



# CASTLECRAG VILLAGE

# PUBLIC DOMAIN UPGRADE

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## CASTLECRAG VILLAGE PUBLIC DOMAIN UPGRADE

Willoughby City Council is proposing to upgrade the public domain area in the Castlecrag shopping area on Edinburgh Road, east of Eastern Valley Way. This project is part of the dedicated Strip Shopping Centre Improvement Program which Council has been implementing for the past few years. The program aims to revitalise and promote the local shopping facilities in Willoughby's Local Government Area.

The primary objective of this project is to improve the amenity and attractiveness of the Castlecrag shopping precinct.

The public domain upgrade will include:

- Re-paving the retail property frontages along both sides of Edinburgh Road between Eastern Valley Way and approximately Raeburn Avenue;
- a new entry gateway at Eastern Valley Way
- new streetscaping works such as seating wall around trees, new and refurbished street furniture;
- planting of new trees

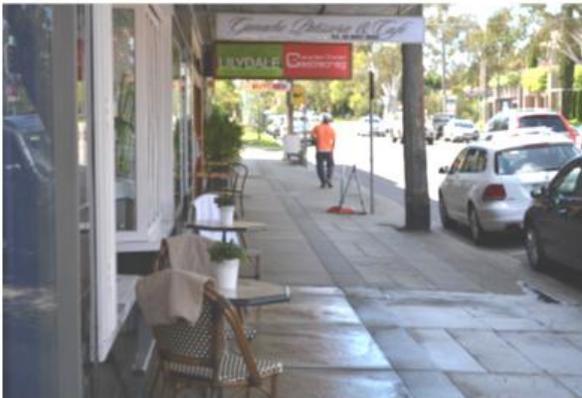
All these works have been considered in keeping with the village feel that is characteristic of Castlecrag.

Willoughby City Council is seeking feedback from the community on the proposed works. The plan is available online at Council's website and viewing is available at Council's administration building at 31 Victor St, Chatswood NSW 2057 from Monday 22 April 2013 to Friday 31 May 2013. It is also displayed on noticeboards at Castlecrag Library and Castlecrag Quadrangle Shopping Village.

## WHY UPGRADE THE PUBLIC DOMAIN AREA?

The primary objective of this project is to improve the amenity and attractiveness of the Castlecrag shopping precinct.

The footpaths on the North and South side of Edinburgh Rd have been constructed of different materials; concrete pavers on the North side and red tiles on the South.



**Concrete pavers on North side vs. tiles on South side**

Although the state of the current footpath is still serviceable, over the past years there have been numerous repairs and maintenance works. The evidence of these works can be seen from the different coloured pavers throughout the footpath, particularly along the South side.

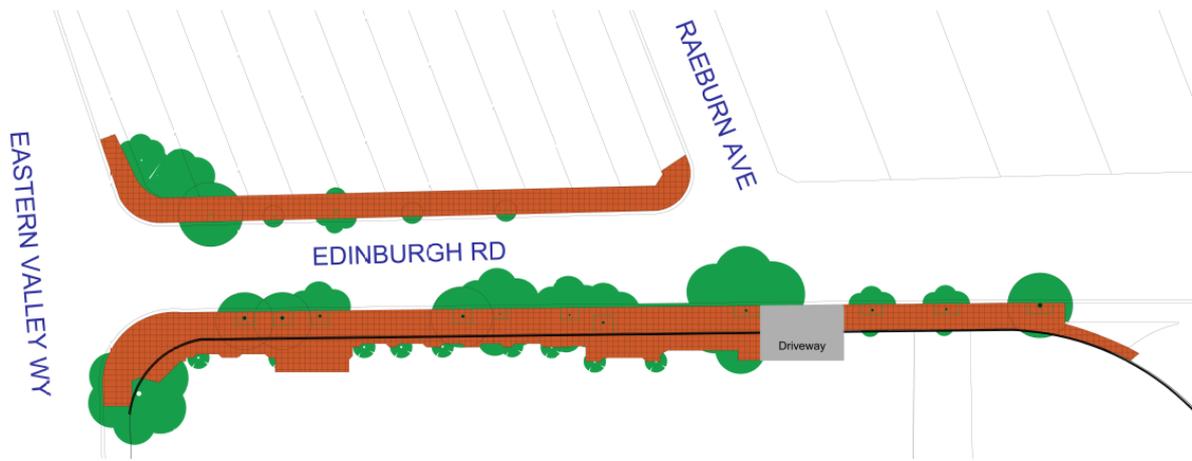
Tree roots are also an issue, particularly along the strip along the café on the Quadrangle side. The growth of tree roots over time has lifted the pavers resulting in uneven surface of the footpath.

