	460	690	5.5	2.8	F	G	12 - - 8	M	Pass	6	High	2D	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 1.6m to the brick wall, east of the trunk and >500mm below carpark level. The crown is over the existing building and is unbalanced. It has some large deadwood and tropism to the north.	S
24	<i>E. microcorys</i> (Tallow-wood)	20	390	520	4.7	2.5	VP	G	6 3 3 3	M	Fail	9	Low	3B	Priority for Removal	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 3.1 & 3.7m to the brick wall, east of the trunk and >500mm below carpark level. It is 90% dead and is dangerous.	R
25	<i>E. microcorys</i> (Tallow-wood)	24	450	720	5.4	2.9	G	G	10 8 6 6	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 1.5m to the brick wall, east of the trunk and >500mm below carpark level.	S
26	<i>E. microcorys</i> (Tallow-wood)	24	720	960	8.6	3.3	G	G	8 radial	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 1.2m to the brick wall, east of the trunk and >500mm below carpark level.	S

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TREE NO.	SPECIES	HEIGHT (m)	DBH (mm)	DGL (mm)	RADIUS OF FULL TPZ (m)	RADIUS OF FULL SRZ (m)	HEALTH/VIGOUR	STRUCTURAL CONDITION	CANOPY SPREAD (m)				AGE CLASS	VTA	HAZARD RATING (3 - 12)	SIGNIFICANCE RATING	SULE	SRIV	(1) COMMENT ON TREE ASSESSMENT (2) ASSESSMENT OF IMPACT (3) TREE PROTECTION MEASURES	REC
									N	S	E	W								
27	<i>Eucalyptus botryoides</i> (Bangalay)	20	320	400	3.8	2.3	G	G	2	8	6	2	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 1.2m to the brick wall, east of the trunk and >500mm below carpark level.	S
28	<i>Angophora costata</i> (Sydney Red Gum)	22	CD 250 300 (390)	550	4.7	2.6	G	G	6	6	2	8	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is on the brick wall, east of the trunk and >500mm below carpark level.	S
29	<i>Syncarpia glomulifera</i> (Turpentine)	12	160	280	2.0	1.9	F	G	1 radial				YM	Pass	4	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 800mm to the brick wall, east of the trunk and >500mm below carpark level. The crown is suppressed by Tree 28.	S
30	<i>A. costata</i> (Sydney Red Gum)	18	350	520	4.2	2.5	G	G	4	8	8	-	M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is in the adjacent site, is 300mm to the brick wall, east of the trunk and >500mm below carpark level. It has tropism to the east.	S
31	<i>E. microcorys</i> (Tallow-wood)	20	350	4.6	4.2	2.4	G	G	6 radial				M	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. This tree is in the adjacent site and there is some small deadwood present.	S
32	<i>S. glomulifera</i> (Turpentine)	12	TD 3x100 (170)	300	2.0	2.0	F	F	2 radial				YM	Pass	5	Medium	2B	Medium	1. This tree passes the VTA and is suitable to be considered for retention. This tree is in the adjacent site and it is 1.5m to the brick wall. There is some small deadwood present and it has been coppiced.	S
33	<i>E. microcorys</i> (Tallow-wood)	24	520	650	6.2	2.8	G	G	2	8	6	6	M	Pass	9	High	3B	Medium	1. This tree passes the VTA and is suitable to be considered for retention. It is <200mm to the stairs and has 2 retaining walls at the base. It has tropism to the south east and 3 residences are in the target zone. It has an inclusive main fork union, epicormic shoots and some small deadwood present.	S
34	<i>Lophostemon confertus</i> (Brushbox)	16	220	350	2.6	2.1	G	G	3 radial				YM	Pass	4	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It is 100mm to the path and is a good young tree.	S



**ABBREVIATIONS:** m-metres, mm-millimetres, DBH-trunk diameter @ 1.4m, DGL-trunk diameter at ground level, VP-very poor, P-poor, F-fair, G-good, VG-very good, CD-co-dominant trunk, TD-tri-dominant trunk, QD-quad-dominant trunk, Multi-5+ trunks/leaders, J-juvenile, YM-young mature, SM-semi mature, M-mature, OM-over mature, REC-recommendation, S-save, R-remove, T-transplant, C-council determination, W-work needed to be carried out, mon-monitor, VTA-visual tree assessment, Hazard Rating-3=low hazard ~ 12=dangerous, N/A-not applicable, SULE-safe & useful life expectancy, SRIV-Sustainable Retention Index Value.

TREE NO.	SPECIES	HEIGHT (m)	DBH (mm)	DGL (mm)	RADIUS OF FULL TPZ (m)	RADIUS OF FULL SRZ (m)	HEALTH/VIGOUR	STRUCTURAL CONDITION	CANOPY SPREAD (m) N S E W	AGE CLASS	VTA	HAZARD RATING (3 - 12)	SIGNIFICANCE RATING	SULE	SRIV	(1) COMMENT ON TREE ASSESSMENT (2) ASSESSMENT OF IMPACT (3) TREE PROTECTION MEASURES	REC
35	<i>E. microcorys</i> (Tallow-wood)	26	760	1100	9.1	3.4	G	G	15 8 10 10	M	Pass	6	High	2B	High	1. This prominent tree passes the VTA and is suitable to be considered for retention. It is on the path edge and 1.8m to the retaining wall. It has epicormic shoots and some small deadwood present.	S
36	<i>S. glomulifera</i> (Turpentine)	8	CD 80 100 (130)	240	2.0	1.8	DEAD	G	1 radial	J	Fail	5	Low	4	Priority for Removal	1. This tree fails the VTA. It is not suitable to be considered for retention. This tree is dead. 2. N/A. 3. N/A.	R
37	<i>S. glomulifera</i> (Turpentine)	10	CD 2x200 (280)	520	3.4	2.5	F	F	4 1 4 2	YM	Pass	5	High	2B	High	1. This tree passes the VTA and is suitable to be considered for retention. It has an inclusive main fork union and the crown is suppressed by Tree 35. It has tip dieback and some small deadwood is present. It is 500mm to the retaining wall.	S



# WALTER BURLEY GRIFFIN PUPPETS



# COMMUNITY INPUT TO DESIGN FRAMEWORK

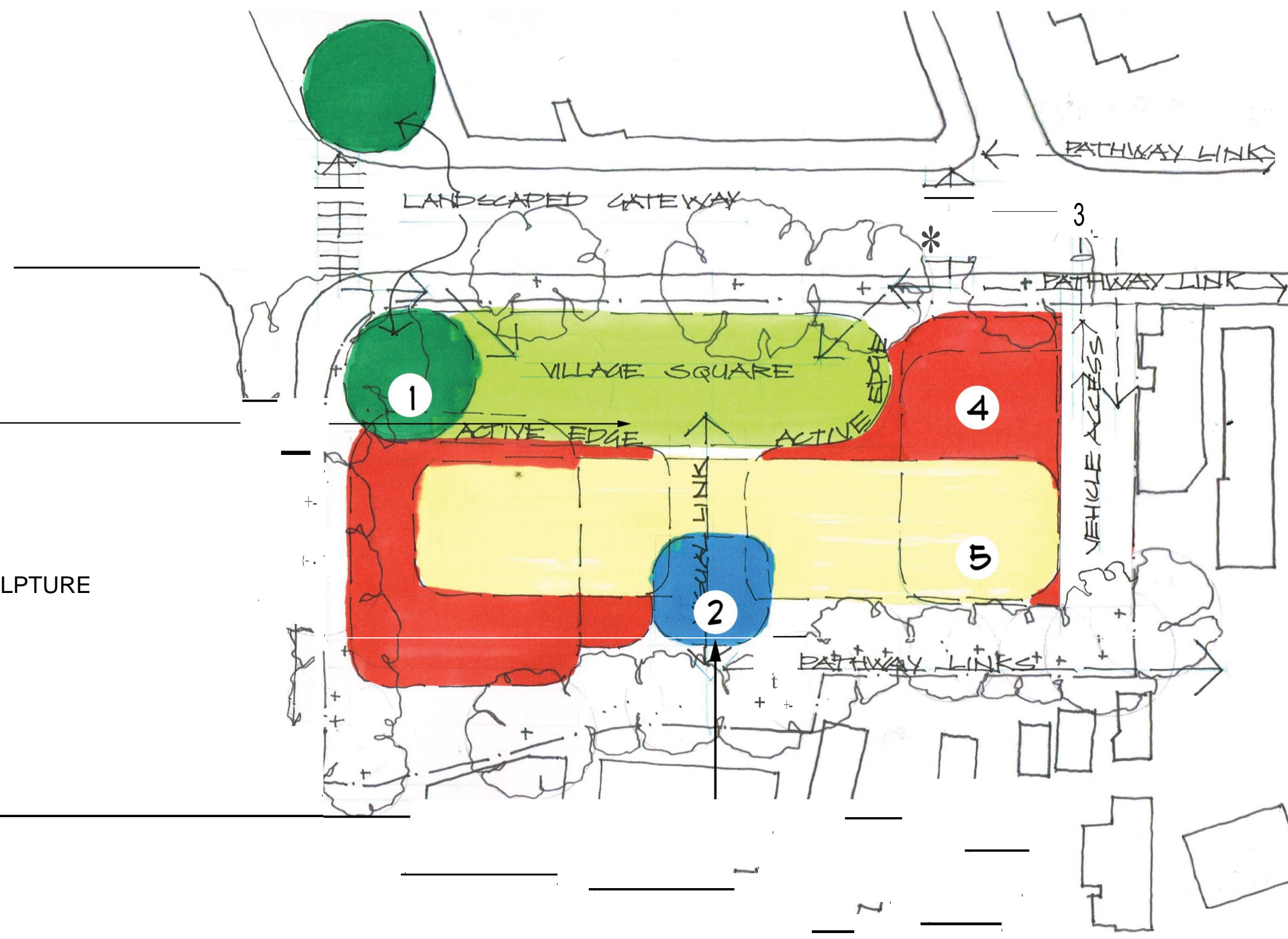




6IM 1--HLDER SCULPTURE



THE GRIFFIN PUPPETS



## COMMUNITY FEEDBACK SUMMARY

### 1. PUBLIC DOMAIN

- VILLAGE SQUARE
- VILLAGE GATEWAY LANDSCAPE
- CONTROL MICRO-CLIMATE
- ACTIVE EDGES
- ACTIVE LINK THROUGH SITE

### 2. COMMUNITY ENGAGEMENT

- HUMAN SCALE
- NATURAL MATERIALS
- GRIFFIN PUPPETS
- 6IMS SCULPTURE
- SUSTAINABLE BUILDINGS

### 3. ACCESS

- VEHICLES INGRESS/EGRESS
- SAFE CROSSING
- PEDESTRIANS
- PATHWAY LINKS TO RESIDENTIAL

### 4. MIXED-USE/DENSITY

- 2.2=1 FSR
- 2,800M2 RETAIL
- 61 SUPERMARKET
- MINIMUM SHADOW

### 5. BUILT FORM

- BUILDINGS IN THE ROUND
- LAYERED BUILDINGS
- STEPPED FORM
- VIEWS TO DISTANCE
- HUMAN SCALE





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# Meeting notes

## QLC & WBGs Meeting

<b>Project</b>	The Quadrangle	<b>Date</b>	10 October 2018
<b>Chair</b>	Brian Elton	<b>Time</b>	6PM – 7:30PM
<b>Attendees</b>	Bruce Swalwell Stavros Michael Paul Stokes John Steele Margaret Petrykowski		
<b>Recorder</b>	David Hwang		

Item	Discussion Point
1.	<b><u>Welcome/Agenda</u></b> <ul style="list-style-type: none"><li>» Brian acknowledges that it is particularly great to have the WBGs represented here tonight at this important point in the process and be present to comment on the next iteration of the evolving scheme.</li><li>» The latest minutes of the Community Working Group 2 were presented – amended with suggestions from the WBGs</li><li>» Important to preface that this is still very early stages in the planning process.</li><li>» Gabriel cannot attend tonight but has met Bruce on the 2/10 and her feedback will be passed on through Paul and the CPA.</li><li>» Bruce will be presenting the latest iteration of the concept design</li></ul>
2.	<b><u>Latest design iteration</u></b> <ul style="list-style-type: none"><li>» The images shown are all indicative and that once the envelope is agreed, it can be simplified.</li><li>» The purpose of the imagery is to demonstrate a possible scenario – however, the final design process will start with a design competition to ensure the best quality outcomes.<ul style="list-style-type: none"><li>&gt; Dr Quek is committed to this high-quality process.</li></ul></li><li>» With the current photo montage everything is absolutely to scale with the existing trees represented.</li></ul> <p>Bruce ran through elements of the design including 900m<sup>2</sup> of open space and a minimised Green roof, garden level with penthouses hidden from Edinburgh Street.</p> <ul style="list-style-type: none"><li>» People didn't like the treatments shown, it should be a material like a soft sandstone.</li><li>» "The corner appears weak and a bit messy."</li><li>» Margaret from the WBGs disagreed with Gabriel's recommendations to have the residential aspects forward and prominent. She believes that the retail should be forefront.</li><li>» The height will vary from 5 visible levels from certain angles – however four levels will be visible from that main road.</li></ul>

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*Question: Where would you stand to see the penthouses?*

You cannot from Edinburgh Road, but you can see the edge of them from a South to North Angle from Eastern Valley Way.

