

## Attachment 7

### Community Submissions received on the Quadrangle Planning Proposal (With other submissions received not from the community)

#### SUBMISSIONS RECEIVED

Of 19 submissions received on the Quadrangle Planning proposal, 16 were from the community and 3 from groups involved in the Planning Proposal advocating for its support by Council.

NAME	SUPPORTIVE of PP	NOT SUPPORTIVE of PP, supports Council Officer Recommendation	Comment
1. Richard Johnson AO MBE Design Competition Chair	Supportive		<b>NOT COMMUNITY</b> Involved in the Planning Proposal
2. Richard Francis-Jones FJMT – Competition winner	Supportive		<b>NOT COMMUNITY</b> Involved in the Planning Proposal
3. Dr Paul Stokes President CPA	-	-	Required more time to consider
4. Scott and Ingrid Graham			Required more time to consider
5. Hugh Stowe			Required more time to consider
6. John Moratelli			Required more time to consider
7. Gay Spies			Required more time to consider
8. Leon Smith			Required more time to consider
9. Andrew Davis		Not supportive	
10. Kate McCann		Not supportive	
11. Malcolm Latham AM		Not supportive	
12. Greencliffe (proponent)			In response to submissions
13. Jill and Richard Newton	Supportive		
14. City Planning Works Proponent's planning team			<b>NOT COMMUNITY</b> "12 Reasons why you should vote

			to approve the proposed rezoning”
15. Lorraine Cairnes		Not supportive	
16. Margaret and David Baldock		Not supportive	
17. Ross de la Motte		Not supportive	
18. Fabia Claridge			Required more time to consider
19. Dr Paul Stokes, President Castlecrag Progress Association			In response to request for more time to consider the CPA suggests further discussions between Greycliff and the Council

## SUBMISSIONS RECEIVED

### Planning Proposal - 100 Edinburgh Road Castlecrag Richard Johnson

#### LETTER OF SUPPORT FOR PLANNING PROPOSAL 100 EDINBURGH ROAD

I write as Chair of the Design Excellence Competition for the Quadrangle, Castlecrag held in September, October and November of 2019 and in support of a Planning Proposal for the same site at 100 Edinburgh Road Castlecrag.

The competition jury was comprised of five jurors, four well know and experienced architects Diane Jones, Angelo Candalepas, Elizabeth Farrelly and myself Richard Johnson and a renowned and experienced developer Dr Stanley Quek as the fifth juror. Dr Quek left the decision to the four other jurors and did not vote.

The jury visited the site and its context, familiarised themselves with the brief and all relevant planning, heritage and background information.

Three interesting and well developed schemes for the site were presented by Tzannes Associates, Francis-Jones Morehen Thorp (fjmt) and Tonkin Zulaikha Greer.

The jury unanimously determined that the fjmt scheme, conceptual proposition and design principles was the winner and formed a strong basis with design development to achieve Design Excellence.

The jury comment for the scheme, extracted from the Jury report, describe the qualities that determined it as the winner.

*At the gateway to Castlecrag, the natural landscape bush rock escarpment is announced and celebrated.*

*The concept is a composition of two primary architectural and landscape forms: a platform or podium stepping down with the natural contours of the site and a series of pavilions positioned on this platform in a gentle radial pattern as a continuation of the Griffin/Mahoney subdivisional geometry.*

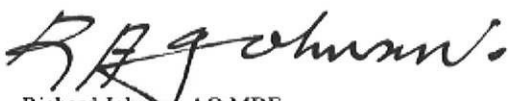
*This strategy offers an approach that can successfully resolve scale relationships, maintain permeable vistas to sky and tree canopy to the south and minimise shade to the properties to the south boundary.*

*The public realm is planned as an extension of the network of Castlecrag's pathways, passes and shaded lanes. The gully concept offers great potential to create a distinctive public space.*

*The jury believes that this conceptual approach and the design principles that underpin it offers an approach that can successfully deal with human scale, building mass and density.*

The design quality of the scheme would make a significant contribution to Castlecrag and its historic and landscape context. I strongly support the Planning Proposal.

Yours sincerely



Richard Johnson AO MBE  
Founding Director Johnson Pilton Walker Architects  
Hon. Professor FBE UNSW

12 December 2020

**fjmtstudio**

To Whom it May Concern

Re: Planning Proposal PP2020/05 at 100 Edinburgh Road, Castlecrag.

The vision for our proposal is to transform the ageing Quadrangle Shopping Village into a mixed-use neighbourhood centre that can better serve the community of Castlecrag

The proposal which was won through a competitive design excellence competition will offer a large village space with amenity that is inclusive of the wider community. It is a project aimed at rejuvenating an ageing shopping village that has come to the end of its commercially viable life.

In late 2019, FJMT were announced the winners of a design excellence competition by an independent Jury. Since being awarded the project, FJMT have engaged with the community on several occasions to present proposal, listen and respond.

Our design proposal is deeply responsive to the unique history of Castlecrag; and the vision of Walter Griffin and Marion Mahony Griffin.

The project delivers the high quality characteristics sought by Local Centres Strategy by appropriately responding to the unique heritage character of Castlecrag. It enhances public space, activation and carefully mitigates environmental effects.

The proposal would deliver a diverse range of dining venues and the provision of a specialty supermarket. The form of the building is a site specific response that meets the fine grain form of the existing shop fronts along Edinburgh road.

The north facing, public open space retains existing mature trees and provides opportunity for further planting that will ultimately contribute to and rejuvenate the visual aesthetic of the centre.

The submitted planning proposal seeks to modify existing controls in order to provide these benefit by delivering a high quality, sustainable, appropriate and balanced outcomes. We believe it warrants support as a Planning Proposal.

Yours sincerely,

**Richard Francis-Jones**

Design Director





Level 5, 70 King Street Sydney 2000 t +61 2 9251 7077 w [fjmtstudio.com](http://fjmtstudio.com)  
**Francis-Jones Morehen Thorp Pty LTD** ABN 28 101 197 219 Nominated Architect  
Richard Francis-Jones ARBNSW 5301  
**Sydney Melbourne UK architecture / interiors / urban / landscape / place**

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**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**Richard Johnson**

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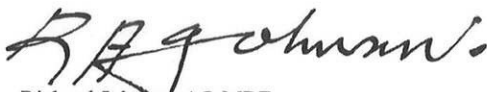
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Yours sincerely



Richard Johnson AO MBE  
Founding Director Johnson Pilton Walker Architects  
Hon. Professor FBE UNSW

12 December 2020

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**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**Paul Stokes**

...On behalf of the CPA, I request that the above item, concerning a Planning Proposal for 100 Edinburgh Rd - The Quadrangle site - be deferred until the first opportunity next year.

The reasons for this request are:

1. The matter of the future of the Quadrangle site is of great concern to CPA and its members and we have invested several years of consultation with both the proponent and the Council in this matter;
2. We wish to be able to make informed submissions to Council in regard to the Planning Proposal and the attendant Design Plan both now and in the future;
3. The decision made by Council regarding the Planning Proposal could have significant consequences to the residents of Castlecrag into the future;
4. Most of the Key documents only became available on Saturday morning - the documents downloaded by me were all time stamped 8:26 am
5. Given the sheer magnitude of the papers provided to Councillors for Monday's meeting, the scale and timing of the documents for Item 15.10 seems unduly onerous on them.

