



CASTLECRAG PROGRESS ASSOCIATION INC.

Serving the community since 1925

100 Edinburgh Road – Community Update # 2

THE STATE SIGNIFICANT DEVELOPMENT THREATENING CASTLECRAG

In June 2025 Conquest, the new owner of the former Quadrangle site at 100 Edinburgh Road, lodged an Expression of Interest (EOI) with the Housing Development Authority (HDA), seeking to have their development proposal classified as State Significant Development (SSD) to bypass Willoughby Council's controls and erect an 9/11 storey, 150 apartment (including 10 affordable housing units) with ground floor retail development, on the site. This is intended to replace the approved DA for 3/5 storeys, illustrated.

- In July 2025 the NSW Minister for Planning adopted the HDA recommendation and gave the proposal SSD status.
- 12 August 2025: Secretary's Environmental Assessment Requirements (SEARs) issued.

The SSD process overrides all of council's controls including in relation to height and zoning.



Photomontage by FJC Studio of 3 storey plans approved by Sydney North Planning Panel in 2024.



Concept illustration (not by Conquest), showing 9 storeys facing Edinburgh Road.

THE CPA 100 ACTION GROUP

A public meeting with the Castlecrag community was called on 30 July and it was resolved to form the 100 Action Group to fight the proposal. The group comprises 10 members and operates as a sub-committee of the Castlecrag Progress Association (CPA). It has met weekly since 14 August.

Since its inception the Group has:

- Formulated an engagement plan;
- Identified and recruited additional experts, assistants and delegates, whose expertise will add to available resources;
- Decided upon the external consultants to be engaged to drive and manage core elements of our likely major response;
- Met with Willoughby Council to understand Council's position in respect of the development;
- Developed plans for community involvement
- Written repeatedly to Conquest requesting a copy of its EOI and supporting documents (without success)
- Lodged a freedom of information application with the NSW government seeking the EOI and supporting documents (we are awaiting a determination)

Until Conquest submits its formal development application and Environmental Impact Statement, and they are put on exhibition, we do not know specifically what it is seeking to build and what we need to object to. Once they are put on exhibition we will only be allowed 14 days to lodge an objection.

Contact us: action@castlecrag.org.au

CASTLECrag'S UNIQUE CHARACTER

The CPA recognises that Australia in general, and Sydney in particular, faces a housing affordability crisis and accepts the need for greater density, as evidenced by its support for the 38 apartment and retail project originally approved. The newly proposed 11-storey, 150-apartment tower, would tower over the Griffin Conservation Area (GCA), dominating the unique and internationally renowned model suburb, conceived by visionary architects and urban designers, Walter Burley Griffin and Marion Mahony Griffin, who designed Castlecrag and also our national capital, Canberra.

There is no other area in the world, other than the GCA, where the Griffins realised their ambition of integrating urban development and the natural environment harmoniously. The Conquest proposal disregards transparent planning, infrastructure readiness, and the area's historic landscape, architecture, and community values to build apartments which will not be affordable and may not even be fully occupied. With at least 180 additional homes already constructed, under construction, or approved within 400 metres of the site, this overreach prioritises private interests over thoughtful, heritage-sensitive growth that respects Castlecrag's unique character.

DEVELOPMENT APPLICATION – MODIFICATION (DAM-2025 / 105)

In September, Conquest submitted a DA modification application to Willoughby Council.

The notification period ends on 14th November 2025 and submissions to Council regarding this application must be made to Council before that closing date.

Submissions can be made via the Council website: www.willoughby.nsw.gov.au

What Conquest is seeking is a modification to the development application that was approved by the Sydney North Planning Panel (SNPP) in November 2024. The proposal description is:

“SNPP- Sec 4.55 (2) - Modify existing approved basement car park including addition of fourth basement level, increasing floor to ceiling clearances at all levels of basement and associated works and several conditions of consent relating to EV chargers, bicycle parking spaces, bicycle storage areas, stormwater pump out facilities, stormwater onsite storage capacity including Condition No. 17, Condition 40 and 41.”