Stuart raised that the important perspective should be the one from Edinburgh Road as it is the main gateway into Castlecrag and that this should be where the Village Feel is concentrated.

There will be a lot of greenery to soften the view from Edinburgh road  
*A view that is missing is a perspective from within and amongst the greenery.*

Michael: We will not attempt to pass a proposal where the envelope is bigger than the FSR, this is very deliberate to ensure that the community can trust the design to not expand the FSR post-proposal.

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3. **The Corner**

The Corner (of Edinburgh and Eastern valley Way) is very important, but right now is hideous. This is the first view of Castlecrag and should most represent the village feel.

Paul Stokes passed on feedback from Gabriel concerning the **big tree** on The Corner. She expressed concern about the tree's root system and its interaction with the lower levels of the development.

- » The new development will not extend beyond the existing confines of the Quadrangle. This will ensure that any existing root structures will not be disturbed.
- » There will be great care given to the tree during construction – the development is also in strong agreement that the tree is of great value to the area.

The Corner can be specified within the design brief (for the design competition) as a place that must celebrate the Tree and its role as the gateway into Castlecrag. This will be this must be address by the competing architects.

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4. **Design Brief**

The shown concepts are purely indicative and is not the final design. This will be further simplified for the CPA GM.

The concepts are just for demonstrate a feel for the new space but the design considerations will be outlined through the design brief that the design competition will have to address.

**The CPA and WBGs are invited to participate in the process of creating a design brief and are welcome to nominate a preferred architect for the competition.**

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5. **Economic feasibility**

- » The FSR of 2.2:1 was revisited from a discussion from the 2<sup>nd</sup> CWG. This was again reiterated to be the sweet spot for financial viability whilst maintaining the design excellence and celebration of WBG that the community desires.
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- » Whilst it is acknowledged that the Community has done its own calculations, there is more than likely gaps in the costing with those estimations.
  - » Most developers will only consider projects with a ROI of between 20-25%. This is due to the inherent risk involved in property development.
  - » Dr Quek's advisors have modelled a whole range of scenarios that have a broad range of assumptions and varying FSRs.
    - > **With a FSR of 2.2:1, they have determined the most likely ROI is 19%**
  - » Paul expressed that more transparency in regards to cost, assumptions and the expected return on investment would help build trust with the community.
- 

#### 6. **CPA GM Preparation 17/10**

Several suggestions were given from the group about how to best structure the presentation on the 17<sup>th</sup>.

- » John Steele: Draw out the key elements of the concept that are positive.
  - > The levels of greenery
  - > The stepback on the corner
- » There should be a matrix of design considerations from the community. This will show why certain decisions were made and demonstrate that the feedback was considered and integrated.

#### **Missing graphics and perspectives**

- » A wider angle from across Edinburgh Road, perhaps from the corner of The Postern or Community Centre
- » View down along the open space
- » A longer perspective that would give a greater sense of scale and mass of the structure in the context of the streetscape.

The more we can give a sense of the site, the better.

A critical factor is the mass of the building

- » Can expect a reaction to the 80 Apartment figure
- » The treatments shown in the indicative concept will not be liked

Design excellence should be presented showing the level of involvement from the community here with their fingerprints on the design brief.

The development team will have 30 minutes to present with a Q&A portion.

- » We should bring our own equipment

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#### 7. **Planning proposal next steps**

- » This proposal is an amendment to the LEP.
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- > There was some confusion around whether this fell under the LEP – it does not, it amends it.
  - » We are expecting a report from Council concerning a 'census strategy' that may affect the planning proposal.
-

**CASTLECrag PROGRESS ASSOCIATION INC**  
**GENERAL MEETING HELD AT MARION MAHONY HALL**  
**GLENAEON SCHOOL AT 8PM ON Wednesday 17 October 2018**  
**MINUTES**

## **Present**

There were 96 people attending the meeting, including Mayor Gail Giles-Gidney, Councillor Denis Fernandez and Councillor Brendon Zhu, but not including those present from the Quadrangle Development team (the Q-Team).

The meeting was chaired by the Association President, Paul Stokes who delivered the Acknowledgement of Country.

## **Apologies**

There were 30 apologies including Dr Stanley Quek.

## **Confirmation of Previous Minutes**

Confirmation of the Minutes of the Annual General Meeting of 28 June 2018

**Moved:** Lindy Batterham

**Seconded:** Gay Spies

**Carried**

## **Welcome from the President**

The President welcomed all those present and moved to suspend standing procedures in the interest of time. As such, the Treasurer's Report and Correspondence were held over to the next General Meeting in June.

The President made reference to the issue of the Northern Beaches Tunnel noting that several committee members had attended a meeting of the Naremburn Progress Association at which representatives of the RMS made presentations on a proposal to place a "dive site", to access the tunnel during construction, in the Flat Rock Drive bushland area. He noted that there was to be a meeting on this issue at North Sydney Leagues Club, the following week, and that there was additional information at the back of the hall.

## **Presentations by the Q-Team**

**Brian Elton** - Managing Partner of Elton Consulting and leader of the Q-team.

Brian described the process of consultation with the community, ultimately to take a proposal to Council.

Brian noted that:

- What was being shown was not yet a design;
- The Q-Team had been engaged in consultation with a number of community groups including CPA, WBGS, and FOH;
- A draft planning proposal was expected to go to Council towards the end of 2018;
- The QLC had been established by CPA to interact with and challenge the Q-team and that it brought a range of significant skills to the process;
- The Q-team had met with Council officers to brief them on the process and flag a number of issues for future discussion:
  - relocation of Castlecrag Library;
  - appropriate standards for car parking;
  - employment within the site;
  - the planning process;
- An arborist had provided a detailed report on a number of very significant trees on the site regarding their health and ability to survive redevelopment of the site. All but 4 are in fantastic condition and they are confident that all the healthy trees can be retained;



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- The legacy of Walter Burley Griffin was an important part of the place and consideration was being given to housing the Griffin puppets within the development and also the Bim Hilder sculptures;
- The current public space on the site has an area of 450 sqm but the proposed development would provide for 900 sqm (75 m x 12 m). Dr Quek has agreed, in principle, to a “Design Excellence” competition to produce a detailed design for the site, within the control elements, where 3 or more architects will be invited to submit. Local people would participate in preparing the brief and judging the submissions;
- Dr Quek was amenable to the idea of local residents being given a first option to buy units on the site;
- It will be at least 2 years before any consideration could be given to a Quadrangle proposal by Council or State Government.

**Michael Neustein** - Director of City Planning Works and Q-Team member.

Michael described the planning process for the development noting that:

- They were nowhere near finalising a Planning Proposal;
- A Planning Proposal represents a new zoning plan for that site only. It defines planning parameters such as height and floor space but not a specific design;
- The Planning Proposal is lodged with Council who have 90 days to consider;
- If Council doesn't consider the proposal within 90 days, the applicant has a right of review with the Dept. of Planning;
- The Council's determination of the proposal is then reviewed by the Dept. of Planning – the Gateway Process – and returned to Council for public exhibition (~28 days) and preparation of a report to State Government for final approval and incorporation into the LEP for the site.
  - **Ian Arnott**, Planning Manager WCC, noted that Council's intention is for the Planning Proposal to go firstly to the Local Planning Panel for advice, before it goes to Council. Council will then decide whether the Proposal goes to Gateway.
- This process can take around 2 years;
- Once the LEP is formalised, a “Design Excellence” competition will be held and a DA prepared for submission to Council;
- The DA then goes on public exhibition with a specific building design;
- If the DA is approved, detailed construction drawings are prepared and ~ 3 years (from DA approval) demolition, excavation and construction can begin.

**Bruce Swalwell** – Q-Team Architect

What is being shown is not the design but how the site might look. The concept presented shows:

- Considerable landscaping and preservation of the trees on the site;
- Layered building plan
  - Level below roadway (LG) is accessed by escalators & lifts. It contains the supermarket, some commercial office space, short-term drop-off, disabled parking and ramp system – 2 levels of parking below;
  - Public space (~900 sqm) on the northern side of the building at Edinburgh Rd level – larger than currently - surrounded by shops and some commercial space
  - 3 levels of units above the ground level – 3<sup>rd</sup> level setback from first 2 to reduce the visual impact and scale of the structure.
  - 4<sup>th</sup> level (above the ground level) has 8 “garden penthouses” with substantial landscaping.

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### Questions and Answers

The following questions and comments were put to the speakers without notice:

- Helen Levitt (resident) – the density of trees on the site is not as shown in the concept sketches – the trees are old and do not provide the amount of shade suggested
  - Bruce Swalwell (BS) – a qualified arborist has been engaged to determine the locations and size of the trees and of their root systems;
  - Brian Elton (BE) – the photographs of the trees shown in the images are real photographs of the trees. We believe that the trees can be retained in the development. He is happy to share the arborist's report.
- Kate McCann (resident): Trying to understand the scale of the development
  - On one hand giving community back twice the open space
  - Developer getting 7- 8 floors
  - Community “giving up a whole lot” – density, car parking issues, traffic congestion etc.
  - Don't believe that the development can be assessed alone but must also include what happens on the other side of the street
  - BE – In order for the existing centre to be renewed there needs to be sufficient development to make the project commercially viable but not so much as to alienate the community – the “sweet spot”.
  - BS – the extra underground floors are required to accommodate the current parking on the LG floor plus additional parking for units.
  - Michael Neustein (MN) – the commercial parking is essentially the same as now with additional parking for apartments -- traffic generation from apartments is about 1/3<sup>rd</sup> of that from commercial so traffic generation will not be greatly above current volumes. Thorough modelling of the traffic implications is a necessary part of the process.
  - BE – the Gateway process requires a range of impact studies to be undertaken as part of the process of which traffic is just one of several that are open to public scrutiny.
- Stuart Frith (resident & QLC member) – the QLC has been working to understand and challenge the developers' assumptions. We have constructed our own financial model of the project and the Q-team have shared many of their assumptions with us. We have concluded that “something like” the proposal may be needed for feasibility, having regard to the fixed costs of the project. In the process we have also learnt that the developer pays a large amount of money to Council to cover a range of infrastructure costs incurred by the development.
- Sandra Bushell - (resident) – the design concept is bland and unimaginative and out of scale with the other side of the road. Does the Q-team have plans for the other side of the road? The design competition is a good idea.
  - BE – Dr Quek has shown no interest in the other side of Edinburgh Rd. Regarding the height, the north side has a planning control of 11 metres, while the south side is 9 metres currently. Noted again, this is not a design, only an indication of what might be.

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- Ian Davis (resident) – How long will the construction process take and what might the experience for residents be like?
  - MN – about 3 years to begin construction
    - About 2 years to get the planning proposal
    - 9 months plus to get the DA
    - 5 months – construction drawings
    - 2-3 months to negotiate construction contract
    - 2 – 2 ¼ year build
  - BE – regarding the experience during construction,
    - the developer is obliged to have, and adhere to, a construction management plan and a traffic management plan which are public documents that require development consent.
    - “Considerate Constructors Methodology” (started in the UK) has been adopted to make sure that the construction process is managed as well as can be done.
- Suzie Gold (resident) – how does this project fit in with the new planning processes?
  - Ian Arnott (IA) – when a Planning Proposal is submitted, Council is obliged to seek advice from the Local Planning Panel (formerly IHAPS) which is incorporated into the report to Council for decision. At the DA stage, the application may go to either the Local Planning Panel or, if over \$30m, to the Sydney North Planning Panel. At panel meetings, anyone who has made a submission to the DA is given an opportunity to address the panel.
- Ben Gerstal (resident) – the majority of units seem only to have natural light and ventilation from one façade.
  - BS – the diagrams are only indicative envelopes at present for the purpose of identifying the key planning elements for the project. The details will have to comply with all regulations and controls.
  - IA – when a developer submits a Planning Proposal, Council seeks to have a Concept Design included to aid in the understanding of the planning implications of the proposal – there’s no a guarantee the result will look like the concept.
- Chris Lewis (Edinburgh Rd West) – How long will construction take once the bulldozers arrive?
  - BE – could be 16 to 18 months or a little longer depending on site conditions.
- Neil Buhrick – (resident) – How accurately does the presentation represent what will be built?
  - BS - The pictures are constructed analytically and show the view lines as accurately as possible. A physical model may be a better representation for the future.
- Andrew Davis – (resident) – How many people do you envisage living in the apartments and how many cars?
  - BS – noted that
    - they are looking at ~80 apartments, mix of 1- 2- & 3- beds;
    - there are currently 117 car spaces – they envisage up to 200 over 2 levels.
- Mark Crew (resident) – Has any consideration been given to an alternative access to Castlecrag from EVW other than Edinburgh Rd. Safety, traffic flow and ambience are all issues? You risk killing the very thing you are buying into.
  - BS – consideration has been given to access from the site directly into EVW but the advice received, based on traffic analysis, has been that it is very dangerous.