For these reasons we ask that the item be deferred to the New Year, when we can all give such an important issue the attention it deserves.

regards  
Dr Paul Stokes  
President, CPA

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**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**Scott and Ingrid Graham**

Dear Debra

We agree with Paul's request.

Odd that after so much work and consultation that we find ourselves cut out of the process at the 11th hour.

Given the importance of the Quadrangle to the community, it would be a poor outcome if new documents were submitted by both the developer and council and a decision made without the community having an opportunity to understand and respond to the proposals.

Please give us 4-6 weeks to look over the documents and consult in the community.

Best regards

Scott and Ingrid Graham

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regards

Dr Paul Stokes

President, CPA

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## **Planning Proposal - 100 Edinburgh Road Castlecrag**

**Hugh Stowe**

Dear Debra

I refer to the email below from Paul Stokes

I support Paul's request for deferral.

I am personally very supportive of the development proposal that Dr Quek previously presented to the community, despite non-compliance with the draft LEP. But I have not had the chance to review the Key documents to corroborate conformity of the Proposal with the community presentation; and respectfully suggest that there has not been sufficient time for the community to undertake that review (and for representative groups to meet and formulate a position).

One particular matter which requires consideration is that I understand that the Design Report appears to show that Greycliffe's proposed height limits are well above the heights necessary to accommodate ffmt's design.

Yours sincerely

Hugh Stowe



**Hugh Stowe**

Barrister

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The material in and attached to this email is confidential, and may be the subject of legal professional privilege. If you are not a person to whom this email is addressed, please notify me and destroy any hard and soft copies of the email and its attachments immediately.

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...Dear Debra,

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For these reasons we ask that the item be deferred to the New Year, when we can all give such an important issue the attention it deserves.

regards  
Dr Paul Stokes  
President, CPA

**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**John Moratelli – Submission for consideration**

Dear Debra,

I support Dr Stokes's request for a deferral for the reasons he enumerates.

I personally support the final design and believe it has wide support amongst members of the Castlecrag community.

Regards,

John Moratelli

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...Dear Debra,

On behalf of the CPA, I request that the above item, concerning a Planning Proposal for 100 Edinburgh Rd - The Quadrangle site - be deferred until the first opportunity next year.

The reasons for this request are:

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regards  
Dr Paul Stokes  
President, CPA

15/10 Planning Proposal - 100 Bolton Road, Canning  
City Centre

15/10/2017

15/10/2017 10:00 AM - 10:15 AM

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15/10/2017 10:45 AM - 11:00 AM

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**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**Gay Spies**

Dear Ms Just,

I support Dr Paul Stokes reasons and his request for a deferral of this item.

There has been exemplary consultation with members of the Castlecrag community over this proposed development and in view of it's importance for Castlecrag more time is needed for the community to consider it.

Kind regards,  
Gay Spies

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...Dear Debra,

On behalf of the CPA, I request that the above item, concerning a Planning Proposal for 100 Edinburgh Rd - The Quadrangle site - be deferred until the first opportunity next year.

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1. The matter of the future of the Quadrangle site is of great concern to CPA and its members and we have invested several years of consultation with both the proponent and the Council in this matter;
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For these reasons we ask that the item be deferred to the New Year, when we can all give such an important issue the attention it deserves.

regards  
Dr Paul Stokes  
President, CPA



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**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**Leon Smith**

I am writing to support the request from the Castlecrag Progress Association that Item 15.10 of the Council Meeting of 14 December 2020 be deferred until the first meeting of 2021, for the reasons outlined by Dr. Paul Stokes.

People (ie. Castlecrag residents) need time to properly consider the material presented on the Council website, and to make arrangements to attend the meeting. At this time of year many people, myself included, are away from home. Given the importance of this issue, I want to attend the meeting, and could do so if a deferral is approved.

Leon Smith

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## Planning Proposal - 100 Edinburgh Road Castlecrag

Andrew Davis

Dear Ms Giles-Gidney,

### COUNCIL MEETING 14 DECEMBER 2020

#### AGENDA ITEM 15.10

#### RE PLANNING PROPOSAL 2020/5, 100 EDINBURGH ROAD, CASTLECRAG ('QUADRANGLE')

As I am unavailable to attend the above meeting, I make this written submission.

I have been a resident of Castlecrag for over 25 years, where I own my own residential property.

I strongly support and endorse Council Officers' recommendation to not support the non-compliant Planning Proposal ("PP") for the above property.

I am pro-redevelopment and development, and Castlecrag Local Centre is crying out for revitalization.

However, it must be 'the right development', which both complies with Council's building regulations and is supported by the Castlecrag Community. This PP fails in both regards, particularly due to the average height of the two structures being 3.5 levels above Edinburgh Road ("ER") whereas Council requires no more than 3 levels.

After years of Community Consultation, and recognizing the clear outcomes of votes taken at the two Community Meetings held on this subject, Council decided on 9 December 2019 that the maximum height above ER will be 3 levels.

However, Greencliff, the Singaporean dominated owner of this property, is demonstrating not unexpected developer behavior in promoting its PP:

- **Always pushing the boundaries by seeking more than allowable.** Greencliff originally proposed 5 levels above ER. Following negative Community reaction it reduced this to 4 levels, then to the current PP of 3.5 levels – and that figure of 3.5 levels may not include roof-top plant rooms etc. And alarmingly, it seems that the 4 level structure at the western end may have a height equivalent to a normal 5 level structure. Clearly this PP is for a huge development.
- **Claiming extensive Community consultation.** Whilst Greencliff has a liaison group with several Community organizations, and has a web site on their proposals, it simply does not reflect the clear majority views of the Community as evidenced by the voting at the two Community Meetings on this subject ie maximum 3 levels above ER. Both the liaison group and the web site seem to be more focused on Greencliff promoting its own perspectives and agenda.
- **Making false claims.** For example, within Greencliff's PP, it makes the claim that "The height of building proposed for the subject site was reduced from five stories above Edinburgh Road to three, in response only to the objections of a **small section of the community**". That statement is incorrect.
- **Doubtful PP financial feasibility projections/justification.** I met Greencliff's Dr Quek of Singapore at the Castlecrag February 2020 'Pop-up' display of Greencliff's architectural design, and asked him how many apartments are within this design. He replied that it had not been decided, which is astounding, as this would be the most fundamental financial driver to underpin such a development project.
- **Feeding rumors into the Community.** Such as Greencliff may sell-out to an less desirable/undesirable party if it does not achieve approval for its redevelopment.

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This PP for 3.5 levels above ER also causes collateral non-compliant issue with bulk, scale and other inconsistencies with Council's LCS for Castlecrag. Importantly, it would also further exacerbate the bottleneck traffic congestion already experienced at the ER/ Eastern Valley Way intersection, which Cardno reported to Council in December 2019 as being already at capacity without this PP and that there are no governmental plans for improvement.

Finally, Greycliff have claimed publically that they have 'compromised' by putting this PP forward at 3.5 levels rather than their previously desired 4 or 5 levels above ER. However they ignore the fact that it is the Community who has 'compromised' by accepting that realistically a financially viable redevelopment may need to be as much as 3 levels above ER instead of the current 1 level.

