



CASTLECRAg PROGRESS ASSOCIATION INC.

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100 Edinburgh Road Update

Dear Castlecrag residents and interested locals,

We know you are interested in what is taking place in relation to 100 Edinburgh Road, so we wish to bring you up to date with the current status of the development, the planned community action and plans for future activity.

Development Status

In December 2024, the Sydney North Planning Panel (SNPP), under the auspices of the NSW Government, approved the Development Application for the Quadrangle site at 100 Edinburgh Rd, Castlecrag. This approval granted the applicant permission to build 38 apartments, with additional provision for some retail facilities on the site. The proposed height of the proposed structure was 3 storeys facing north onto Edinburgh Road and 5 storeys to the south, facing The Postern.



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

Once the approval was finalised, the site owner, Dr Quek, through his company Greycliff Pty Ltd, placed the property on the market and sold it to developer Conquest, for a reported \$68.8 million. Conquest has since demolished the Quadrangle shopping village, under the approved demolition application.

Subsequent to the completion of the sale in May 2025, Conquest, without consultation with the community or Willoughby City Council, submitted an EOI application to the Housing Delivery Authority (HDA), a body within the Department of Planning and Public Spaces, for its proposed development site to be recognised as a State Significant Development (SSD). Under this application, Conquest indicated the scale of the amended development was to be increased to 11 storeys and 150 apartments!



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On 15 July 2025, the HDA recommended to the NSW Planning Minister that the SSD status be granted, thereby allowing the development application to be assessed under the SSD framework. The Minister declared the proposal an SSD on 23 July.

On 30 July, the Castlecrag Progress Association (CPA) called a public meeting to inform the community of these actions and seek reaction to the proposal put forward by Conquest. The meeting (attended by over 260 people) overwhelmingly opposed the enormous increase in scale and adopted the position that the community would object to the proposal.

On 6 August, Conquest lodged a pre-development application with the NSW government seeking 160 apartments and 15,852 sqm of Gross Floor Area. Lodgement of Conquest's full development application is awaited; we understand it is currently being prepared.

The 100 Action Group

A resolution of the public meeting was the formation of an Action Group to specifically deal with the matter of Conquest's proposal. After receipt of nominations for the Action Group, 10 nominees were selected by the CPA Committee to form the Action Group, which was appointed as a sub-committee of the CPA, in order to gain the protection provided by CPA's incorporated association status. The members of the Action Group bring a diverse range of skills, contacts and expertise to the complex task of responding to Conquest's plans.

The Action Group has been meeting weekly since it was established in August and has established a plan, a process and a pathway for driving this issue and containing the developer's avarice.

Planning with Care, Not Labels

The community of Castlecrag is not opposed to housing development, as evidenced by the approval of the 38-apartment project, that aligns with local planning rules and respects the suburb's unique heritage, as envisioned by Walter Burley Griffin, one of the world's greatest urban designers and the planner of Canberra. However, the newly proposed 11-storey, 150-apartment tower, being pushed through via the State Significant Development pathway to bypass local Council controls, represents a radical escalation that disregards transparent planning, infrastructure readiness, and the area's historic landscape, architecture, and community values. 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.

Heritage and Community Village

The proposed development would tower over the Griffin Conservation Area, dominating the unique and internationally renowned model suburb designed by distinguished architects Walter Burley Griffin and Marion Mahony Griffin. With the demolition of the Quadrangle site, we have also lost our village square.



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Funding

We will soon be distributing more detailed information on Conquest's proposed development, the formulation of responses to it, and how you will be able to assist with raising the funds required to fight for the cause of the preservation of Castlecrag's heritage and amenity. We will need to engage consultants and experts in town planning, heritage, law and media, and this will incur costs. Your assistance will be required to cover these costs. It will take all of us, united in purpose and action, to prevail and protect our precious home, community and heritage conservation areas.

Community Fair

It is noteworthy that the Castlecrag Progress Association celebrates its 100-year anniversary this year and 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.

Alongside the Walter Burley Griffin Society, the CPA 100 Action Group will also 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 submission.

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

Moving forward

Within the next two-three weeks, the CPA 100 Action Group will release a comprehensive written report to the community, featuring detailed illustrations, clear explanations, and an in-depth overview of progress to date. The report will also outline the Action Group's planned activities and introduce the expert advisors who will be engaged to provide specialised guidance that will shape our detailed response and objections to what Conquest ultimately proposes. Be on the lookout in your letter box for this report.

We look forward to working with you.

CPA 100 Action Group
4 October 2025