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- Scott Graham (resident) – it was suggested that retail parking might be reduced but there appear to be more shops? Also note, the car park is full much of the day.
  - BS – Under the present plan, retail space on the ground floor is 2,500 sqm plus the supermarket on the LG floor at 1100 sqm. Total retail space, with basement parking, is 3,600 sqm.
  - IA – Council will be reviewing car parking rates in the context of the Local Centres Strategy and CBD strategy, which is yet to be done but the focus is likely to be on the residential component where the intention is to encourage less car usage.
- Hugh Stowe (resident) – are car parking needs driven by minimum required by Council or what is optimal/convenient from the perspective of the community?
  - BS – the developer is open to all considerations and has no desire to “dig a big hole in the ground” and would be happy to have less excavation rather than more.
- Roger Gidley (resident) – Has any thought gone into determining what texture the building should have given the WBG heritage?
  - BS – This will be fleshed out in the future with a recommended palette of materials and finishes that is consistent with the WBG ethos.
- Margaret McGirr (resident) – There is an inadequate bus service from the eastern end of Castlecrag which is almost non-existent on weekends.
  - BE – likely that a “T-Map” (transport map) will be required that looks at the adequacy of local transport in the context of the development. This could include innovative methods of transport sharing or even local mini-buses sponsored by the developer, although no commitments could be made.
- Barbara Hastings (resident) – might it be possible to purchase properties to the south of the Quadrangle, on the Postern, as part of the project, to create an alternative access to Castlecrag other than Edinburgh Rd?
  - BE – It is an option that has been considered but it has many difficulties.
- Barbara Grimm (resident) – How does Kensington Lane dining precinct fit into the consideration. The existing noise from the restaurants, on Edinburgh Rd, is already a problem and more restaurants will just make it worse.
  - BS – A retail mix study will be done as part of the public exhibition of the Planning Proposal.
- Diana Jones (resident & CPA) – When called for a show of hands ~80% of those present agreed that their household had 2 or more cars.
- Ruth Kendon (resident & CPA) – Is there a possibility of a third floor of parking?
  - BS – it all depends on Council parking rules as to how much car parking is required.

The meeting was closed at 9:30 pm.

**Next General Meeting will be held on 20 March 2019.**

# Meeting notes

## The Quadrangle – QLC meeting

<b>Project</b>	The Quadrangle	<b>Date</b>	12 December 2018
<b>Attendees</b>	Paul Stokes, QLC John Steele, QLC Dr. Stanley Quek, Greycliffe Realty Jeremy Lynch, The Quadrangle Brian Elton, Elton Consulting David Hwang, Elton Consulting	<b>Apologies</b>	Sandra Odorisio, QLC Gabrielle Morrish, QLC Stuart Frith, QLC Bruce Swalwell, Bruce Swalwell Architects Michael Neustein, City Planning Works Marcus Change, Greycliffe Realty

Item	Discussion Point
<b>1.</b>	<b><u>Introduction</u></b> <p><b>Brian:</b> The purpose of this meeting is to touch base at the end of the year and thank the QLC for their efforts this year. We also wanted to touch base on all that's occurred since the CPA GM (17.10) in particular a recent meeting with Willoughby Council.</p> <p>Two reports (Local Centre Studies and Urban Design Report) has also been released into the public realm and offer a new option for the Castlecrag Centre. It recommends the Quadrangle be developed into a 1.8:1 FSR, 5 storeys, 90-unit building. Our design envelope has been 2.2:1 but with 1.8:1 of that above ground.</p>
<b>2.</b>	<b><u>Centre usage</u></b> <p><b>Paul:</b> That's interesting – does this include the leasable space below ground?</p> <p><b>Dr Quek:</b> Yes, it does, there is around 5000m2 of commercial and retail space, with the IGA taking up roughly 1000m2 of it. But what the breakdown of the space that is available is dependent on demand. We can change what the makeup of the centre is. We are also considering community spaces and were interested to find out that the Castlecrag local library is not run by the council.</p> <p>John: They own the space but don't run it.</p> <p><b>Dr. Quek:</b> I am happy to provide community space.</p> <p><b>Paul:</b> The CPA has worked very hard in the past to provide a community space – there was one that was leased to an early childcare centre – even the school, we can only use it when they don't. So, there is a shortage of community space.</p> <p><b>Dr Quek:</b> Who will maintain community facilities?</p> <p>John: It's not council but local support, we can look into volunteers and community support of these facilities.</p> <p><b>Dr Quek:</b> We don't know what the services here are needed – we don't want to put in something that is not wanted.</p> <p><b>Brian:</b> We can include that in the design competition – but we would need to know what it is that the community wants.</p> <p><b>Paul:</b> You said that what you do depends on demand – how will that be measured?</p> <p><b>Dr Quek:</b> We will look at the retail here to see what would work – we have to cater for the whole demographic of the area and account for any changes in that demographic. I am very happy to consider community needs – I would like to won this shopping centre for life. I don't want to strata it – so we need some feedback on what retail is wanted.</p>
<b>3.</b>	<b><u>T-Maps and traffic</u></b> <p><b>Paul:</b> Can I ask for clarification on what a T map is?</p>

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**Brian:** A T-map is a plan for travel patterns and it is part of a SEARs.

**Paul:** Given the feedback we have received from the community – the transport and traffic is the hottest button issue out of all the hot buttons.

**Brian:** That is also bound up in parking codes as well

**Paul:** There's been research that shows that there has been no difference in the last 10 years in the traffic flows of Sydney. In Castlecrag it has actually decreased – these are stats from the RMS. Traffic self-regulates.

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#### **4. Pedestrian access**

**John:** I have a question about the proposed pedestrian links outlined in the local centres study. Where would they be located?

**Brian:** There is a small set of steps from the Postern onto the carpark at the moment. In terms of the greater precinct – Dr Quek can only control what he can control.

**Paul:** The design study by Architectus outlined a plaza that cuts through the Quadrangle site – that would create a wind tunnel, something we have talked at length with your team and council about avoiding.

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#### **5. Council meeting – updated timelines**

**Brian:** We briefed the council on what we have communicated to the community to date. We spoke with Ian Arnott, The director of planning Greg McDonald and the General Manager, Deborah Just. The mayor excused herself due to being on the planning panel.

A major element of the discussion was centred around how long this process will take and how the community has wanted more clarity and certainty around timings and how long we can hold the centre open.

**Paul:** Could you clarify what you mean by that?

**Brian:** I'm referencing that Dr Quek continues to subsidise the centre

**Paul:** That I do appreciate

**Dr Quek:** That's the issue however, in the new year a whole row of tenants will go. This is all commercial confidence – but at the moment a lot of tenants don't pay rent, there's pop ups that are unreliable and uncertain and we don't want to board any stores up.

I hate to say it but if I can't find tenants - I will have to shutter the centre to avoid it costing me too much.

**Paul:** So how can you affect this timing then?

**Brian:** We know how long the planning proposal will take and we will remain committed to that path. But there is an option to go straight for a DA and have it run alongside what we have already committed to. This would mean that we fast track the design excellence competition.

The GM was quite good about the simultaneous starting of the Planning Prop and the fast track of the design competition. The planning proposal can be folded into the DA process after a winning scheme is found.

**John:** And that would be within the 1.8:1 FSR.

**Dr Quek:** I was happy to see that as a recommendation as a viable economic measurement.

**John:** if the council accepts this design recommendations that you will be working within the DCP.

**Brian:** For the council, they need to know that the design excellence process will adhere to the best-case design principles.

**Dr Quek:** I have been open for everyone to have a say – such as WBGS.

**Brian:** In the new year we would need to set up who will decide the architects and who will have a brief for a Walter Burley Griffith Design.

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**John:** How long until the DA approval and construction?

**Dr Quek:** I have calculated that development could start on 1 Jan 2020 through a DA process

**Brian:** So, about a year quicker

**Dr Quek:** I can tell the tenants that they will have 2 years and give them certainty.

**John:** I think an advantage of having the designs finalised sooner rather than later is that it lets the community see what is likely to exist on the site. There is a lot of concern around how high the development could be and this will be addressed through a fast-tracked design process. I agree that this is a good call.

**Brian:** We are responding to what people said about having certainty around timings and design.

**Paul:** There were a lot of people that were not happy with the Urban design scenarios. In January there were three designs with only one being somewhat agreeable to those who saw it – this scenario is bigger. I predict there is going to be pushback.

**Brian:** All the more reason to continue our conversations with the QLC.

**Dr Quek:** Yes, we appreciate the QLC as a source of collective, community feedback.

**Paul:** We got mixed feedback regarding the urban design study. Some people felt that it missed the mark and did not represent previous community engagement.

**Dr Quek:** It's important to note that that was not us – the massing and design are not our schemes.

**Brian:** The report may have made it harder for us

#### **Traffic**

**Paul:** Traffic is a concern as well with only one traffic flow into Castlecrag.

**Dr Quek:** We have looked at traffic management strategies such as widening the road or a side entrance onto the Quadrangle from Eastern valley way – but they were all rejected out of hand by RMS or Gabrielle.

**Brian:** We will be undertaking a traffic management study for the DA – but as we know it is an important issue, we can fast track that.

**Paul:** Yes, that would be definitely what the community wants.

**Brian:** With that feedback, we will commission a traffic report first.

**Paul:** When will that study emerge?

**Dr Quek:** End of December or Jan – we will write up a report in response to the council's urban design study and include the Traffic report, the Arborist report and similar in it.

**John:** We don't know how the community will react even if you come up with something that aligns with the council study. The Council says you need 1.8:1.

**Brian:** We will need 2.2:1 to meet feasibility requirements and members of the QLC have been taken in confidence to verify that as well. Even still, we will have 1.8:1 FSR above ground and so are happy with the Council report.

**Paul:** Are you happy for us to say that you will fast track the traffic report?

**Brian:** Yes absolutely – we could even share with you the draft of the traffic report if you wanted it earlier.

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#### **6. Design Excellence Competition**

**Brian:** We would also want the community to be involved in choosing the architects for the design competition.

**Dr Quek:** People may not agree with the brief even if they agree on an architect.

**Brian:** The scheme we showed at the CPA GM was indicative – we will tell the community that now it is the time to align the design with strong Walter Burley Griffith principles.

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**Paul:** The Walter Burley Griffith Society is necessary. I am still concerned around the 2.2/1.8 FSR.

**Brian:** We are clear about why we think it is needed.

**Paul:** I do understand that and won't ask too much about the cost. The revenue identified is interesting.

**Brian:** You have to measure that in today's dollars

**Paul:** Working in the future is a difficult project.

**Dr Quek:** I am very open about the mix of density. It is a dollar per square metre bottom line.

**Paul:** The penthouse apartments could be very desirable.

**Dr Quek:** What is the average house price in Castlecrag?

**John:** Around 3 million I believe.

**Dr Quek:** I don't want to make the prices here that unaffordable – that's where the design competition will inform us.

**Brian:** In the new year we will reach out to the WBGS to discuss the brief, architects and the judging panel. We will also reach out to the QLC or CPA – I'll leave who you think we should in your hands. And council will have one.

**John:** At the moment the CPA has a number of architects within its membership.

**Paul:** A disproportionate number of architects.

**John:** it is an attractive place to live.

**Dr Quek:** Do you think the WBGS will want an architect from outside the area?

**Paul:** I don't know – I'll get onto them about that.

**Brian:** in the meantime, we will draft up the process, brief, the jury roles and a process of selection for architects.

**Dr Quek:** We need to do a report to submit during the exhibition of the local centres study next year. And the QLC should as well.

**John:** That is a good idea.

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## **7. Next steps and deliverables**

**Paul:** In regards to the deliverables, when can we expect that by?

**Dr Quek:** By Australia Day. We will write a report in response to the Council report disagreeing with the design and massing represented.

**Brian:** important to note that we can only control what is on our site. Council has had a line of sight on our process and could have understood our community feedback.

**John:** I think this was drawn from the scenarios presented earlier in the year.

**Dr Quek:** I'm very happy to face the community and answer questions although I have been ambushed in the past with only negative viewpoints.

**Paul:** I feel I have to complement the openness of this consultation process.

**Dr Quek:** is there anyone else we should talk to? Has anyone been excluded from our consultation?

**Paul:** Not to my knowledge.

**John:** I also think the openness has been good, but you could also circulate the reports before you meet with the community to allow for talk to happen beforehand.

**Dr Quek:** Every meeting there is a lady that raises objections.

**Paul:** That is Kate McCann she is very intelligent and passionate.

**Dr Quek:** Does she want no development? I'm curious as to what she would like to see here.

**John:** She does make good points and some are emotional points.

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**Paul:** That is a good question – I don't exactly know what she wants, I'll work on asking her about it.

**John:** You have to realise that this is a sensitive issue and the design process will be a critical part of alleviating community concern. People are seeing what is happening in Ryde and Macquarie Park and are fearful. Having something real will help move the conversation around more productive topics and even if people complain – at least they are complaining about something real.