I applaud Council Officers upholding their own building regulations and having the courage of their convictions to not support this PP.

Kind Regards,  
ANDREW DAVIS

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**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**Kate Mccann**

Dear Mayor and Councillors,

**Re: Planning Proposal 2020/5 for 100 Edinburgh Road Castlecrag**

I note the COVID-19 restrictions currently in place which unfortunately mean the general public is unable to address an Ordinary Meeting of Council in person.

Because of these restrictions I submit this letter as my response to Agenda Item 15.10 Planning Proposal – 100 Edinburgh Road Castlecrag, for the Council Ordinary meeting to be held on Monday evening, 14 December, in Council's Chambers. I would be grateful if you are able to read my letter prior to any discussion on this Agenda Item.

I am a current resident and property owner who has lived in Castlecrag for well over 20 years. Most Councillors will be aware that I have been actively engaged in community discussions related to the rezoning and re-development of Castlecrag's Local Centre since Council began its LCS assessment and review process back in 2016.

I offer my strong endorsement of the Council Officer's Recommendation to Council that the Planning Proposal (PP) submitted to Council on 26 June 2020, by Greencliff for redevelopment of The Quadrangle site, should not be supported.

The argument and rationale provided in the Officer's Recommendation are logical and clear, being underpinned by comprehensive and detailed analyses of Castlecrag's LCS over the past 4 years, and tested and refined with community stakeholders on a number of occasions using broad-based (and independent, as required) community feedback processes.

We are all well aware that Castlecrag is a suburb with historically important links to Walter Burley Griffin and Marion Mahoney Griffin. It is a suburb "in the bush" and whilst valued for its proximity to the Sydney CBD and middle harbour waterways, it is the special bushland values and philosophies of the Griffins that have made the suburb what it is today. It is critical that the Local Centre (of which The Quadrangle is a critically important site) as the gateway to the Suburb, exhibits this distinctive bushland character.

The Officer's Recommendation acknowledges this important premise:

*"It is recognised that this site will have a prominent visual impact on the context of the Castlecrag suburb, and its busy Eastern Valley Way frontage. It is not unreasonable to consider that any development, of prominent scale, will visibly and clearly define a western edge and entry to Castlecrag."*

*As the site is a prominent entry point and the Griffin Heritage Conservation Area it is also important that it is developed in a way with the scale and materials associated with the architecture of Walter Burley Griffin and Marion Mahoney".*

With the submission of this PP (and with other DAs in the pipeline) important choices need to be made. I urge Council to stand behind its Vision for Castlecrag, published in its Willoughby Local Centres Strategy 2036 (2019):

*"New development has enhanced the existing scale and pleasant public domain and has reinforced the character of the Conservation Area and strengthened the Walter Burley Griffin Legacy".*

The purpose of this letter is to provide a brief summary of my concerns about the

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Quadrangle PP and raise some additional questions that I believe warrant investigation before a submission to the NSPP or any other planning authority is made by Council. I know my concerns are shared by many others.

Similar Concerns as Council:

1. Not aligned with Griffin Principles.

fjmt's original proposal presented at the design competition in November 2019 had some merit albeit with arguably tenuous links to core Griffin principles. Noting fjmt and other competition participants were briefed on key desired outcomes for the site by the Proponent.

We now see the proposed structure at such towering heights over Edinburgh Road (almost double Council's proposed new LEP heights at corner of EVW and Edinburgh Road) at the entrance to our unique and historic bushland suburb. This design surely must be called into question. A building of this scale and bulk sitting above the mature tree canopy can in no way be considered "subservient to the landscape". It is not an appropriate symbol of the Griffins' extraordinary vision and legacy.

I support Council on its position requiring PP alignment with Griffin values and principles.

2. Unclear and poorly defined arboreal objectives.

The initial Arborist report submitted as part of the PP by Advanced Treescape Consulting and dated 25/6/2020 identifies that 23 healthy mature trees mostly over 20 metres tall (along with 4 dead/poor health trees) at the south of the Quadrangle site will not be retained. This is shocking. I share Council's concerns. The Proponent's response to an additional information request by Council on this issue is simply, "Trees along the southern boundary are to be retained to the extent possible". No changes are proposed to the originally submitted PP design, nor a convincing rationale provided as to why the doomed trees seemingly can now be saved; is a miracle to happen? Council has also raised issues with the future health of trees along Edinburgh Road where no arborist assessment has been made in the PP.

I support Council on its position requiring much more detail on a tree retention strategy.

3. Unacceptable building heights across the whole site.

Despite the proposed building design presenting as a 3-4 storey structure, the height planes across the structure are equivalent to a 5-6 storey building. The lowest height at the eastern end of the proposed structure measures 18.5 metres. 18.5m height is rule-of-thumb for a 5 storey mixed-use-building; at the Edinburgh Road and EVW corner the building height increases to 21 metres.

Even I assumed the 3-4 storey proposed compromise development touted unconditionally in February as a great thing for the Castlecrag suburb and community would be somewhat compliant, at least in parts, with Council's proposed 11m new height limit for the southern side of Edinburgh Road. Instead, the audaciousness of the Proponent is gobsmacking - continuing to drive the Quadrangle redevelopment to inappropriate height metrics despite years of consistent unambiguous community messaging against 5 storeys anywhere in our Local Centre. How can there be a justification for the current design of 3-4 storeys that is even higher than the Proponent's own 5 storey guidance (17-19m) provided in the Design Excellence Competition Brief to selected architects?



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I support Council on its recommendation that the Proponent must meet much lower building heights (11m-14m).

4. Insufficient setbacks, neighbours' reduced solar access and privacy.

No setbacks are proposed that meet Council requirements. No second floor setback. On the southern side the building boundaries and retaining walls place all mature trees at risk. Neighbours to the south of the site lose too much solar access. The PP does not address these issues.

I support Council's position requiring better compliance on these issues.

There are a number of important issues in addition to the above that warrant further attention. I would appreciate Council looking into them as the Proponent continues to pursue avenues for development approval.

5. Loss of local amenity including fewer shops, inferior supermarket access and too many apartments. The PP shows a reduction of 610 sqm of retail space in the Quadrangle, equivalent to almost a quarter of its current retail space. With only 5 specialty retail/café/office spaces planned in the new development, a supermarket roughly the same size as present (but split in half over 2 levels), and with no signs of additional community-based facilities to be included, eg childcare, medical, allied health, etc,

The Quadrangle will provide reduced amenity to local residents. It is worth noting the existing retail encompasses 15 specialty shops/cafes. What happened to the promises for a vibrant local centre with better services for the area? Important Council objectives for local employment and services are also put at risk.

Instead the PP, with a relatively high FSR at 2:1, has 67 apartments crammed into every possible nook and cranny on every floor. 13 apartments are located on the ground floor with predominantly southerly aspect. In fact, the PP over-delivers on residential space: providing more resi-space (388 sq m) from this one site than planned by Council for all of Castlecrag's Local Centre, according to the Final Castlecrag LCS. Why swap activated retail and community gathering spaces for dark apartments?