For this project, the existing streetscape features will also be reviewed and



modified in order to provide an environment that would facilitate safe community use of the shopping village. This will be done in a way that enhances the character and village 'feel' of Castlecrag.

## WHAT IS INCLUDED IN THE UPGRADE PROPOSAL?



### Repaving

Repaving of the footpath will be undertaken on both the North and South side of the shopping precinct. This will be an ideal opportunity to address the issue of uneven footpath level along the frontage of the cafés with outdoor dining areas and heavy pedestrian traffic. The total area to be repaved is approximately 1120sqm, including the area within Quadrangle Shopping Centre.

### Entry Statement

A new entry statement is proposed at the corner of Eastern Valley Way and Edinburgh Rd, possibly on the South side. It is envisaged that this entry statement will be constructed of reconstituted stone, reminiscent of

heavy use of sandstone throughout the subdivision, with some substantial raw steel use. Local native groundcovers and grasses may be incorporated and there is potential for uplighting.

The entry statement has been designed with banksia motif with the font inspired by the original Castlecrag subdivision brochure.

### Other streetscape works

New streetscape features such as removal of brick planters and incorporation of new tree surrounds with timber seating blocks, planting of additional trees and refurbished street furniture have also been incorporated in the project proposal.



Proposed 'Castlecrag' entry statement

## HOW MUCH WILL THE PROJECT COST AND HOW WILL IT BE FUNDED?

The annual budget allocation for the Strip Shopping Centre program is approximately \$150,000 p.a. Council has been able to set aside approximately two years' funding for this project.

As the public domain area extends into the property of Quadrangle Shopping Centre, Council has also been in consultation with the management of the shopping centre, who have indicated their willingness to contribute towards the paving done within their boundary at the same time, which is vital in bringing in the cohesiveness of the whole design.

Initial estimate of the project has brought a total figure of approximately \$315,000 including paving and streetscaping works and \$77,000 for paving within the Quadrangle property. Note that these are estimates only, and the exact figures cannot be established until tenders have been invited.

## HOW WILL THE UPGRADE IMPACT TRAFFIC AND PARKING IN THE LOCAL AREA?

The availability of some on-street parking on Edinburgh Road will be affected during the construction, however pedestrian access will be maintained at all times. The bus stop on the North side of Edinburgh Road may have to be relocated temporarily as the construction progresses. Details on these temporary impacts will be clearer closer to construction date, but Council

will notify the public at the earliest date possible through signage and will keep the retail proprietors aware of the temporary changes.

## HOW WILL THE UPGRADE IMPACT ACCESS TO SHOPS IN THE LOCAL AREA?

As with any other shopping precinct projects, access to shops may be restricted at various stages of the construction. Council will endeavour to minimise disruptions to access by planning the construction staging, and will consult with retail proprietors closely throughout the project.

## HOW LONG WILL THE PROJECT TAKE?

Subject to Council's endorsement and community feedback, the upgrade is proposed to be undertaken in two stages; the North side and the South side. Design, approvals and tendering processes would take place for the remainder of 2012/2013 financial year. It is anticipated that construction on the North side will take approximately 4 weeks and the South side 6 weeks.

There are two possibilities for the construction staging; the first is to construct the North side during the winter of 2013, and the South side in autumn 2014. This is in order to minimise the impact of trading on the retailers during the busy summer months. The second option is to defer both stages until autumn 2014 to do both sides at the same time, which may bring some cost savings in terms of economies of scale. The final decision on the timing will depend on the result

of community feedback and Council's approval.

## HOW DO I PROVIDE FEEDBACK?

The consultation period for this proposal will be from 22 April 2013 to 31 May 2013. You can provide feedback online or by writing to us.

### Online

If you would like to join our online discussion forum please go to [www.haveyoursaywilloughby.com.au](http://www.haveyoursaywilloughby.com.au)

### By email

You can email us at [email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au)