**Dr Quek:** We will have a report prepared by Australia Day next year which we will distribute to everyone.

**Brian:** Thank you for your time and contribution in representing the community throughout this process. We hope to continue this conversation next year.

**Paul:** Yes of course.

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# Meeting note

## Greycliff – The Quadrangle

<b>Project</b>	The Quadrangle	<b>Date</b>	12 February 2019
<b>Venue</b>	The Quadrangle	<b>Time</b>	5PM
<b>Attendees</b>	<b>Quadrangle Liaison Committee (QLC)</b> <ul style="list-style-type: none"><li>» Paul Stokes</li><li>» John Steel</li><li>» Lindy Batterham</li></ul> <b>Walter Burley Griffin Society (WBGS)</b> <ul style="list-style-type: none"><li>» Adrienne Kabos</li><li>» Akky Van Ogtrop</li><li>» Janet Hansen</li><li>» Margaret Petrykowski</li></ul> <b>The Quadrangle Project Team</b> <ul style="list-style-type: none"><li>» Dr Stanley Quek, Greycliff</li><li>» Brian Elton, Elton Consulting</li><li>» Michael Neustein, City Planning Works (CPW)</li><li>» Bruce Swalwell, Bruce Swalwell Architects (BSA)</li><li>» Tim Rogers, Colston Budd Rogers &amp; Kafes (CBRK)</li><li>» Jeremy Lynch, The Quadrangle</li><li>» Marcus Chang, Greycliff</li><li>» David Hwang, Elton Consulting</li></ul>		
		<b>Apologies</b>	<ul style="list-style-type: none"><li>» Gabrielle Morrish (QLC)</li><li>» Stuart Frith (QLC)</li><li>» Luke Hastings (QLC)</li><li>» Kerry McKillop Griffin (WBGS)</li></ul>

### Actions from this meeting

Responsible	Summary of action
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<b>Elton Consulting</b>	The list of potential jurors and architects is to be distributed, with additions being updated as necessary.
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Item	Discussion Point	Actions
1.	<b>Welcome and Introductions</b> <ul style="list-style-type: none"> <li>» Thanks and welcome to the members of the QLC and WBGS</li> <li>» This meeting was organised after the meeting with the QLC at the end of last year and their recommendation that the community be informed about the design excellence process and parking, traffic and transport.</li> <li>» This meeting will table the draft of the design excellence process and CBRK's traffic report.</li> </ul>	
2.	<b>Draft Design Excellence Process</b> <ul style="list-style-type: none"> <li>» The process has been tabled as a 'Draft for consultation' and will be revised in the light of comment from the QLC and WBGS. The project team gave a walkthrough of the paper and fielded any questions.</li> <li>» The project team outlined elements of the paper including: <ul style="list-style-type: none"> <li>&gt; The initial background and context of the site and project (demographics, the proponent and past community consultation).</li> <li>&gt; Noted that this process was in response to the what the community had called for, something Dr Quek is well versed in and what the project team believes it will produce the best outcome for the site.</li> <li>&gt; The regard the process shows to the draft Government Architect Guidelines and other council's design excellence processes. However, it is noted that the team haven't stuck rigidly to these, but rather crafted a design process that will work for Dr Quek and the community and is fit for purpose.</li> <li>&gt; The logistical outline of the process including numbers of jury's, teams, expectations of the teams, honorariums and a brief timeline.</li> <li>&gt; A design brief will be produced by BSA and will be based upon the envelope that has been presented previously to the community. This will be appended to the design process paper.</li> </ul> </li> </ul>	<b>Action: The list of potential jurors and architects is to be distributed, with additions being updated as necessary.</b>
	<b>Timelines</b> <ul style="list-style-type: none"> <li>» Council is working on their local centres strategy and will have a pop-up at Castlecrag on the 23rd of march – the same day as the election. Paul comments that there is a polling booth and the community centre not too far away.</li> <li>» The team believes that during this pop-up, the council will present the four scenarios detailed in the draft Local Centre's Study. After community consultation the study could be finalised by June.</li> <li>» Dr Quek asked whether the design excellence competition should wait until after the council releases the local centre study. He is concerned at wasting the \$100,000 investment into the process.</li> <li>» Margaret comments that she thinks the project team should wait until the strategy is released as there is conflicting views on the massing of the building and the community needs to comment on it.</li> <li>» However, there are concerns if the council does not keep to their timeline which would mean a large delay to the development timeline. Any delay will lead to uncertainty to the current tenants of the shopping centre – there is a real problem about the viability of the shopping centre.</li> </ul>	



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- » A DA and a planning proposal have an estimated 15-month difference in timing. However whichever process is pursued, the proponent is committed to including a design excellence process – with the integrity of the winning design being maintained by having that firm do the DA.

### **Jury Selection**

- » Details around the Jury responsibilities and their selection process were discussed. WBGS and QLC are to pick one Juror, the proponent is to pick two, the council another and there will be an independent chair. A competition manager will also be appointed.
- » Three design teams will be invited to participate. These will be nominated by the proponent, the QLC and WBGS combined and council.
- » The project team have had a conversation with council because they thought they would have a list of architects to turn to. However, it appears that the team will have to take a number of architects to them.

**Question:** Who did you get that response from?

**Answer:** Norma Shankie-Williams, the Director of planning at Willoughby and General Manager.

- » The QLC and WBGS both agreed that the Design Excellence Process sounds good.
- » Paul commented that it should be easy to come to an agreement as it appears that the project team and the community have similar names in mind.

### **Potential names**

- » The project team has already reached out to **John McInerney** but he is conflicted as he is part of the Willoughby Council Local Planning Panel. However, he commented that he would look into this process with great interest.

**Angelo Candalepas**, CANDALEPAS ASSOCIATES -

<https://www.candalepas.com.au/home/projects/>

- > Won the AIA Sulman Medal for Public Buildings in 2018
- > The WBGS believe he designs closely to the Griffin principles

**Richard Johnson**, Johnson Pilton Walker – <http://www.jpw.com.au/all-projects/>

- > Projects include the refurb of the Hilton, the Opera House and a wonderful pedestrian access ramp at the NSW Art Gallery.
- > Happy to recommend him as either a juror or Architect.

**Richard Francis Jones**, Francis-Jones Morehen Thorp –

<https://fjmtstudio.com/projects-list-final/>

- > Will be excellent as either a juror or designer – very eminent.
- > Work includes the Auckland Art Gallery Extension.

**Alex Popov**, PopovBass – <https://popovbass.com.au/projects/>

- > Alex is fairly local having lived in Castlecrag previously.
  - > But has not done anything on this scale
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**Alexander Tzannes**, Tzannes - <http://tzannes.com.au/projects/>

- > Former UNSW Dean of Built Environment (2008-15)
- > Dr Quek has worked with him on his first residential project 20 years ago and highly recommends him – either as a juror or Architect.
- > Timber frame building of a commercial building at the edge of Barangaroo. Nicely uses timber and is Walter Burley Griffin-esque.

**Gabrielle Morrish**, GM Urban Design & Architecture (GMU) - <http://gmu.com.au/projects/urban-design/>

- > As a potential juror. She is already on the QLC and close to the community and the project.

**Andrew Burns**, Andrew Burns Architecture – <http://andrewburns.net.au/archive/>

- > A younger Architect but is working on the Leisure Centre and pool at Green Square.

**Bates Smart** – <https://www.batesmart.com/bates-smart/projects/sectors/>

- > Name is only raised and not advocated as they recently partnered with a leading Walter Burley Griffin aficionado.

**Peter Tonkin**, Tonkin Zulaikha Greer – <http://www.tzg.com.au/projects/>

- > Work includes the Old Clare Hotel in Central Park
- > If not a designer than could also function as a juror.

» **Prof. Helen Lochhead**, Current UNSW Dean of Built Environment - <https://www.be.unsw.edu.au/staff/professor-helen-lochhead>

- > Winner of the Marion Mahony Griffin Prize (2013)
- > Chair of the Sydney South Planning Panel (since 2018)
- > Potential juror if there is no conflict of interest

» Some notes from this discussion:

- > The QLC will bring forward names at a later date.
- > It is not necessary for the architect to be local.
- > Everyone's on the same page about the standard of jurors. Most have done work with Stanley.
- > **Action: This list of potential jurors and architects is to be distributed, with additions being updated as necessary.**

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### 3. Traffic Update

- » Tim Rogers outlined the process undertaken for the Traffic Report. The preliminary traffic assessment has some numbers still being refined - with the residential component being able to be composed in different ways. However, the study reflects the plan to replace the existing retail with something of the same size.
  - » Question (Paul): I am confused at the figure associated with retail floorspace. Does the 2500 sqm of retail include the shopping centre or is it on top of that floorspace?
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- » Answer: We have always been consistent by replacing the existing commercial. Romeo's IGA has the right to remain through an agreement signed with the previous owner and they need 1200sqm.
  - » Paul: This would be there only half of the current space will be retail.
  - » Answer (Dr. Quek): Yes, but the remaining space could include commercial - which is what the council wants. But the ground floor should be activated and the design excellence will speak to that.
  - » Dr Quek elaborates further stating that in regards to the centre's composition there needs to be food and beverage and essential services. There is also a need to understand the affordable housing mix and a need for employment.
  - » Paul notes the old Channel 9 site in Artarmon just went through the planning process and has a "chunk of dedicated affordable housing". Tim notes that BSA provided indicative guidance on the number of apartments and the mix.
  - » Traffic surveys were undertaken in early 2017 – when the centre was trading better (only one tenant was not occupied) and forms a good baseline of data.

#### **Parking**

- » The parking of the centre will be in compliance with the DCP from Willoughby council – the council has indicated the possibility of some reduction in allocation for commercial and residential parking. Codes also dictate the provision of motorcycle and bike parking.

#### **Access**

- » Tim recommends that access be maintained in its current location on Edinburgh Road. His team looked at the possibility of an exit out onto Eastern Valley Way, but that is right on the margin of safe sightlines. While noting that this would probably be fine, Tim does not entirely endorse it. It would only need to be 10m further down Eastern Valley Way to be supportable.
- » Question (Paul): Would RMS consider a set of slave lights at the exit?
- » Answer (Tim): The RMS will never support slave lights – with RMS changing the signals at the corner of Eastern Valley Way and Edinburgh there will be no phase when there is space to go.
- » Tim notes that this redevelopment is a great opportunity to improve the usability and quality of the carpark. Users do not come down to park currently because of fundamental issues with the carpark.

#### **Traffic**

- » The traffic report finds that the new site will not noticeably impact the traffic. As a local shopping centre - it will not be an attractor outside of Castlecrag.
  - » Taking into account the RMS proposal of changes to the traffic signals at the Edinburgh Road and Eastern Valley Way junction – CBRK modelling shows that there will be very little change in the intersection with queues only increasing by one vehicle.
  - » The outcome of the traffic intersection will mean that it is safer but less efficient, meaning longer queue times.
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- » Paul: Yes that's right – the light will be operational in April with it passing the final hurdle from council last night.
  - » Tom notes that currently there are 4,500 vehicles that come through the intersection – per hour in the AM and PM peak hours. Even just along Edinburgh road it is 800 cars per hour.
  - » Question: So you saying that the site will only add one extra vehicle?
  - » Answer (Tim): Through the modelling we have done, we know how many vehicles will be added to the queue. The site will generate some 20 vehicles an hour which would mean a car every 2 -3 minutes. Not all traffic will leave onto that intersection – but most of the 20 will.
  - » It was noted that hypothetically, with the makeup of the Castlecrag or of the site, the number of cars generated could be lower. Tim has taken a much higher estimation of the traffic generation rate because of the higher economic make up of the area and the subsequent increase in car ownership.
  - » Question: Given that currently, the traffic backs up past the roundabout, how will those cars make it out?.
  - » Answer: It is actually easier to get out when there is traffic and it is stationary. The installation of no parking signs along Edinburgh Road during the peak would also ease the entry and exit during this time.
  - » **Paul Stokes and Akky Van Ogtrop were given a copy of the Draft Design Process for their respective groups to have reference and to come back to the team with any questions.**
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#### 4. General discussion