Usually, relatively high FSRs such as Council's intended (and conditional) 1.8:1 are in part determined to incentivise developers to build non-residential mixed-use GFA, especially on key sites such as this. In this case the Proponent has traded non-residential GFA for significant profitable uplift from residential GFA. The Castlecrag and local community would be worse off. The retail/residential ratios for the key site in the Local Centre are out of whack.

At 1.8:1 the site is already more dense than the Channel 9 site (a large site where there was more opportunity to place higher density into the middle). 1.8:1 has to be the absolute maximum in Castlecrag, and arguably less, dependent on give-back and level of amenity provided to the community.

How many more apartments will be crammed into Castlecrag's Local Centre from other developers seeking a similar disproportionate uplift from residential development, whilst at the same time reducing actual retail and commercial space, compromising the character, services and amenity of Castlecrag's local shopping precinct?

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6. Inadequate Parking.

The proposed development in the PP details a significant reduction in the number of retail car spaces on site. According to Architectural Plans submitted with the PP there will be 75 retail car spaces at best ( Basement:38; Lower Ground: 37). Current Quadrangle parking spaces total 117 (often full) meaning a reduction of 42 retail car parking spaces, 35 percent of retail car parking capacity.

Such a reduction in retail car parking is a major loss for the community particularly with the planned loss of the car park spaces adjacent to the Griffin Centre.

I urge Council to consider retail car parking space requirements in the local centre and in this PP particularly, given the Castlecrag peninsula is so poorly served by buses and narrow streets are already congested with too many parked cars.

7. Traffic congestion and Pedestrian Safety.

All traffic-related analyses conducted by Council since the LCS initiative began in 2016 have identified traffic congestion as a key issue for Castlecrag's Local Centre. Whilst the new right turn arrangements at the Edinburgh Road and EVW intersection have helped reduce the risk to pedestrians, safety along Edinburgh Road must remain a paramount concern of Council's.

This traffic problem is analysed in detail in the Traffic and Transport Plan prepared by Cardno for WCC, dated 2 December 2019, identifies (pps 25-30) the poor and "unsatisfactory" level of performance of the Ed Road/EVW intersection. It is "already oversaturated in the AM peak" and "will experience a significant decline in performance with any additional volumes". No mitigation measures are expected to improve the performance at this intersection.

Given the PP's objective to add more apartment space (and one must assume more car movements as a consequence) to The Quadrangle site than Council has planned for the whole Local Centre, I ask Council to again look at the issue of traffic congestion and pedestrian safety. With certain further development of apartments on other LCS sites and subsequent increased traffic flows more pressure will be put on the primary route into and out of Castlecrag and add to the north/south traffic congestion along EVW.

Surely there is a practical limit to how much traffic can be added to an already oversaturated intersection?

8. Open space and landscaping.

The Proponent claims to have added significantly to the quality and quantity of open space on the site and that this is a key reason approval should be given to the development. The PP indicates the planned 1,350sq m of public open space exceeds existing public open space by 395sq m though it is unclear what proportion is for the direct benefit of the Castlecrag community, what are apartment-related thoroughfares, and what is a true apples-apples comparison with the current site.

I suggest further investigation of the proposed public open space offering is required including whether space devoted to outside lettable café/retail areas, access to retail shops, the ground floor stairwell, site corridors and external ground floor landscaping should be categorised as public open space. Appropriate design of the southern pedestrian link between the Quadrangle and The Postern must also be reviewed.

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The community consultation process outlined in the PP has been self-serving, biased and facts selectively reported. Along the way the local community has been promised many things yet the PP, as submitted, fails to deliver on aspects the community cares most about:

- A Quadrangle design in keeping with Griffin philosophies and respectful of their legacy that would, as the suburb's gateway site, herald Castlecrag's uniqueness and bushland character: Fail
- Preservation of all healthy mature trees on site: Fail
- A revitalised, exciting shopping and restaurant precinct that better serves the community: Fail
- Sufficient parking for residents and retail shoppers: Fail
- Respect for neighbours' solar access and privacy: Fail
- Adequate parking, minimal traffic impact: Fail
- Sufficient open space that serves the community: Fail

I confirm my support for Council's articulation of the community's concerns and their interpretation into proposed LEP parameters, albeit with some consideration still required on the issues outlined in this letter.

Development on this site must set an appropriate standard and tone for new development in Castlecrag's shopping village. Willoughby City Council Officers and Councillors have worked continuously since 2016 reviewing the Castlecrag Local Centre (as well as other strategic centres) to determine appropriate future planning controls and public domain improvements that will be implemented over the next 20-plus years.

I suggest Council considers halting all development in the Local Centre until an holistic new LEP has been formally determined - to enable appropriate planning to occur within and across sites to deliver something remarkable properly representative of Castlecrag's unique history and its special Griffin qualities, where buildings are designed to nestle amongst nature and the bush, subservient to the landscape.

I ask Council Officers, the Mayor, Councillors and relevant Planning Panels to continue to work with the Proponent to find a solution that is more sympathetic and in-keeping with Council's objectives, bearing in mind the critical location of the site at the entrance-way to our suburb.

Yours sincerely,  
Kate McCann



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**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**Michael Latham**

Attention: Mayor and

Councillors, Dear Mayor and

Councillors,

**Re: Planning Proposal 2020/5 for 100 Edinburgh Road Castlecrag**

I write in support of Kate McCann's, Andrew Davis's and Ross de la Motte's letters regarding this matter. To their points, which I endorse, I'm adding an argument I've made in previous submissions to various parties during the history of this arduous epic: It matters that the Willoughby Council should stay the course on its draft Local Centre Strategy for Castlecrag Local Centre. Council officers have done sterling job in presenting, through the Draft LCS, a reasonable solution to contested ideas for a new LEP. Developers, Greycliff among others, want more. Developers always want more. I know. I've been there. Whatever the rules, in my experience developers can be very sophisticated in mounting persuasive arguments to sway authorities towards their ends. That's their job.

The central argument here remains unchanged over the past two years. On the 20<sup>th</sup> March, 2019 and again on the 20<sup>th</sup> November, 2020 meetings of Castlecrag residents voted in favour of planning requirements which Council officers have now enshrined in their Draft LCS for Castlecrag.

In mounting their opposition to the current LCS and instead favouring Greycliff's unacceptable alternative, the Committee of the Castlecrag Progress Association Committee advocated the developer's latest proposal despite the Council's planning procedures being incomplete I believe the Committee's decision and actions were wrong.

They served not to unite the Castlecrag community, as the CPA Committee professes to have done, but to divide it by advocating a position with which the majority disagree. The CPA has never held a meeting that would have invited members to change their minds and support Greycliff's current Planning Proposal. Consequently, the CPA's impartiality and its function as a voice of all sides of the community debate have been destroyed.

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I make these points because I believe the CPA Committee has misused its position and attempted to influence community opinion without having majority CPA member support. That was unwise. Further, because the CPA is listened to as a voice of the community, it may have been assumed by the Council and others that the Committee's action carry the authority of the full membership. They do not and the Council should ignore them.

The Draft LCS is right, balanced fairly, and should be adopted by the Council. Developers must learn to live it and accept that more than 4 years of community discussion be ended by implementing a new LEP consistent with the Officer recommendations currently before the Council.