### By mail

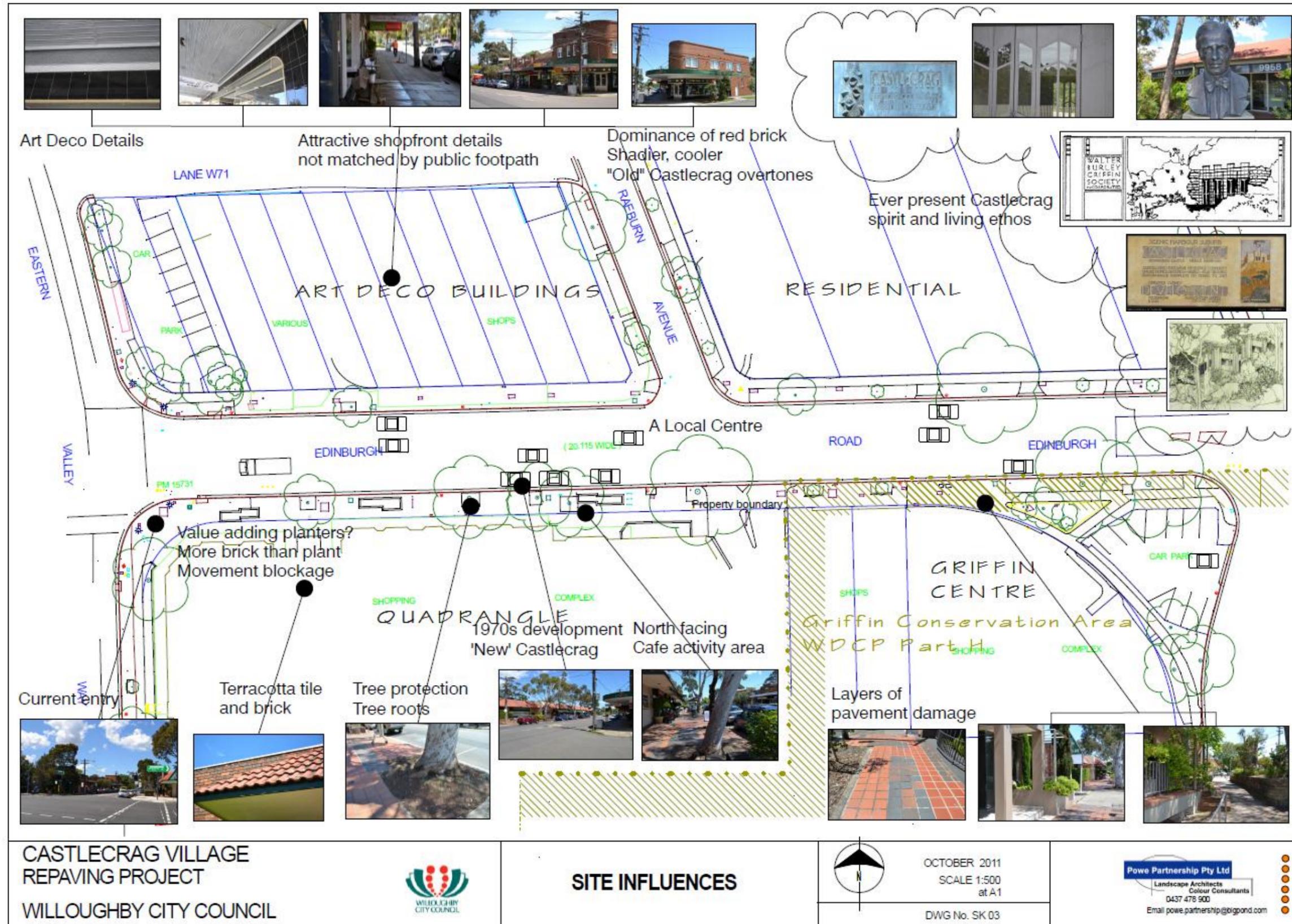
Letters should be addressed to;  
Attn: Agnes Tan / William Webb  
Willoughby City Council  
PO Box 57  
Chatswood NSW 2057

## WHAT WILL HAPPEN AT THE END OF COMMUNITY CONSULTATION PERIOD?

A report will be prepared following the community consultation to summarise the outcome of this process. At this stage, it is anticipated that the report to Council will be presented in June 2012. The decision and timing of the project will be subject to Council's approval and adoption of the plan.

For further information, please go to our website: [www.willoughby.nsw.gov.au](http://www.willoughby.nsw.gov.au), or contact:  
Agnes Tan on (02) 9777 7512 or  
William Webb on (02) 9777 1059.

Attachment 1: Site Influences



CASTLECRAG VILLAGE  
REPAVING PROJECT  
WILLOUGHBY CITY COUNCIL



**SITE INFLUENCES**



OCTOBER 2011  
SCALE 1:500  
at A1  
DWG No. SK 03

**Powe Partnership Pty Ltd**  
Landscape Architects  
Colour Consultants  
0437 478 900  
Email powe.partnership@bigpond.com