- » Question: Who will write the design brief? Does the community have chance to look at it?
  - » Answer: It will sit on the back of the process as an appendix when that is published. BSA is writing it along with consultation from everyone else in the project team.
  - » Question (Adrienne): Talking about massing – I know that 5 storeys have been put forward. My understanding of the community is they just want a max of 2 or 3 storeys. How will you handle the balance of community and commercial?
  - » Answer: We have been very clear about the need for 2.2:1. From our understanding - there are 3 groups of community. One that is outright against the development, one that is open to the idea and another that is supportive of the development and want something new. We have been very open and transparent with our feasibility and opened our books up – which is not very common for developers to do.
  - » Dr Quek comments that the shopping centre is currently struggling and that no one will take it in the state that it is. He is aware that the project cannot please everyone but can guarantee that it will be good building, by a good architect, and be as sensitive to Walter Burley Griffin's principles as possible. It is important to consider that design could 3 storeys and a complete block – but we are including the public amenity and design elements that necessitate an increase in height.
  - » Question: How does the council recommendation of 5 storeys and 1.8:1 FSR fit with the current scheme?
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- » Answer: Council's numbers have come from a straight feasibility study with no consideration into other costs that we have been open about, such as compensation to neighbours, the design excellence process and other elements unique to the site and Castlecrag. No one would develop the site for anything less than that. We know we need to tell the community.
  - » Question (Adrienne): I'm grateful for the openness and the care shown by the team. However, another consideration is the knock-on effect. The community is concerned about the knock-on effect in the rest of the shops.
  - » Answer: There isn't much other development that can be knocked on. There is the WBG centre, that is heritage. There would need to be an extremely good justification to build anything else in Castlecrag. Our site is unique in that it is outside the conversation zones.
  - » Any further developments will have to go through council and our site will object to going any higher than us as our north facing sun access will be impacted. Dr Quek can only control what he controls.
  - » Dr Quek: I am your best bet.
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# Meeting note

## Quadrangle stakeholder meeting – Castlecrag Progress Association

<b>Project</b>	Greencliff Castlecrag	<b>Date</b>	16 May 2019
<b>Ref No.</b>	17_7446	<b>Time</b>	4:30pm
<b>Purpose</b>	Stakeholder engagement		
<b>Chair</b>	Dr Stanley Quek - Greencliff	<b>Recorder</b>	Chris Larsen – Elton Consulting
<b>Attendees</b>	<ul style="list-style-type: none"><li>» Dr Stanley Quek, Greencliff</li><li>» Jeremy Lynch, Greencliff</li><li>» Paul Stokes, Castlecrag Progress Association</li><li>» John Steel, Castlecrag Progress Association</li><li>» Chris Larsen, Elton Consulting</li></ul>		

Item	Discussion Point	Actions
1.	<b>Progress on consultation to date</b> Dr Quek: <ul style="list-style-type: none"><li>» Expressed concern about the pace of progress in consultation</li><li>» Indicated limited time is left to achieve the right outcome. After the negative response to Council's proposed scenario 4 at the last Castlecrag Progress Association (CPA) meeting, consensus from stakeholder groups must be achieved ASAP. Dr Quek has resolved to meet interest groups individually</li><li>» The community needs local convenience and essential services, and an opportunity to downsize. That requires a mixed-use development with a trade-off between height and open space</li><li>» Dr Quek wants to take a collaborative approach to build something the community will treasure, and acknowledged the Castlecrag Progress Association's (CPA) official status as the representative group for the Castlecrag community</li></ul> Paul Stokes: <ul style="list-style-type: none"><li>» As evidenced by submissions to Council made in the past 12 months (which had been cc'd to the CPA), there are mixed feelings in the community about the redevelopment of the Quadrangle: some have acknowledged demand for residential apartments, others are opposed to the development. In summary, the overall feeling is that the majority agreed that development must occur on the site and are not opposed to residential apartments, but would oppose a building considered to be too high or bulky. There is acknowledgement that a residential component is required to make the redevelopment viable</li><li>» Dr Quek's efforts to understand community concerns is recognised, and there is an understanding in the community about the potential risk if the property is sold to another developer</li></ul>	<ul style="list-style-type: none"><li>» Elton Consulting to update the CPA on progress of further consultation with the community</li></ul>



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- » While there are several community groups within Castlecrag, Paul Stokes' view is that the CPA is the only one representing the community on broader issues – other groups are single-interest entities. The CPA has 185 members, distributes a newsletter to 1200 households, and could confidently bring 300 engaged residents to a meeting
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## 2. **The current status of the Quadrangle shopping centre**

Dr Quek:

- » The centre has issues and many tenants are on monthly rental agreements – they deserve certainty
- » Likewise, the people of Castlecrag do not have certainty about the future of their centre
- » Paul Stokes agreed with these sentiments

John Steel:

- » Expressed concern about the potential for the existing Quadrangle retail centre to fail
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## 3. **Potential options and feasibilities for redevelopment**

Dr Quek:

- » Height is an issue: limiting a redevelopment to three storeys would not be viable but, more importantly, would offer very little or no public space. A three-storey building would not pass Council because of a lack of public space, amenity or setbacks, nor would it align with Walter Burley-Griffin's design principles, which Dr Quek is keen to follow. A four-storey building might work, but a building with a partial fifth storey would achieve a higher quality outcome
  - » A mix of apartments should be provided to meet housing codes and needs
  - » Any supermarket in the redevelopment should be located at the same level as parking to allow adequate accessibility
  - » Two options for progressing a redevelopment are under consideration: a development application vs a planning proposal
  - » However, another option is for Greycliff to sell the site to another developer, as 18 months of community consultation has passed with little progress
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## 4. **The project's future, including the design competition**

Dr Quek:

- » Is committed to holding a design excellence competition, but wants to involve the community in establishing the guidelines so the appointed judges can decide. Preferably, the design competition could start in July 2019, and be complete by September 2019
- » If the Castlecrag Progress Association (CPA) participates in the design brief and the process to choose architects, entrants could be asked to submit two different schemes: one at four storeys and another at five storeys (acknowledging the requirement for setbacks, open space, compliance with Council codes, etc)

- » Greycliff to progress a brief for participants in the design competition following further consultation with the community
  - » Elton Consulting to work with Greycliff and the CPA to draft a story for The Crag
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Paul Stokes:

- » Agrees there is significant merit in the proposal for a two-scheme design competition
- » Believes there is room for the community to accept compromise, but compromise should be exhibited by all parties
- » Agrees with the architects proposed for the design competition, and in particular wants to see Richard Francis-Jones participate
- » Believes Greycliff should write an article for an upcoming edition of The Crag

John Steel:

- » The community requires a visual image of potential concepts for the redevelopment so it can understand what is proposed
  - » An article in The Crag could be a way for Dr Quek to demonstrate his development philosophy and commitment to community consultation
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# Meeting note

## Quadrangle stakeholder meeting – Walter Burley Griffin Society

<b>Project</b>	Greycliff Castlecrag	<b>Date</b>	17 May 2019
<b>Ref No.</b>	17_7446	<b>Time</b>	5:30pm
<b>Purpose</b>	Stakeholder engagement		
<b>Chair</b>	Dr Stanley Quek, Greycliff	<b>Recorder</b>	Chris Larsen, Elton Consulting
<b>Attendees</b>	<ul style="list-style-type: none"><li>» Dr Stanley Quek, Greycliff</li><li>» Jeremy Lynch, Greycliff</li><li>» Adrienne Kabos, Walter Burley Griffin Society</li><li>» Janet Hansen, Walter Burley Griffin Society</li><li>» Chris Larsen, Elton Consulting</li></ul>		

Item	Discussion Point	Actions
1.	<p><b>Progress on consultation to date, and the vision for a redevelopment</b></p> <p>Dr Quek:</p> <ul style="list-style-type: none"><li>» Greycliff wants to understand what the community wants and work with it to produce a product that represents the desires of the community and meets the needs of the majority. To achieve this, Dr Quek is meeting with stakeholders in the community. The redevelopment of the Quadrangle Castlecrag should be well-designed and fit with the community's commitment to conservation practices<ul style="list-style-type: none"><li>&gt; Dr Quek has adopted this model for previous developments, including Pavilions On The Bay and 1 Kirribilli Ave. These developments were sympathetic to the existing environment</li></ul></li><li>» The existing Quadrangle building is out of place in the current environment. Dr Quek wants to redevelop it into a signature building with the Griffins' design principles in mind, acknowledging that the site is not within the designated conservation area. Considerations include setting the building amongst the trees, utilising existing trees, and avoiding a 'slab'-style building. Any redevelopment should meet those criteria, but must also be commercially viable<ul style="list-style-type: none"><li>&gt; Adrienne Kabos agreed that those design principles aligned with those of the Griffins' own design philosophies</li></ul></li><li>» It is important for the people of Castlecrag to understand that Dr Quek and Greycliff want to build something for the community that will last 100 years</li><li>» Adrienne Kabos said the community wanted to see a village-style redevelopment, and its issue with the proposed redevelopment concerned the proposed height and use. She asked questions about the property's purchase and tenant status:</li></ul>	

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- > Dr Quek confirmed that only one tenant currently has a demolition order, the others are on standard leases
  - > Dr Quek clarified that the Quadrangle centre was purchased on the basis of its income, but noted that the centre's income has deteriorated and many tenants are struggling
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## 2. **The current state of the Quadrangle shopping centre and other issues in the community**

Dr Quek:

- » The centre is struggling financially, its tenants are not trading well and, unless it is redeveloped, it will close and be shuttered
  - » Dr Quek indicated he also wanted to understand the concern in the community regarding The Haven, which appeared to be the source of some friction in the community
    - > Adrienne Kabos said The Haven was a much-loved performance space, and its future was an issue for the community and Willoughby Council and not for stakeholders associated with the Quadrangle
    - > Dr Quek said he was sad to be considered outside the community, and Adrienne Kabos apologised
    - > Adrienne Kabos said the Walter Burley Griffin Society (WBGS) was grateful for Dr Quek's patronage of the arts and contribution to the community, adding that a resolution to The Haven's future was underway and could not be discussed in the meeting
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## 3. **Potential options and feasibilities for redevelopment**

Dr Quek:

- » A three-storey redevelopment of the Quadrangle – as preferred by the Society – would not work, because restricting height inevitably results in less public space, which is detrimental for the community. A three-storey development would fill the site and provide only 7500sqm of useable space, while studies conducted for the redevelopment indicate 11,000sqm would be required for a redevelopment to be feasible. The project should not occupy more than 50% of the site area, in order to provide open space
    - > Adrienne Kabos agreed that ground-floor open space was important, because it would give a redevelopment a village atmosphere, and also agreed that – were the Griffins alive today – they would adapt their design principles to cater for today's needs and environment
  - » A retail-only focused building would not succeed, because it would not be well-patronised. Furthermore, Willoughby Council wants a redevelopment to incorporate apartment dwellings, public open space and opportunities for employment – the latter could potentially be accommodated by office space towards the rear of a redevelopment
  - » Dr Quek offered to share the feasibility study for the Quadrangle redevelopment (which had been accepted by the Castlecrag Progress Association) with the Walter Burley Griffin Society
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- » Given the fact that the majority of existing houses in Castlecrag are detached, a redevelopment of the Quadrangle should fulfil the requirement to allow people to downsize within the community
  - » Council's own analysis indicated that a minimum floorspace ratio of 1.8:1 was required for a feasible redevelopment
    - > Adrienne Kabos agreed that a 'slab'-style block at minimal height would be undesirable, and that maintaining a village-style atmosphere for a redevelopment was good
  - » There was discussion about the requirement for a floorspace ratio of 1.81:1 above Edinburgh Rd, which Dr Quek indicated was a necessity for a redevelopment to occur
    - > All agreed that a redevelopment should incorporate a supermarket below ground level to cater for carparking
  - » Adrienne Kabos asked Dr Quek for his views on Willoughby Council's guidelines for development
    - > Dr Quek said he did not believe traffic would have a substantial additional impact due to a redevelopment, and a full traffic report had already been commissioned
    - > Dr Quek agreed that the façade would need to be sensitive to community expectations
  - » Adrienne Kabos stressed that the redevelopment should be set amongst the trees, should be sympathetic to the single-storey buildings adjacent to the site and implied a three-storey structure would be acceptable
    - > Dr Quek reiterated that good architects would participate in the design excellence competition, and restated that a floorspace ratio of 1.8:1 above Edinburgh Rd would be required to make the redevelopment feasible
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#### 4. **The project's future, including the design competition**

Dr Quek:

- » Greycliff is committed to a design competition, and the participating architects would be tasked with producing an excellent design
    - > Adrienne Kabos agreed that the result of a redevelopment should be something special
  - » There are two ways to move ahead with the redevelopment of the Quadrangle: (1) a planning proposal, or (2) a collaborative approach utilising a development application methodology paired with a design excellence program. The latter program has been welcomed by the Castlecrag Progress Association (CPA), which has invited Greycliff to write an article for The Crag regarding this
  - » The design excellence competition would be well-briefed, with participating architects asked to provide two schemes with varying approaches to height and open space. Architects would be asked to produce schemes of four storeys and five storeys each, resulting in a total of six schemes to consider and to be available to be judged. Dr Quek and Greycliff wish to work with the Walter Burley Griffin Society to guide the appointment of the
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- » WBGS to revert with the guiding principles established by McInery
- » Elton Consulting to confirm the architects chosen for the design excellence competition and communicate to WBGS

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competition's judges and architects, and establish the design brief for the competition in a manner sympathetic to Walter Burley Griffin's design principles, however it would be understood if the WBGS felt it could not be part of the process

- > Dr Quek said the resulting building "should be art", and Adrienne Kabos agreed, adding: "That would be fabulous. I'm aware you are a patron of the arts."