Kind Regards

Malcolm Latham AM

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## **Planning Proposal - 100 Edinburgh Road Castlecrag Greycliffe**

Note: Kate Mccann sent in the below wording which was submitted by Greycliffe to CPA.

" ..... I am disappointed that, while Council's own Planning Department acknowledges that our proposal offers a "quality urban design outcome", it still recommends Council reject it based on the following points:

Our floor space ratio (FSR) of 2:1 exceeds the FSR of 1.8:1 laid out in Council's Willoughby Local Centres Strategy.

The Local Centres Strategy proposes a height limit of three storey above Edinburgh Rd, while our proposal is part three-storey / part four-storey.

We have made it clear to your organisation's members, and to the Castlecrag community, that a minimum FSR of 2.0:1 is required to make the refresh of the Quadrangle commercially feasible.

I am incredibly disappointed to see that Council's Planning Department is so rigidly sticking to its interpretation of the Local Centres Strategy, even when allowing a variation would benefit the community by providing more open space and better design. I am told by our expert planners at City Planning Works that allowing this variation was not only within the power of Council's Planning Department, but was the very point of lodging a planning proposal and not a development application in the first place. Council planners' decision to oppose our application puts them at odds with the people of Castlecrag, as more than 75% of Castlecrag residents are now supportive of our scheme and redevelopment of the site.

Council's planners also invited us to open our proposal to an alternative design by other architects. We declined, as such a change would betray the trust of the community and effectively make their participation in the design excellence process redundant.

The issue of the Quadrangle's future will be voted upon at a meeting of Willoughby City Council on Monday, 14/12/20, leaving the Castlecrag community with only a small window of opportunity to show its support for a refreshed Quadrangle.

I have arranged to email all of our known supporters to communicate directly with the Councillors within the Sailors Bay Ward to show their support for our Quadrangle proposal at the Council meeting. I now humbly ask that you consider applying your organisation's resources to show support in that endeavour - an urgent message from your organisation to your constituents, urging them to support the process that you yourself have worked so hard for, would mean a great deal to me and the Quadrangle project team."

I have suggested that they email the Councillors directly via the links below.

We had anticipated the Council's Planning Department would not assess our planning proposal within the required 90 days, so we had already begun the process to have the Department of Planning, Industry and Environment assess our application - commonly known as the 'gateway' path. This is not our desired pathway, as it both circumvents the community that we know supports our concept for the Quadrangle and also adds a year to the process. The gateway path is also not guaranteed. Should the gateway process fail to deliver an approval, I will have to assess my options, which may include selling to a developer who will construct to the letter of the Local Centres Strategy - an option that will eliminate public open space on the site.

I would like to take this opportunity to thank you, your organisation and its members for their support in the past three years. It is fair to say that this is a pivotal moment for The Quadrangle, and I hope we may prevail."

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**Planning Proposal - 100 Edinburgh Road Castlecrag**  
**Jill and Richard Newton**

Dear Mayor, Deputy Mayor and Councillors

We implore you to approve Greycliff's proposal to rebuild our Castlecrag Quadrangle Shopping Centre.

*Alternatively* if you feel you can't go against the Council's recommendations at this time, could you please ask to have this matter stood over until 2021 to give many Castlecragians a chance to at least find out that this proposal is actually before Council for determination on Monday night and to read and understand an overwhelming array of at least 15 documents (many of which are huge) that accompany this proposal.

It would be tragic to lose this proposal for Castlecrag from a developer who has tried so hard to produce a beautiful gateway development for Castlecrag, has consulted extensively with the community and has even held a design competition for a design that has community support.

We know there is overwhelming support in our community for this proposal and to lose it because the community has been given so little time at the busiest time of the year at the last Council meeting of the year to even become aware of the pending decision would be quite unfair as well as a tragedy.

**Reasons for Approval**

The design is for a part 3- and part 4- storey development that we are aware was arrived at after much consultation by Greycliff and its chairman Dr Quek with the Castlecrag community over two years from March 2018 to March 2020.

The architect whose design won the Greycliff design competition for this proposal is award winning architect Richard Francis-Jones of fjmt (architect of The Concourse, Chatswood, and the University of Sydney Law School amongst many other wonderful projects). While the design was originally for a 4- and 5- storey development, fjmt has now at the request of Greycliff revised it to the proposed 3- and 4- storey development.

As you'll see from the Elton Consulting Report *Attachment 3, Appendix 7*, a series of on-site pop ups in Feb/March 2020 showing models and diagrams of the 3-and 4- storeys proposal had 77.2% of stakeholders indicating they were positively disposed to the scheme and redevelopment of the Quadrangle with only 7.2% against. We both attended a pop up and saw many smiling faces and great reactions to the proposal.

Council's strategy is (to its credit) for a 3- storey development following consultation with the community. However this resulted from HAVE YOUR SAYS completed long before we had seen the Greycliff proposal and understood fully what a 3-storey economically feasible development would be like! We understand that both Greycliff and fjmt have said they are unable to comply with Council's 3- storey scheme. They wish only to produce a beautiful development and a wholly 3- storey development would be ordinary. (Besides Council had presented to the community options for 5- and 6- storeys scheme so presumably Council Officers thought these heights would be suitable for the site!!)

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The proposed non compliance of the Greycliff proposal ie 4 storeys on the site closest to Eastern Valley Way is offset by open space and an articulation that would not be possible in a 3-storey building. (That is assuming we'll get another developer who is prepared to develop the site for 3-storeys and I doubt there is one!)

**Our personal view is that the Greycliff/fjmt proposal will produce a beautiful development that we really want as the gateway to our beautiful suburb!**

Willoughby Local Planning Panel in its (not wholly) negative decision on 24 November 2020 concluded that the proposal did not pass the Strategic Merit test as it is not consistent with the 3-storey local strategy!!

It would be a tragedy should Greycliff be forced to sell the Quadrangle because of Council's lack of support for the current beautiful design.

We think we have this one chance of obtaining a beautiful well designed development for our Quadrangle.

We therefore ask you to please support Greycliff's planning proposal for its -3 and -4 storey design.

If you are unable to support it now please at least ask for it determination to be stood over to 2021.

Thank you for your consideration.