The CPA Action Group will be making a submission to Willoughby Council that objects to the approval of any further modification to the existing DA, arguing that it is inappropriate and a waste of resources when there is a current SSD pathway which can override any approved DA.

Willoughby Council Submissions Close: 14 November 2025

CPA CENTENARY MEMBERSHIP DRIVE

This year, the Castlecrag Progress Association is 100 years old. The Griffins themselves were actively involved in the formation of the CPA, which has subsequently been an active and valuable advocate for the Castlecrag community.

A century on, it is the perfect time to reinvigorate the CPA with new energy, new ideas, new faces and new members. To the extent possible, we have already seen renewal with the formation of the 100 Action Group, galvanized by a community desire to address the issues that this development raises.

We invite all of the Castlecrag community to become members of the CPA to create a broader and stronger association that works for the benefit of all its members and our unique suburb.

JOIN TODAY: <https://castlecrag.org.au/join/>

CASTLECRAG COMMUNITY FAIR

Given that the Castlecrag Progress Association celebrates its 100-year anniversary this year, it would be great to see a huge turnout for the Castlecrag Community Fair, to be held on Sunday 2 November, to show the world just how important we believe our community village to be.

Location: Corner of Edinburgh Road and The Postern

Alongside the Walter Burley Griffin Society, the CPA 100 Action Group will operate a stand, where we would love to see you, answer your questions and seek your support for the fight ahead.

REGISTER ON THE NSW PLANNING PORTAL

Receive official updates when the developer's Environmental Impact Statement is released on exhibition and lodge your own objection submission.

<https://www.planningportal.nsw.gov.au/major-projects/projects/castlecrag-mixed-use-development>

MOVING FORWARD WITH FUNDING

As noted above, the preparation of our formal responses to Conquest's proposed development will require consultation and engagement with various experts in multiple areas, such as town planning, heritage, traffic management, environmental protection, legal and regulatory, media and advocacy. The involvement of these professionals, along with the preparation of regular communication material to keep everyone informed, will incur substantial costs. Your assistance is required to cover these costs.

CPA has established a dedicated bank account through which all funds received and paid in respect of the 100 Edinburgh Road campaign will be channelled and reflected in the CPA's financial statements.

JOIN OUR CAMPAIGN – DONATE HERE



Donations can now be made to the account by bank transfer or direct deposit:

BSB: 032-106

Account: 019742

Name: Castlecrag Progress Association
Reference - Your name and mobile number
e.g. A. Resident 0425 954 000

Our opponents are a multi-million-dollar international corporation and the NSW State Government. Both have access to substantial resources to advocate and advance their respective agendas. Once Conquest's application is released, we will have only 14 days in which to lodge our objections (reduced by the government from 28 days), so we need to start preparing now. We expect Conquest to submit soon, so the clock is ticking rapidly.

It will take all of us, united in purpose and action, if we are to prevail and protect our precious home, community and heritage conservation areas. Expressions of outrage and opposition are always welcome but the reality is that if we are to prevail, there is a need to stump up or we will be snuffed out.

HISTORY – CASTLECRAG SHOPPING VILLAGE – QUADRANGLE

- 2016 – May 2025: Original owner, Dr Quek (Greycliff Pty Ltd).
- October 2023: Dr Quek's company, Greycliff Pty Ltd secured a site rezoning which was officially changed from Shop Top Housing to Mixed Use Development with planning changes to WLEP, WDCCP.
- January 2024: Dr Quek's company, Greycliff Pty Ltd, lodged their first Development Application (DA) for the site with Willoughby City Council.
- September 2024: Amended Development Application lodged with revised plans.
- November 2024: Sydney North Planning Panel (SNPP), NSW Government, approved a 38-apartment, 3-to-5 storey mixed-use project that met local rules and respected Castlecrag's character.
- November 2024: The last tenant of the Quadrangle moved out. (Castlecrag Pharmacy)
- May 2025: Developer Conquest purchases the site and demolishes the Quadrangle Shopping Village.