- » It was desirable to have a brief completed for the design excellence competition by the end of June 2019
  - » Dr Quek indicated that, if he was unable to get consensus from the community about the future direction for the project, the site will be put on the market. There is a risk that, should another developer take on the project, the result would be fewer desirable outcomes for the community
  - » Adrienne Kabos expressed concern that a redevelopment of the site would affect roots of existing trees and reiterated her desire for a three-storey structure
  - > Dr Quek said mandatory setbacks would protect existing trees
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# Meeting note

## Quadrangle stakeholder meeting – Friends Of The Haven

<b>Project</b>	Greycliff Castlecrag	<b>Date</b>	18 May 2019
<b>Ref No.</b>	17_7446	<b>Time</b>	12:45pm
<b>Purpose</b>	Stakeholder engagement		
<b>Chair</b>	Dr Stanley Quek	<b>Recorder</b>	Chris Larsen, Elton Consulting
<b>Attendees</b>	<ul style="list-style-type: none"><li>» Dr Stanley Quek, Greycliff</li><li>» Jeremy Lynch, Greycliff</li><li>» Jack Metcalfe, Friends Of The Haven</li><li>» Glen Gulliver, Friends Of The Haven</li><li>» Richard Newton, Friends Of The Haven</li><li>» Karen Wilson, Friends Of The Haven</li></ul>		

Item	Discussion Point	Actions
1.	<p><b>Progress on consultation to date</b></p> <p>Dr Quek:</p> <ul style="list-style-type: none"><li>» It is recognised that the Quadrangle in its current form is not relevant for the community, nor does it align with Walter Burley Griffin's design principles</li><li>» The primary objection from the community appears to be height, but Greycliff is not pursuing a 10-storey building</li><li>» Dr Quek is committed to the Castlecrag community and wants to support the local arts scene</li></ul> <p>Glen Gulliver:</p> <ul style="list-style-type: none"><li>» The charter of the Friends Of The Haven (FOTH) group is to support the arts locally</li><li>» The FOTH is in communication with approximately 600 people: 350 via email and 150 via a postal list</li><li>» There is an intent to install a temporary stage at The Haven, but the access lane is the current cause of problems and this issue is hampering progress. The current stage is not structurally sound<ul style="list-style-type: none"><li>&gt; Karen Wilson: \$70,000 has been raised to conduct repairs of The Haven's stage, but there has been debate about the nature of the works, including whether a change to the development application was required, and whether a replacement stage was feasible. In addition, Willoughby Council requires the community to raise \$500,000 before work at The Haven site can proceed</li></ul></li></ul> <p>Karen Wilson:</p> <ul style="list-style-type: none"><li>» Visual aids should be produced to address the perception that a redevelopment of the Quadrangle would cause traffic issues, particularly at school times</li></ul>	

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2. **The current state of the Quadrangle shopping centre and associated issues**

Dr Quek:

- » There are three options available to Greycliff regarding the Quadrangle's future:
  - > Sell the site to another developer: the property would be taken to market in Autumn unless consensus amongst community groups can be achieved
  - > Initiate a development application, with the anticipation this will need to be pursued via the courts
  - > Conduct a design excellence competition with community support and participation
- » Greycliff intends to produce a beautiful gateway building, but any redevelopment must produce a building with a floorspace ratio of 2.2:1, with 1.8:1 above ground level. The feasibility analysis behind this requirement has been offered to the Castlecrag Progress Association and the Walter Burley Griffin Society. Likewise, it has been explained to these groups that a three-storey building is not feasible

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3. **Potential options and feasibilities for redevelopment**

Dr Quek:

- » It needs to be recognised that Willoughby Council's Centres Strategy calls for developments to provide additional housing and employment space

Jack Metcalfe:

- » The Friends Of The Haven understand the requirement to trade off height and open space
- » The FOTH is supportive of the proposed redevelopment of the Quadrangle

Richard Newton:

- » There is speculation in the community that a five-storey building could not be built within the height of the existing trees
- » Richard Newton encouraged Greycliff to letterbox the Castlecrag community with information about the project

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4. **The project's future, including the design competition**

Dr Quek:

- » The Castlecrag Progress Association and the Walter Burley Griffin Society were invited to suggest the names of the participating architects in the design excellence competition
  - » The Friends Of The Haven are also invited to participate in the design excellence competition
  - » Participating architects will be asked to put forward two schemes each (one of four storeys and one of five storeys), to produce a total of six schemes for review. These schemes would be put to the community to review
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- » Within the schemes, it would be ideal to locate the supermarket below ground level
  - » The guiding design principles of Walter Burley Griffin are valuable, but it must also be recognised that design technique has advanced since his era
  - » Dr Quek wants to demonstrate his sincere appreciation for the community. Likewise, he needs support from the community and asked Friends Of The Haven to communicate this verbally and in writing to Willoughby Council
  - » Dr Quek will consider approaching Gladys Berejiklian's office to discuss the issue of the future of the Quadrangle

Karen Wilson supports the idea of the design excellence competition.

All members of The Friends Of The Haven encouraged Dr Quek to be more visible as the project progressed.

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# Meeting note

## Quadrangle Castlecrag

<b>Project</b>	Quadrangle Castlecrag	<b>Date</b>	10 August 2019
<b>Ref No.</b>	17_7446	<b>Time</b>	10:35am
<b>Purpose</b>	Quadrangle Castlecrag community group briefing		
<b>Chair</b>	Brian Elton, Elton Consulting	<b>Recorder</b>	Chris Larsen, Elton Consulting
<b>Attendees</b>	<ul style="list-style-type: none"><li>» Dr Stanley Quek, Greycliff</li><li>» Marcus Chang, Greycliff</li><li>» Michael Goldrick, Greycliff</li><li>» Jeremy Lynch, Greycliff</li><li>» Lindy Batterham, Castlecrag Progress Association</li><li>» John Steel, Castlecrag Progress Association</li><li>» Paul Stokes, Castlecrag Progress Association</li><li>» Adrienne Kabos, Walter Burley Griffin Society</li><li>» Akky van Ogtrop, Walter Burley Griffin Society</li><li>» Karen Wilson, Friends of The Haven Association</li><li>» Mark Crew, Willoughby Environmental Protection Association</li><li>» Gay Spies, Willoughby Environmental Protection Association</li><li>» Rouzbeh Lohmani, City Planning Works</li><li>» Tim Rogers, Colston Budd Rogers &amp; Kafes</li><li>» Bruce Swalwell, Bruce Swalwell Architects</li><li>» Chris Larsen, Elton Consulting</li></ul>		

Item	Discussion Point	Actions
1.	<b>Outlining challenges to transforming Quadrangle Castlecrag:</b> Tim Rogers outlined <u>traffic and parking challenges</u> : <ul style="list-style-type: none"><li>» The turn signal at the corner of Edinburgh Rd and Eastern Valley Way has reduced the capacity of the intersection and increased queueing, but has also increased safety.</li><li>» Carparking spaces over two levels are proposed for the Quadrangle project, split evenly between parking for residents and parking for shoppers. 180 carparking spaces would be required to meet the Willoughby Council DCP. Entry to the carpark would not change from the current configuration. An exit point from Eastern Valley Way was considered, but rejected because of sightline restrictions and concern it would introduce a 'rat run' behind the project.</li><li>» The parking proposed for the project meets the requirements of the Willoughby Council DCP.</li><li>» Modelling indicates the transformed Quadrangle Castlecrag project would have a negligible impact on the performance of the intersection, increasing wait times by only 1 second per vehicle.</li></ul> <b>Q&amp;A:</b> <ul style="list-style-type: none"><li>» Paul Stokes: Modelling indicates an introduction of 35 vehicles per hour through the intersection?</li></ul>	<ul style="list-style-type: none"><li>» Revised Walter Burley Griffin design guidelines to be reviewed by Greycliff with the intention of incorporation into the brief for the Design Excellence process (if possible)</li><li>» Quadrangle Castlecrag project team to update Willoughby Council re: the results of this meeting and outline the pathway forward</li></ul>

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- > Tim Rogers: Yes. A vehicle counting exercise was conducted 2 weeks ago. The traffic count through the intersection has reduced by 20%. The intersection does not perform as well as the period before the introduction of the turn signal, but the cycle time has not changed. It is RMS policy to provide pedestrian signalling on all signalised intersections.
  - » Paul Stokes said he had been in contact with RMS and would ask for data about the intersection.
  - » Gay Spies and Adrienne Kabos indicated they appreciated the enhanced pedestrian safety of the intersection.
  - » Karen Wilson asked about the impacts to traffic on Edinburgh Rd from the proposed development.
    - > Tim Rogers advised there would be minimal impact, with the increase in an average delay, per vehicle, through the intersection of approximately 1 second.

Brian Elton introduced the topic of commercial viability vs design excellence:

- » A commitment had been made to retain existing trees on the site's North, West and South boundaries.
  - » Bruce Swalwell is progressing the design study with reference to the WBS design brief submitted in May 2019.
  - » Greycliff has heard from the community and taken on board its concerns and comments.
  - » Willoughby Council is running its own process, and has suggested a redevelopment of five storeys above Edinburgh Rd, however councillors have yet to deliberate. Greycliff trusts the architect selected from the Design Excellence competition will resolve any major issues, and urged the community to trust the process.
  - » Bruce Swalwell: the revised WBS design brief (dated 5 August 2019 and tabled at the meeting by Adrienne Kabos) will set challenges, but the competing architects will address them. At five storeys, a new building could be contained within the existing tree line, based upon the detailed survey of the tops of the existing trees.
    - > Adrienne Kabos suggested the trees five storeys tall on the site were not indigenous.
    - > Gay Spies asked whether trees fronting Edinburgh Rd had been included in the survey, Bruce Swalwell confirmed that all existing trees had been included in the detailed tree survey.
  - » Paul Stokes congratulated the development team on the process, to date, and said the appointment of architects to the Design Excellence process was a good move forward.
  - » Adrienne Kabos tabled a revised design brief (dated 5 August 2019) from the Walter Burley Griffin Society. It was requested that a description be provided explaining the changes from the earlier issue of the WBS design brief (dated 23 May 2019).
    - > Dr Quek said he had asked Bruce Swalwell to incorporate feedback from engagement with community groups into the design process. He said he respected the community's input
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and indicated the team would review the WBGS revised design brief, with a view towards incorporating it into the Design Excellence process.

- > Dr Quek and Brian Elton reiterated that a total floor-space ratio (FSR) of 2.2:1 for the whole site was required to make the project feasible, with an FSR of 1.8:1 required above Edinburgh Rd.
- > Dr Quek said Greycliff would inform Willoughby Council of the process going forward.

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2. **The Design Excellence process:**

» There was discussion about the architects approached to participate in the Design Excellence process:

- > Dr Quek indicated fjmt (Richard Francis-Jones), Tzannes (Alec Tzannes) and Tonkin Zulaikha Greer had been invited to participate in the Design Excellence process. Each had been asked to provide two schemes: one at four storeys and another at five storeys.
- > Adrienne Kabos suggested Candalepas Associates (Angelo Candalepas) be invited to participate. Dr Quek indicated he had not worked with Candalepas Associates previously.
- > Michael Goldrick pointed out that architects would account for risk, and the introduction of a fourth architect into the competition would prompt one to withdraw.
- > It was agreed that Candalepas Associates would be invited if one of the current participants withdrew.
- > Brian Elton pointed out that any of the architects mentioned were capable of producing a great outcome.
- > Dr Quek indicated the next step would be to create a draft architectural design brief for the architects to work against, which would incorporate a requirement for no less commercial space than currently existed on the site. The brief would be provided to community groups for comment, with the expectation feedback would be returned within a week. This was agreed.
- > Adrienne Kabos indicated she would not support the introduction of a large supermarket chain. Dr Quek invited her to incorporate that point into the WBGS' feedback on the design brief.
- > John Steel said expert guidance was needed to ensure the project's commercial space was viable while maintaining a village atmosphere. Dr Quek responded that the architects were placemakers and understood the importance of a village atmosphere.
- > Akky van Ogtrop said a Post Office and pharmacy were essential.