Best regards

**Jill and Richard Newton**

[Redacted signature block]



## Planning Proposal 2020/5 – 100 Edinburgh Road, Castlecrag

### 12 key reasons why you should vote to approve the proposed rezoning

1. The proposal **responds to the adopted Local Centres Strategy as closely as can any scheme** which has gone through a nearly three year gestation with heavy community engagement – refer to attached table.
2. **Renewal of The Quadrangle is desperately required** as the building is 40 years old and effectively obsolete. Businesses on the site are having difficulty remaining sustainable and the shopping village must be made attractive to shoppers.
3. With an ageing population, **Castlecrag needs apartments so that long-term residents can transition from houses** on steep blocks to a modern and accessible home in the suburb.
4. Acknowledged as **consistent with Council's strategic planning** (Attachment 2, p13), the proposal offers a future for a declining small shopping centre.
5. **Extensive community engagement** has been undertaken by the proponent – numerous meetings with community groups in committee and at general meetings, on-site pop-ups, website engagement. Result was a **77.2% support level** based on exit polling of the pop-ups held in February and March 2020.
6. With a floor space ratio of 2.0:1, **the proposal is a mere 11% above the strategy**. Normally Council would approve meritorious schemes this close to high level and not detail development standards.
7. A combination of three and four storey parts, the proposal is **above the strategy by a single storey** to the extent only of the western pavilion near Eastern Valley Way.
8. **Public open space on the site is a massive 1,350 sqm**, far more than the 350 sqm required by the strategy. The link to the postern is re-activated and emphasized through the adopted design.
9. The proposed design, developed following a design excellence competition involving three of the best architecture firms in Australia, employs **many elements of the original Burley Griffin design for Castlecrag**. In particular, the landscape is dominant over the built form, natural materials are specified and the form of the building reflects the geometric layout of the suburb. Compatibility of the design with the suburb's heritage values is acknowledged by the Council assessment (Attachment 2, p6).
10. Reassessment by the applicant of the means by which the **on-site trees can be retained** leads to the conclusion that only one healthy, and three dead or dying, trees will be removed. All street trees can be maintained by the limited extent of excavation proposed.
11. Sufficient **on-site parking is provided to meet the needs of residents and shoppers** – acknowledged in Attachment 2, p8.
12. Additional **traffic generation due to the proposal has been assessed as negligible** and unlikely to affect the road intersection of Edinburgh Road and Eastern Valley Way – also acknowledged in Attachment 2, p7.

## How Planning proposal 2020/5, 100 Edinburgh Road, Castlecrag, is so close to the adopted strategy

Parameter	Current LEP	Exhibited draft	Adopted draft	Planning Proposal 2020/5
FSR	1.0:1	1.8:1	1.8:1	2.0:1
Height of building in storeys above Edinburgh Road	2	5	3	Part 3 and part 4
Building height (m)	9.0 No allowance for roof top use or steep slope	26.0 Allowing for roof top use and steep slope	13.5-14.0* Allowing for roof top use and steep slope	18.5 – 22.5# Allowing for roof top use and steep slope
Ground floor setbacks from Edinburgh Road			3.5m – 4m	Min 4.0m over one third of site and 11.5m over remainder
Public open space	No requirement		350sqm	1350sqm
Second storey setbacks <ul style="list-style-type: none"> <li>From storey below</li> <li>From street</li> </ul>			<ul style="list-style-type: none"> <li>3m</li> <li>6.6m</li> </ul>	<ul style="list-style-type: none"> <li>1m (at front corner of pavilions)</li> <li>3m – 12.5m</li> </ul>

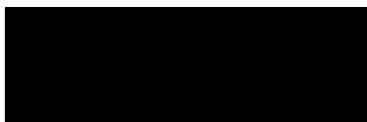
\* Council report cites 11m for three storeys but not calculated according to industry height allowances for retail space, 4.5m, two residential floors 3.5m x 2, roof top use which requires elevator access for equitable access, allow 3.6m, total 15.1m. Planning proposal makes allowance for these uses and the slope of the site plus additional floor over 50% of building.

# Without allowance for roof top use, height of buildings 15m – 19m



**From:** Lorraine Cairnes [lorraine@fathom.net.au]  
**Sent:** Sunday, 13 December 2020 12:08:57 PM  
**To:** Council's Email  
**Subject:** Agenda Item 15-10 14/12/20 Planning Proposal 2020/5 for 100 Edinburgh Road Castlecrag

Lorraine Cairnes



13 December 2020

Mayor and Councillors  
Willoughby City Council  
Chatswood NSW  
[email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au)

Dear Mayor and Councillors,

**Re: Agenda Item 15-10 14/12/20**

**Planning Proposal 2020/5 for 100 Edinburgh Road Castlecrag. Please do NOT support**

I am a resident of Castlecrag.

I consider that Council should NOT SUPPORT the Planning Proposal by Greencliff for the Castlecrag Quadrangle. This is a matter of great importance to the Castlecrag and Willoughby community.

The Greencliff proposal ignores Council's recent comprehensive Willoughby Local Centres Strategy (WLCS) which has been developed with extensive community involvement.

**If Council supports this proposal, there will be little point in having a Local Centres Strategy to guide development in Willoughby's local centres.**

The Greencliff proposal ignores the strong and consistent community views for the protection of the unique character of Castlecrag.

I object to the planning proposal for 100 Edinburgh Road the following reasons:

#### DOMINANT STREETSCAPE ENTRANCE TO CASTLECRAG

- It will create a dominant built entrance to Castlecrag, and destroy the visual appeal of the local centre, with its bushland village atmosphere;
- It is excessive in height, bulk and scale;
- It will dominate the streetscape in contradiction of the Griffin's philosophy of development subordinate to the landscape;

#### TREES

- It is likely to cause loss of the many large, mature trees on and next to the site and does not protect these important trees.

#### NOT CONSISTENT WITH PLANNING CONTROLS

- It is not consistent with the existing Willoughby LEP;
- It is not consistent with Willoughby's Local Centres Strategy.

#### PRECEDENT

- Setting aside Council's own planning controls would create a precedent to build other over-scaled development in the Castlecrag Village on the other side of Edinburgh Road, creating a "canyon" effect upon entering the village area.

#### TRAFFIC

- It will generate excessive traffic and make the existing safety issues worse for shoppers, pedestrians and motorists on Edinburgh Road.

The Council officers' report provides a sound professional analysis which should not be disregarded. It recommends NOT SUPPORTING THE GREENCLIFF PLANNING PROPOSAL.

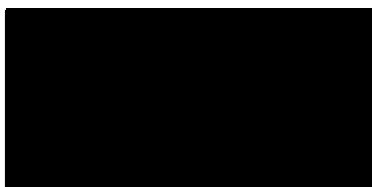
Please endorse the recommendations of Council's Officers:

*"That Council:*

- 1. Not support the Planning Proposal and draft amendments to Willoughby Local Environmental Plan 2012 at 100 Edinburgh Road Castlecrag (being lot 1 DP43691 and lot 11 DP 611594) to allow mixed development including commercial and residential development with a floor space ratio of 2:1 and maximum height limit ranging from 18.5m to 22.5m.*
- 2. Notify the proponent of Council's decision with advice that a reduced scheme in line with the Willoughby Local Centres Strategy could be supported."*

Yours faithfully,

Lorraine Cairnes



**From:** Giles-Gidney, Gail [Gail.Giles-Gidney@Willoughby.nsw.gov.au]  
**Sent:** Sunday, 13 December 2020 12:27:45 PM  
**To:** David Baldock  
**CC:** Council's Email  
**Subject:** Re: Planning Proposal 2020/5 for 100 Edinburgh Rd Castlecrag

Dear David,

Thank you for your correspondence regarding the Quadrangle.

As I am Council's representative on the Sydney North Planning Panel (SNPP), I will not be in the chamber when Council considers this matter on Monday night.

I have however noted your views and will take this into consideration when the SNPP meets to determine the proposal.

In addition I have forwarded your email to all Councillors.

