

Against current submission, but not against any future amendments

Attention: Fiona Dowler

Dear Fiona,

Thank you for taking the time to read our submission.

We have been residents for 30 years and were fortunate enough to buy into one of the last subdivisions in the suburb, where the owner split his land ownership and built a new house. I'm sure this caused all sorts of concerns at the time. Since then we have tried to live to the standards of living in the Griffin Estate area – no fences, mostly native plants, community involvement and owning and managing a Pop-Up shop in the suburb at The Quadrangle.

If you have not visited the suburb you would be unfamiliar with the terrain. There's a main road leading into the suburb where all the feeder roads lead to the edges of the peninsular. The main road is the highest point as the landscape falls away to the water. The lack of new developments and buildings has been a real point of concern for the State Government, especially in this area. However, it is virtually impossible to split land entitlements or even contemplate building due to the steepness of some sites and the subsequent costs involved. I believe this would have led to lower than average new developments in Castlecrag, but which has been compensated for in the greater Willoughby area, i.e. Chatswood.

With regard to 100 Edinburgh Road, I appreciate it butts onto the Griffin Estate and is not in the Griffin Estate area. However, it is the Gateway to the Griffin Estate, of which we are fiercely proud.

Frankly, it took many years to come to community agreement to reach the approved 5 storey DA that is approved for this site. Concerns then were:

1. Height
2. Scale
3. Traffic congestion
4. Lack of parking
5. Limited Public transport
6. Lack of community amenity
7. Appropriate construction for retail businesses and cafes/restaurants
8. Location and cost of 'affordable' housing

I am now even more concerned with the scale of this development. Just multiply the concern by 3!

1. Regrettably, the ***shopping strip opposite and more surrounding households will never see daylight.***

2. The design mock-ups could be seen anywhere, they **do not exhibit a Gateway appeal**. They look like oversized office buildings, not residential housing.
3. **A.M. peak time is mostly at a standstill** back beyond the roundabout. Over 2 blocks from EVW (Eastern Valley Way).
4. The developers have stated that surrounding streets can be used for overflow parking. Really? Good luck to the purchasers of the properties! As shoppers we will just have to continue to leave the suburb to purchase our groceries and visit restaurants. The parking in The Quadrangle was full at lunchtimes, catering for visitors to the restaurants. **I honestly believe this is being underestimated and was in the approved DA.**
5. **How does this site meet the SSD requirements of a transport hub?** We have 1 bus stop on EVW which services the 194, 205, 207 to CBD. 1 bus stop on Edinburgh Road which services the 203 to North Sydney & 267 to Chatswood. That's it. Most of these services run every 30 minutes. Not every 5 minutes like the Metro.
6. **What design features are being employed to incorporate into the building design to accommodate community amenity.** This is extremely important to the suburb and community. **I am very concerned about this as Conquest's attempts at community consultation were insulting. I also understand they have not included any real concerns by the community in their submission.**
7. Construction of the retail and business levels need to be suitable and built for purpose. **The community does not want empty shops due to the inability for a business to operate within them, because of poor design.** Case in point: Ground Floor on the corner of Laurel & Penshurst Sts Willoughby, which was unable to be used as a restaurant – as designed – for over 5 years. The site has now sold and still no business occupies the site. (I understand the exhaust fans were in the wrong place and the strata would not approve usage.)
8. **I am very concerned about the lack of volume and location of 'affordable' housing. Will they still be near the garbage bin area?** Based on the cost price and sale price of this site how will affordable housing be assigned and costed? Who monitors it? Does the developer take a hit on this? Is the pricing apportioned across the rest of the development? What defines 'affordable'?

I am certain there are far more accomplished presentations regarding Conquest's proposal, but I wanted to convey our genuine concerns and observations. I saw that a new NSW Heritage Strategy was released by the NSW State Government this week. If nothing else, could we please wait until that strategy has been implemented? I note the third of five Principles: "Community voices are critical to understanding heritage significance".

SSD: 100 Edinburgh Road Castlecrag NSW 2068

Yours sincerely,

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