- » CPA and WBGS to provide their preferred jurors to Greycliff by August 31, 2019
- » Greycliff to take a booth at the Castlecrag Community Fair for community engagement about the project

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- » Dr Quek indicated he wanted to begin the Design Excellence process in mid-September, anticipating schemes to be delivered in mid-October. Jurors would be chosen by the end of August 2019, and meet for the first time by the third week of October (which received agreement from the room). It was proposed that the panel would have five jurors:
    - > One person to represent the WBGS
    - > One person to represent the CPA
    - > Two people to represent Greycliff
    - > One independent juror
  - » Dr Quek said Chris Johnson, the former NSW Government Architect, had been approached to participate.
  - » Dr Quek reiterated that if the community representatives agreed on the participating architects, the Design Excellence brief and the jury, they should agree on the winning schemes. If not, he was not prepared to invest in the process.
    - > Mark Crew said the community representatives were being asked to agree on the process, but pointed out the community itself may not agree. Dr Quek said he was asking the community representatives to support the winning schemes as a team.
    - > Brian Elton pointed out that any development process would need to go through its own community consultation process. Paul Stokes said that was a reasonable outcome.
  - » Michael Goldrick said the community groups should each provide three names of potential jurors for Greycliff to approach.
    - > Paul Stokes said one of the jurors should be a senior academic. He said Gabrielle Morish should not be a juror, as she was no longer living in the area.
    - > Dr Quek said Alec Tzannes or Angelo Candalepas could be a juror if they chose not to participate in the Design Excellence process. He indicated Willoughby Council had previously indicated it did not want to participate.
    - > Adrienne Kabos indicated support for Richard Johnson and opposition to Chris Johnson – the latter’s position with the Urban Taskforce was seen to be a conflict of interest.
    - > Bruce Swalwell suggested one juror have heritage experience.
    - > It was agreed that the community groups would provide their preferred jurors to Greycliff by the end of August 2019.
  - » In response to Paul Stokes’ suggestion for a public meeting with the jurors, Michael Goldrick and Dr Quek indicated the Design Excellence process would follow this methodology:
    - i. The participating architects would present their work to the jury panel.
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- ii. Community representatives would be invited to attend presentations of the schemes. Jurors may suggest tweaks to submitted schemes.
  - iii. The jurors would select a winning scheme, provided it had merit, and issue a paper outlining the preferred scheme.
  - iv. Once the jurors' report is released, the winning scheme would be presented to the public.
    - > Lindy Batterham asked whether the process would enable the winning scheme to be presented publicly at the upcoming Castlecrag Community Fair on October 20, 2019. Michael Goldrick indicated the process would not be complete in time. However, Dr Quek committed to taking a booth at the Fair for the purposes of community engagement about the project.
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3. **The residential component of the project:**

- » Dr Quek said it was important to provide different living options to residents. His current thinking was that 60% of the residential accommodation should be a mix of smaller and larger two-bedroom apartments, some three-bedroom apartments and very few one-bedroom apartments. Furthermore, it was important to respect the NSW Government's desire to increase housing supply.
    - > Paul Stokes said he believed Willoughby Council's increased residential target requirements would be met by developments at Chatswood. He suggested a meeting between the QLC, the community and Council.
    - > Dr Quek said he had worked with communities previously to provide affordable housing, and understood residents' needs. He added a development of 65-70 apartments made for a vibrant community and would support the retail component.
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4. **The planning pathway:**

- » Dr Quek said the planning pathway would not be decided upon until the views of Willoughby Council were received. However, it would require 3-4 months to document.
    - > There was agreement in the room that all were comfortable with that process.
    - > Prompted by a question from Gay Spies, Dr Quek said Greycliff would seek feedback from the community groups regarding community needs. E.g. whether community space would take the form of a library.
  - » Rouzbeh Loghmani reiterated that the community would have a further chance for input as part of the planning process, regardless of the pathway chosen. He pointed out that, if Willoughby Council was not supportive of the project, the assessment would take longer. An alternative pathway was via the Department of Planning, Industry & Environment. He gave a detailed explanation of the available pathways (per his Powerpoint slide).
    - > Paul Stokes suggested a development application was the better route. Brian Elton replied it was premature to pre-empt
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» The 'planning pathway' slide to be attached to these minutes

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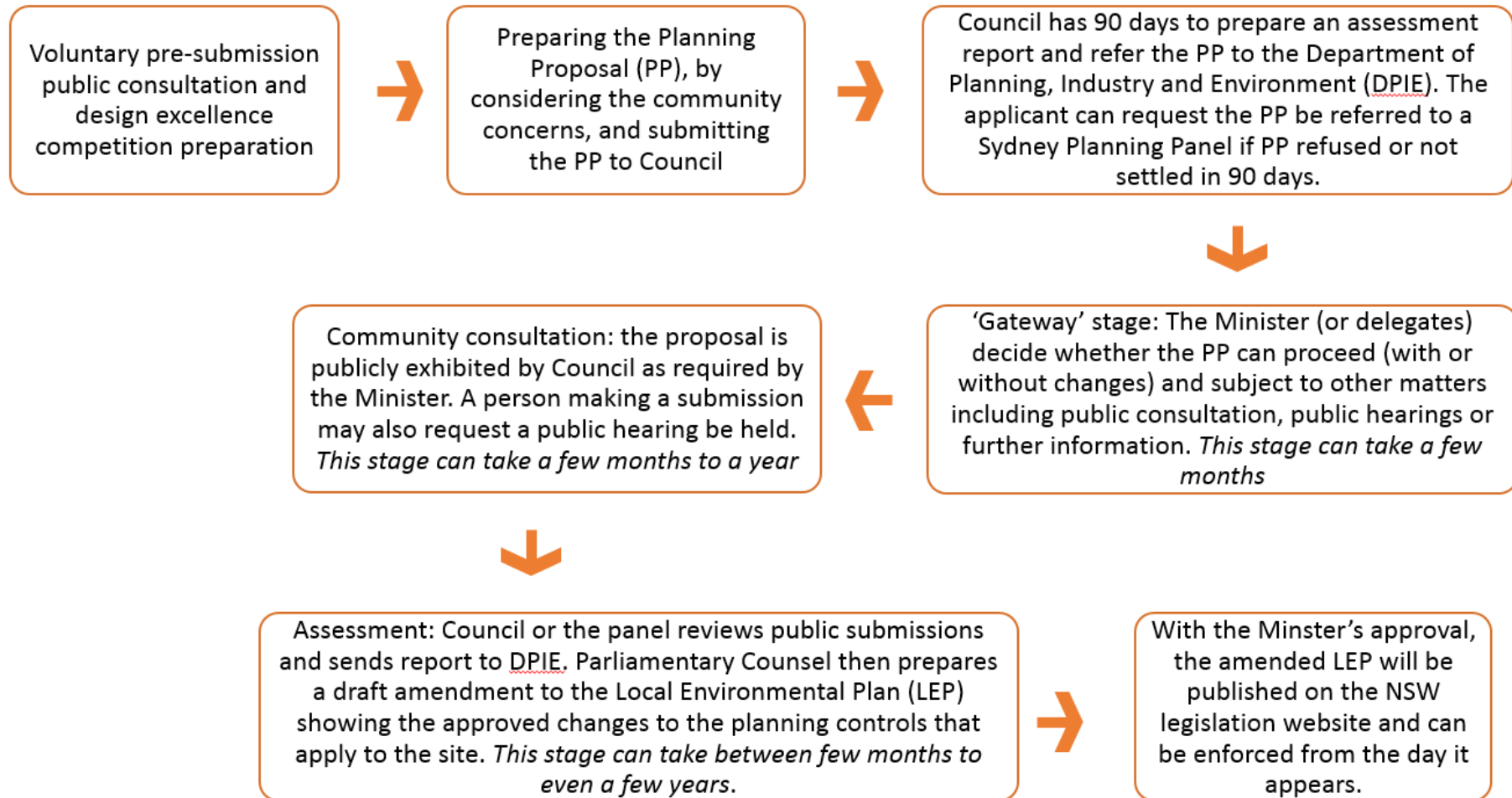
that pathway. Rouzbeh Loghmani pointed out that the development application process was lengthy.

- > Gay Spies indicated she wanted a copy of Rouzbeh Loghmani's slide. Paul Stokes suggested it be attached to the meeting minutes.
- > Speaking about the community engagement process, Paul Stokes said: "I can't fault the process. I congratulate you on keeping us informed." He indicated he was excited to see the winning scheme and said "the quality will be in the design", which would have significance via the WBS. Brian Elton added that no other project had been through such an exhaustive process.

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| 5. Communicating the outcomes of the meeting:   |  |
| » Lindy Batterham indicated the deadline for the next edition of The Crag was 26 August, 2019   |  |
| > Brian Elton suggested a story about the architects and the process in The Crag. He also said the Quadrangle Castlecrag website would be updated with content outlining the outcome of this meeting. |  |
| > Dr Quek committed to sending minutes from this meeting to the community groups.   |  |
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- » CPA to consider an article for The Crag
- » Elton Consulting to update the Quadrangle Castlecrag website

## The Planning Pathway



## 6.2 Letter to Castlecrag residents



30/10/19

Dear Castlecrag resident,

I write to you as a fellow Castlecrag property owner with exciting news about the future of our local village centre, The Quadrangle. The centre has been owned by my company, Greencliff, since late 2016 - the sales process was competitive, with prospective buyers including a supermarket chain.

As you may know, we have spent the past 18 months engaging with the community regarding the opportunity to renew The Quadrangle for the benefit of all Castlecrag residents. This has included:

- » Many workshops and meetings involving community groups including the Quadrangle Liaison Committee (QLC) formed by the Castlecrag Progress Association (CPA); the Walter Burley Griffin Society (WBGs); Friends of The Haven Amphitheatre (FoTH); Glenaeon Rudolf Steiner School; Willoughby Environmental Protection Agency; and the Castlecrag Conservation Society
- » Meetings with the immediate neighbours of The Quadrangle
- » The launch of the Quadrangle Castlecrag website: [www.QuadrangleCastlecrag.com.au](http://www.QuadrangleCastlecrag.com.au)
- » Separate meetings with Willoughby City Council's professional planning staff

You will find minutes of those engagements on the website, and I encourage you to review them.

I am pleased to say that our engagement with the community has put us in an excellent position to progress to the next phase, which is designing your new village centre.

In August, Greencliff – with the support of the CPA and WBGs – began a Design Excellence Competition, and that program is already well advanced. Architecture practices fjmt (nominated by the CPA), Tzannes (nominated by the WBGs), and Tonkin Zulaikha Greer (nominated by Greencliff), are participating and will produce two schemes each: one at four storeys and one at five storeys above Edinburgh Rd.

Jurors for the competition have already been invited to participate: the jury comprises Richard Johnson (chair), myself (Dr Stanley Quek), Angelo Candalepas, Diane Jones and Elizabeth Farrelly. The participating architects and the jurors were chosen and agreed by community groups including the CPA and WBGs. As the only representative of Greencliff, my voice is in the minority.

Furthermore, it is important for you to know that the Design Excellence Competition briefing pack to be considered by the participating architects included design guidelines provided by the WBGs.

The Design Excellence Competition closes on October 30, with judging to take place on November 18 & 19.

As a Castlecrag resident, we invite you to view the schemes submitted by the participating architects at a special pop-up event to be held over two days next month:

- » **When:** between 11:00am and 1:00pm, Saturday 16 November and Sunday 17 November, 2019
- » **Where:** retail space within The Quadrangle, corner of Edinburgh Rd and Eastern Valley Way

It is proposed that the winner of the Design Excellence Competition will be appointed to design the new Quadrangle Castlecrag.

While it is clear that our engagement with the community has been extraordinarily thorough, transparent and comprehensive, in recent weeks some in the community have sought to delay this important project by trying to force the adoption of an alternative set of design principles. It is truly disappointing that third parties would try to derail the engagement process at the eleventh hour, given our community engagement over the past year and a half. Greencliff does not intend to halt the design process which is already underway – to do so at this late hour would only serve to undermine the community's confidence, undo the hard work of the appointed architects and introduce an unnecessary delay in delivering the renewed village hub our community so badly needs and deserves.

Finally, I will take this opportunity to directly address a persistent and false rumour that Greencliff paid too much for the site in 2016. I categorically refute this unsubstantiated notion. During the engagement process we shared our feasibility study with the Castlecrag Progress Association which, following review, did not disagree with the assumptions that underpinned the feasibility's methodology. However, in an effort to finally put this issue to rest, Greencliff has commissioned MacroPlan to conduct an independent feasibility review, which I trust will finalise the issue.

I thank you for your interest in the future of The Quadrangle, Castlecrag. Greencliff team members will be available at the pop-up on November 16 & 17, and look forward to meeting you then.