Kind regards

Gail Giles-Gidney  
Mayor

On 13 Dec 2020, at 11:41 am, [dbaldock@ozemail.com.au](mailto:dbaldock@ozemail.com.au) wrote:

Attn – WCC Admin – can you please pass this email on to all councillors.  
I am getting bounce notices when sending directly.  
Thanks  
Dave Baldock

Replacement of Castlecrag Quadrangle:

Dear Councillors:

We write to vigorously oppose the proposal by Greencliff as it is completely the opposite to every reason people live in Castlecrag.

We moved to Castlecrag 15 years ago, and build a new house in the Conservation Area, knowingly and willingly accepting the constraints that put on our new home.

Our position has not changed – Castlecrag is a great place to live because these constraints have been steadfastly maintained.

I noted at one of the presentations by the developer for the very big building that one of the reasons WCC should accept the application is that lots of people want the proposed units – since when has that been an acceptable reason.

On that basis, everybody can ignore the rules.

To be specific, we object on the basis:

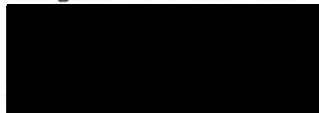
1. Proposed building does not conform to existing LEP and WLCS

2. Would not match any building in the entire suburb for height, density, scale, and general bulk
3. Does not conform in any way to the "Griffin Vision". We were required by WCC to subordinate to the Vision in our design, and happily did so – same requirement must be applied to this development.
4. The entrance into Castlecrag is very village orientated, and low profile – this will be lost with an over height and oversized lump at the entrance and change all perceptions of the suburb.

Any building permitted on this site must be made to comply with the rule. Please refuse the Application.

Thanks

Margaret and David Baldock



11 December 2020  
The Mayor and Councillors  
Willoughby City Council,  
PO Box 57,  
Chatswood NSW 2057,  
[email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au)

Dear Mayor and Councillors,

**Re: Planning Proposal 2020/5 for 100 Edinburgh Road Castlecrag**

I understand that Council will be voting on a matter of utmost importance to the Castlecrag community on Monday evening, a Planning Proposal by Greycliff for the Quadrangle site that contravenes Council's existing and proposed planning controls.

I am totally opposed to the Greycliff proposal which ignores Council's well considered and comprehensive Willoughby Local Centres Strategy (WLCS) and disregards the strong and consistent community views for the protection of the unique character of Castlecrag.

**The Greycliff Planning Proposal:**

- is not consistent with the existing LEP and the WLCS;
- is grossly excessive in its height, bulk and scale;
- will tower over the streetscape in total contradiction of the Griffin's philosophy of development subordinate to the landscape;
- does not commit to nor demonstrate how it will ensure the protection and long term viability of the many large, mature and invaluable trees on and adjacent to the site;
- will destroy the visual amenity of the local community particularly the bushland, village atmosphere;
- will lead to over shadowing of existing houses;
- will generate excessive traffic which will exacerbate the existing safety conflicts for pedestrians and motorists on Edinburgh Road.

I ask you to endorse the recommendation of Council's Officers: *"That Council:*

1. *Not support the Planning Proposal and draft amendments to Willoughby Local Environmental Plan 2012 at 100 Edinburgh Road Castlecrag (being lot 1 DP43691 and lot 11 DP 611594) to allow mixed development including commercial and residential development with a floor space ratio of 2:1 and maximum height limit ranging from 18.5m to 22.5m.*
2. *Notify the proponent of Council's decision with advice that a reduced scheme in line with the Willoughby Local Centres Strategy could be supported."*

Yours faithfully



Ross de la Motte AIA, AILA

**From:** Fabia Claridge [fabia.claridge@gmail.com]  
**Sent:** Monday, 14 December 2020 8:40:37 AM  
**To:** Castlecrag Association; Council's Email  
**Subject:** Quadrangle redevelopment

To the councillors of Willoughby

Considering there has been a lot of new information coming through regarding the development of Castlecrag Quadrangle many residents, of which I am one, think that more time is needed for a consideration of all the current material before council and therefore I request a deferment of this matter.

Sincerely  
Fabia Claridge



## CASTLECRAg PROGRESS ASSOCIATION INC.

*Serving the community since 1925*

15 January 2012

EMAIL

Chief Executive Officer  
Willoughby City Council  
PO Box 57  
CHATSWOOD NSW 2067

Dear Debra,

### **Quadrangle Redevelopment Planning Proposal**

Firstly, I would like to thank Council for deferring debate on the above Proposal until its next meeting in February, so that CPA might have an opportunity to understand, in detail, the Council Officers' report and the Planning Proposal itself.

It is clear from both the Officers' report and the Planning Panel report that the recommendation, **not** to support the Proposal, was primarily because the Proposal "is not consistent with Council's *Local Centres Strategy* [and *Draft LEP*] due to its excessive height and bulk and scale".

Our examination of the Proposal and the Officers' recommendation has raised a number of questions that we ask to be considered so that the proper numerical comparisons can be made between the Planning Proposal and the *Local Centres Strategy* and *Draft LEP*:

#### 1. Height Limit Principles

- How are "Storeys" in LCS translated into metres in the *Draft LEP*?
  - What datum level should be used for calculating height limits? It appears that Council has used Edinburgh Rd while the Proposal uses the excavated floor of the existing car park – the difference is about 3.2 m at the North side of the site;
  - How should structures, such as lift over-runs which provide access to roof gardens, be dealt with? Should they be treated as a whole storey or allowed to poke through the height limit under a set of conditions around size and placing?
2. Is the FSR limit of 2:1 in the Proposal inconsistent with the *Local Centres Strategy* value of 1.8:1 allowing for a possible s4.6 variation of up to ~10-15% as part of a future DA?
3. Is it unreasonable to consider allowing for an extra floor, above Edinburgh Rd on the western end of the site, in return for greater open space and to retain the architectural integrity of the fjmt design?

Each of these matters will be discussed more fully in the sections below.

#### 1. Height Limits

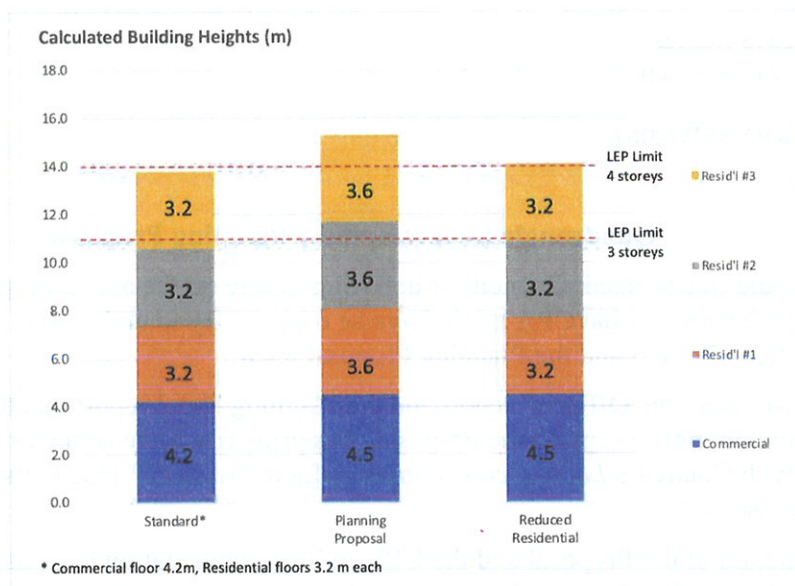
##### • Storeys to LEP metres

The *Local Centres Strategy* specifies the height limits for the Quadrangle site in "Storeys" whereas the existing and *Draft LEPs* express this limit in terms of metres.