Sincerely,



**Dr Stanley Quek**  
**Chairman & Founder, Greencliff**  
**(owner of The Quadrangle, Castlecrag)**  
[www.QuadrangleCastlecrag.com.au](http://www.QuadrangleCastlecrag.com.au)

## 6.3 **Information session engagement reports**

# Community information session

## Quadrangle Castlecrag

<b>Project</b>	Greencliff – Quadrangle Castlecrag	<b>Date</b>	18 November 2019
<b>Ref No.</b>	17_7446		
<b>Purpose</b>	Summary of feedback from Community Information Sessions held 16/11/19 & 17/11/19		

Item	Major points
1.	<p>On Saturday 16/11/19 and Sunday 17/11/19, Elton Consulting and Greencliff held a community information session at the Quadrangle Castlecrag centre.</p> <p>The purpose of the sessions was to engage Castlecrag residents in order to:</p> <ul style="list-style-type: none"><li>» Provide background information about the proposed redevelopment of the Quadrangle Castlecrag site and set the record straight on misinformation spread by opponents of the proposal</li><li>» Allow residents to view the proposed schemes submitted by the participants in the Design Excellence competition: fjmt, Tonkin Zulaikha Greer and Tzannes</li></ul> <p>The sessions were held between 11am and 1pm on each day, although residents arrived early and lingered after each session. Between 150 and 200 people attended the information sessions, with more present on the first day than the second. Of these, Elton Consulting spoke to 52 directly.</p>
2.	<p>In addition to providing information, Elton Consulting took the opportunity to engage residents on their views about their disposition towards redevelopment of the site, and their preference for a scheme, with the following results:</p> <ul style="list-style-type: none"><li>» <b>63.4%</b> were <b>positively disposed</b> to a redevelopment</li><li>» <b>25%</b> were <b>neutral</b> towards a redevelopment</li><li>» <b>11.5%</b> were <b>negatively disposed</b> to a redevelopment</li></ul> <p>Residents who indicated a preference for a scheme chose:</p> <ul style="list-style-type: none"><li>» fjmt: 43.7%</li><li>» Tonkin Zulaikha Greer: 32.5%</li><li>» Tzannes: 23.7%</li></ul>
3.	<p>Elton Consulting noted the following themes amongst residents who volunteered general comments about the site's redevelopment:</p> <ul style="list-style-type: none"><li>» Concerns about <b>traffic impacts, parking, structural height and over-shadowing</b>. Typically, residents expressed a desire for 3- or 4-storey schemes, or simply indicated "keep it as low as possible"</li><li>» Residents feel the <b>existing centre is tired and in need of refreshing</b>, and accept the inevitability of its redevelopment</li><li>» <b>Several people</b> who indicated they were positively disposed to a redevelopment indicated they <b>wanted to buy an apartment</b> if the redevelopment proceeded, and volunteered their email addresses to receive updates and/or an offer</li></ul> <p>More detailed comments from those engaged are listed below.</p>

Volunteered comments from attendees at the Quadrangle Castlecrag community information sessions, 16/11/19 & 17/11/19:

- » Have been waiting a long time for the refresh
- » The Tzannes scheme is too 'boxy'
- » The TZG scheme is too 'blocky'
- » No preference for a scheme, they're all the same
- » Concerned about traffic, setbacks
- » Concerned about traffic, sustainability of the redevelopment
- » Concerned about traffic. Preference for 4 storeys
- » Would like to see the materials of TZG on fjmt scheme
- » Concerned about traffic calming
- » Wants no more than 4 storeys
- » Understands the need for 4 storeys/feasibilities
- » Appreciates Dr Quek's vision. Wants to see a refresh: the Quadrangle is tired
- » Hates everything. Believes open space should be sacrificed to keep the development to 3 storeys
- » Owns a property in The Postern. Prefers 4 storeys/concerned about overshadowing. Wants retirement village/over-55s option
- » Likes the option for downsizing. Concerned the final development will not have enough 2 & 3 bedroom apts. Concerned about traffic, parking
- » Wants 5 storeys to maximise the site's utility
- » Pro-development, if done well. Wants to buy an apartment in the final development
- » Hates the materials on TZG scheme. Won't support anything over 3 storeys. Fears Castlecrag will become 'like the Pacific Highway'
- » Lives close to the Quadrangle, but outside Castlecrag. Is supportive of redevelopment
- » Does not like the existing amenity at the Quadrangle
- » Likes the open space of the designs. Believes 60 apartments is too many
- » Is supportive of only three storeys in a redevelopment
- » Supports a five-storey redevelopment
- » Would prefer the redevelopment remain as low as possible - if not, don't do it
- » Keep the redevelopment as low as possible
- » The imagery on the boards from fjmt was too vague
- » Keep the redevelopment as low as possible
- » Lives in The Postern. Keep the development as low as possible
- » Would not support anything over 4 storeys. Concerned about traffic and parking
- » Does not like the materials on the TZG scheme. Concerned about height, keep the structure as low as possible

- » Likes the schemes that preference open space. Concerned about construction impacts
- » Likes the TZG scheme but concerned about its materials. Lives across the road, interested in buying an apartment
- » Would prefer a refresh of the existing centre
- » Believes a redevelopment is inevitable
- » Prefers 4 storeys. Interested in buying an apartment
- » Lives in The Postern. Sees redevelopment as inevitable. Concerned about over-shadowing
- » Lives in The Postern. Interested in buying an apartment
- » Is pro-redevelopment
- » Was previously anti-development, but now neutral and comfortable with 4 storeys. Has an appreciation for Dr Quek's vision.
- » Happy with the proposals and supports redevelopment
- » Would prefer 4 storeys or less. Not comfortable with 5 storeys

Consulting architect Bruce Swalwell also attended the engagements, and noted feedback from his discussions with attendees:

#### 1. The Tzannes scheme:

- » A very aggressive design with too much height and bulk on the NW corner
- » The choice of materials is hard-edged and more fitting for an industrial or inner-city location
- » Not in keeping with the Burley Griffin Style
- » The open space on the north is only two small pockets of space and not useful for community activities
- » This design could be good, if the detailing and materials were of the highest quality, but it is doubtful that the money would be spent to achieve this

#### 2. The TZG Scheme:

- » A good interpretation of the WBG design principles - materials, finishes and details
- » The scale and height treatment is good and would fit into the Castlecrag environment
- » The location of the open space is not good, since it will be open to cold westerly winds and overshadowed in Winter - should be along the North Edinburgh Road edge
- » The public space looks similar to the existing area and could be larger
- » The proposed truck access off Eastern Valley Way - is this possible and would RMS see it as a traffic hazard?
- » The extensive plantings to balconies and white wall tiles would be a big maintenance problem
- » Many apartments face each other over courtyards and have no privacy
- » The apartments have very little outlook, especially at the first level, and would feel claustrophobic - could not live in that
- » There are no detailed plans of the apartments which would need to be large to move from my home to the Quadrangle



- » It would be good to have a second vehicle access point at Eastern Valley Way from the development which would relieve congestion in Edinburgh Road
- » The views of the development from Eastern Valley Way show how big and overwhelming the building would be
- » *BS Note: This scheme is directly based upon the Architectus Scenario 4 - some residents noted this and that the general community were opposed to this proposal, which has been recommended by Willoughby Council*

### 3. The FJMT Scheme:

- » A bold, radical scheme
- » A very good resolution of the stepped-back building scale to the important corner
- » The north-facing landscaped open space is very good and the best of all three designs
- » The landscaped corner is good, but very exposed to the impact of the traffic
- » The sandstone colonnade along the ground/retail edge is good and a strong reference to Walter Burley Griffin
- » The residential space in four upper level box forms will assist in cross-flow ventilation
- » This is a very contemporary design approach and similar to many new housing projects in Castlecrag
- » The trees along Edinburgh Road are out of scale and misleading
- » Good stepping of the building along all sides: N, S, E and W
- » Materials and finishes not clearly shown - more detail needed
- » The fifth floor addition would have very little extra impact
- » Exactly how big will the landscaped public space be in both four- and five storey proposals?
- » The perspective views at ground level and from the aerial view look completely different, is there a mistake?

### 4. Feedback from residents living on The Postern:

- » Very concerned about overshadowing impacts of any development
- » Maximum height must be only 3 storeys and stepped down to the southern boundary
- » Greycliff could buy the houses in the Postern over-shadowed and extend the development
- » At present, the existing trees along the southern boundary filter the sunlight and allow about 50% natural light - this benefit will disappear in any redevelopment
- » The view of a six storey building from The Postern is not what we want: it should be no bigger than the existing building

### 5. Project Program:

- » The redevelopment is badly needed and needs to proceed
- » Any developer who has a planning proposal refused by Willoughby Council can have it approved by the Land & Environment Court
- » When can we see the detailed apartment plans?
- » Can local residents have the opportunity to buy an apartment?
- » How many years will it take for the project to be completed? It would be a big improvement

# Community Engagement Report

To Dr Stanley Quek - Greycliff  
From Chris Larsen – Senior Project Manager, Elton Consulting  
Date 1/3/20  
Subject Quadrangle Castlecrag engagements – 28/2/20 through 1/3/20

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## Summary of results – Castlecrag residents now more positive about redevelopment

Between Friday, 28/2/20 and Sunday, 1/3/20, Elton Consulting and Greycliff staff conducted a series of pop-up engagements at the Quadrangle Shopping Centre at Castlecrag.

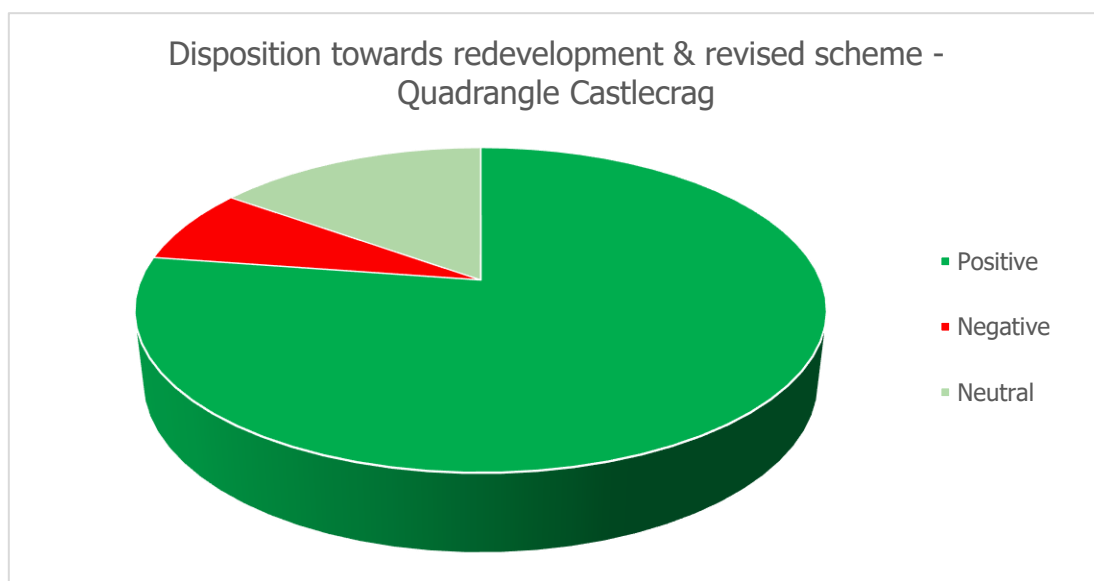
The purpose of the engagements was to:

- » Update Castlecrag residents about the revised scheme produced by architects fjmt, which was influenced by community feedback received in November 2019
- » Allow residents to review the revised scheme in detail, and also ask questions about the amended design and the project's future
- » Determine the sentiment of Castlecrag residents towards the revised scheme

Over the course of three days, a total of 291 people attended the pop-up engagements, which were held within a retail space at the Quadrangle centre. Elton Consulting conducted exit polling, capturing the views of 79 attendees (27% of attendees).

Of these:

- » A total of **77.2% of attendees were positively disposed to the scheme** and redevelopment of the site
- » Only 7.5% of attendees were negatively disposed to the scheme and redevelopment of the site
- » 15.1% were neutral



The results represent a significant shift from the previous engagement conducted in November 2019 (16/11/19 and 17/11/19), the results of which were:

- » 63.4% were positively disposed to a redevelopment
- » 11.5% were negatively disposed to a redevelopment
- » 25% were neutral towards a redevelopment

Importantly, as a result of the Design Excellence Competition conducted at the end of November 2019 - and ongoing community engagement - Castlecrag residents are now more positively disposed to redevelopment of the Quadrangle shopping centre site with the revised fjmt scheme.



Left: Castlecrag engagement, 29/2/29

Right: model of the scheme in the engagement space



## Engagement results in detail

A total of 61 of the 79 people polled were positively disposed to redevelopment and the scheme, and their comments are grouped into three primary themes:

- » Approval of the reduced height of the new scheme
- » Appreciation for the innovative nature of the fjmt design
- » A desire to move rapidly into the development phase

Select comments from those positively disposed towards the scheme include:

- » "It's highly creative. It's architecture inspiration. We want to encourage Council to support it."
- » "I think it's a very good design. I hope it gets up."
- » "I love it."
- » "It's magnificent."
- » "We like it, it's a good design."
- » "I think it's great. I hope it goes ahead."
- » "I'm a supporter. It's very thoughtful. I'd be happy with another floor."
- » "Don't compromise any more. Just get it done."
- » "I hate boxes, they're a scourge. This is innovative."
- » "The design is an improvement."

A total of 6 of the 79 people polled were negatively disposed to redevelopment and the scheme, and the primary theme was concern about height – they expressed a view the development should be constrained to three storeys.

A total of 12 of the 79 people polled were neutral towards redevelopment and the scheme – typically, individuals in this group understood and agreed with the requirement to redevelop the site, but were uncertain about the proposed design or were concerned about the potential for traffic impacts.

**Table 1 Engagement results, by date**

Engagement date	Number of attendees	Poll: positively disposed	Poll: negatively disposed	Poll: neutral
28/02/2020	67	21	1	3
29/02/2020	142	23	3	3
1/03/2020	82	17	2	6
<b>Number polled</b>		61	6	12
		<b>77.20%</b>	7.50%	15.10%

## 6.4 Quadrangle Castlecrag website

[www.QuadrangleCastlecrag.com.au](http://www.QuadrangleCastlecrag.com.au)