The Officers' report states that "It is considered that 3 storeys equates to 11 m ... while 4 storeys equates to 14 m". This seems to be consistent with a ground floor height of 4.2 m and residential floors of 3.2 m each. Is this correct?

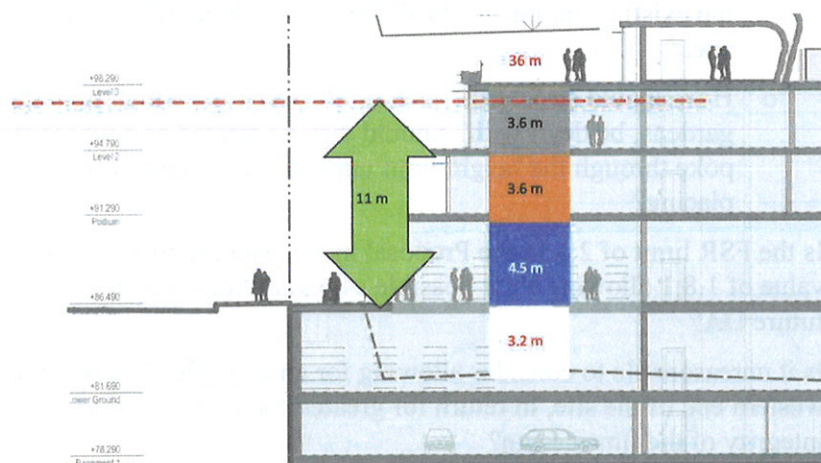
Greencliff has advised me that they used 4.5 m and 3.6 m for ground and residential floors respectively for their calculations. These numbers yield 11.7 m for 3 storeys and 15.3 m for 4 storeys. Were Greencliff prepared to reduce the residential height to 3.2 m then the "storey to metre" height translation would be very close to the 11 and 14 m limits suggested by the Officers. See the chart below.



- Height Datum Levels

The Officers' report is clear that the 3 storey height equivalent is taken from the Edinburgh Rd level. However, it would appear that the Greencliff proposal measures the building heights from the existing basement levels (see diagram below)

Cross-section at Eastern, 3-Storey End



Source: Greencliff Planning Proposal June 2020

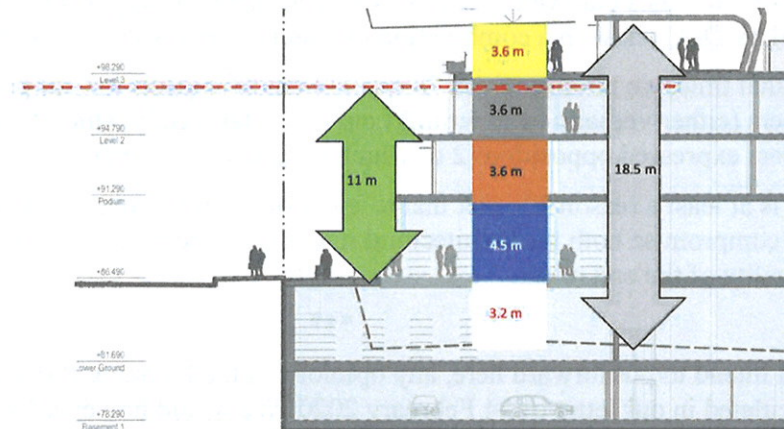
Along the northern edge of the site, this would add around an additional 3.2 m to the building height. On this basis the 11m limit for 3 storeys would be at least 14 m.

- Lift Over-runs and other Roof Structures

The third issue, upon which we seek clarification, is the proper handling of lift over-runs and other structures that might reasonably be placed on the roof of the building. Such structures have not been considered in the *Local Centres Strategy* nor were they evident in the earlier concept designs presented to the community by Greencliff.

The design included as part of the Planning proposal includes an additional 3.6 m for this purpose – see below.

Cross-section at Eastern, 3-Storey End



Source: Greencliffe Planning Proposal June 2020

The three identified differences in height calculation principles – floor heights, datum level and treatment of roof structures, between Council and Greencliff, completely account for the difference between Council’s 11m limit and Greencliff’s 18.5m proposal for the northeast corner of the site.

It would seem that there is a reasonable argument for providing lift access to the roof gardens of the pavilions for both the amenity of residents and for maintenance purposes. The question is whether this requires an extra 3.6 m to be added to the height limit, effectively treating the roof structures as a whole floor/storey. This would mean that a 3 storey structure with roof access structures could only have one residential floor.

Alternatively, could such structures be allowed to “poke through” the height limit? This might then be subject to strict requirements of floorspace and positioning to ensure that the structures were not visible from street level, near the building, so that they did not contribute to the mass or scale of the building.

## 2. FSR Limit

In its initial approaches to the Community, and until the end of 2019, Dr Quek and his team had insisted that the Quadrangle development could not be commercially viable with an FSR of less than 2.2:1.

To his credit, Dr Quek shared his financial analysis with CPA and based on a reasonable set of assumptions and the engineering and financial expertise within the Association we formed that view that an FSR of 2.2:1 had an expected return of around 18% but that 1.6:1 would produce an expected loss. In the LCS, Council suggested that 1.8:1 might be possible and, in February, Dr Quek offered his compromise proposal of 2.0:1. If a s4.6 variation of 11% were to be accepted then would not the proposal remain consistent with the *Draft LEP*?

### 3. Number of Storeys

On 24 February 2020, CPA wrote to Council to advise that the Committee had agreed to support Dr Quek's compromise proposal for the redevelopment of the Quadrangle. The basis of our support was, first and foremost the quality of the design developed by the architect firm "fjmt" as part of the Design Excellence Competition.

We understood, at the time, that extra floor space was necessary to ensure a higher quality of outcome and that there was an obvious trade-off between the height of the pavilions and the amount of open space.

It was on this basis that we felt that we could accept and support the compromise concept offered by Dr Quek with a combination of 3 storeys and 4 storeys above Edinburgh Rd.

Since that time, we have received 78 expressions of support for our position from CPA members (either verbally or in writing) out of a total membership of about 190. Only 14 members expressed opposition (2 of which resigned in protest).

There is at least a reasonable risk that to insist on 3 storeys only, across the full frontage, might compromise both the architectural integrity of the design and the financial viability and quality of the end result.

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We do not intend to put forward here, any opinions of the Planning Proposal itself, other than those articulated in our letter of 24 February 2020. We would however like to see some consideration given to the questions we raise regarding comparisons between Greencliff and Council regarding the numerical control values of the *Draft LEP*.

Additionally, we have not attempted to address any of the other points raised in the Officers' report but rather focus on what appears to be the central areas of inconsistency between the Proposal and the Council's *Local Centres Strategy* and *Draft LEP*.

Perhaps there could be some further discussion with Greencliff before Council finalises its position on the proposal.

Yours faithfully,



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Cc Mayor, Ward Councillors, Planning Department

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