

# ELEVATED LIVING CON - QUEST ? IT SURE WILL BE!!!

11 FEBRUARY 2026



**CASTLECRAG PROGRESS ASSOCIATION INC.**  
*Serving the community since 1925*



# YOUR FIGHT, OUR FIGHT WHY HAVE THIS MEETING ?

1. **Community Collaboration** - Unpack what the Action Group has undertaken
  - Bring everyone along with the Journey
2. **State of Play Update** - Key deliverables to date
3. **Questions & Answers** - Listen to you, answer, respond & act
4. **What's Next** - The EIS and DA Submission
5. **How Can you Assist**
  - Sign up and provide your details (critical)
  - Plan responses, keep an eye out for submission
  - Help with Funds where you can



# THE CPA PUBLIC MEETING – JULY

## First motion

The meeting agrees:

- To support the existing DA, and
- To take whatever actions are deemed appropriate to object to any proposal to vary the existing development approval

## Second motion

The CPA will appoint a body known as The 100 Action Group, which will report to the CPA Committee. The responsibilities will include

initiation and co-ordination of fundraising appeals and activities;

selection, recruitment and liaison with external experts and consultants, where specific expertise and advice is deemed appropriate;

monitoring of official websites and communications in relation to lodgement, consideration, assessment and approval of development application/s submitted;

recommendations in relation to action to be taken in response to development application/s submitted and communication of activity and planned action to the CPA membership and the wider Castlecrag community.

# THE 100 ACTION GROUP

The Group was formed End July 25

## Who are we:

1. Castlecrag and Willoughby locals
2. Expertise and experience across many fields, namely across Project Management, Governance, Media, Legal, Commercial Property, WCC Councillors, Walter Burley Griffin Society Committee members, CPA Committee Members
3. In addition, we have access to wonderful locals providing advice, contacts, references, data, records etc





## What have we been up to :

- appointing expert planners, heritage consultants, traffic consultants and lawyers
- consulting with these experts to understand the various potential pathways this development may take
- consulting with other community groups facing similar SSD developments to learn what has (and has not) worked for them – Roseville Action Group
- meeting with the WCC Mayor , Head of Planning and General Manager
- monitoring the activity on site and reviewing regularly with WCC status and inspection requirements



## What have we been up to :

- monitoring the amendments Conquest has made to the existing approved development to seek to understand what they might do next
- attending the “community consultation” sessions run by Conquest on 12 November 2025 writing to the NSW Planning expressing dissatisfaction with the “community consultation”. This letter has also been sent to Conquest, NSW Planning, WCC – **No reply from Conquest**
- Tracking progress of the State Design Review Panel meetings held with Conquest. To date no information provided and is confidential meetings with Conquest, NSW Architect and WCC
- Instructed and scoped photomontage and shadow diagrams

## What have we been up to :

- liaising with journalists to seek to influence media reporting of the SSD
- issuing newsletters, and having an information stall at the Castlecrag Fair, to communicate these matters to the community, and receive a variety of feedback from the community
- monitoring the complementary work of the WBGS which has included commissioning a heritage report that has been sent to the Minister for Planning, DPHI, the NSW Government Architect and WCC , and assembling a petition of eminent international and local architects and academics opposing the foreshadowed SSD
- some preliminary fundraising to pay for the experts mentioned earlier
- attending weekly meetings to discuss and act on all this



## Weekly Meetings

### **14 August 2025**

- Outcomes: Action Group formally established under CPA. Governance confirmed. Weekly meetings agreed. Focus set on defending the approved DA and preparing for SSD risk.

### **20 August 2025**

- Outcomes: Initial strategy discussions. Key planning, heritage, legal, and communications risks identified. Need for specialist advice agreed.

### **27 August 2025**

- Outcomes: Engagement and communications approach refined. SSD pathway risks and information gaps identified.

### **10 September 2025**

- Outcomes: Priority placed on information gathering and Council liaison. Early preparation for possible SSD escalation.

### **18 September 2025**

- Outcomes: Decision to pursue formal information requests due to limited transparency from the proponent.

### **25 September 2025**

- Outcomes: Community engagement planning progressed. Early funding requirements discussed.



## **2 October 2025**

- Outcomes: Planning support secured. Community communications approach agreed. Formal information requests lodged. Fundraising framework endorsed.

## **9 October 2025**

- Outcomes: First community update issued. Meeting with Mayor and senior Council staff scheduled.

## **16 October 2025**

- Outcomes: Briefing received on key risks including height, heritage, and scale. Council confirmed intention to defend existing controls within statutory limits.

## **23 October 2025**

- Outcomes: Second community update prepared. Community event planning confirmed. DA modification identified as an immediate issue.

## **29 October 2025**

- Outcomes: Budget increased for technical review. Heritage issues prioritised. Strategy refined for DA modification and anticipated SSD.

## **5 November 2025**

- Outcomes: Fundraising targets discussed. Media strategy discussed. Concerns raised about quality and framing of proponent consultation.



### **5 November 2025**

- Outcomes: Fundraising targets discussed. Media strategy discussed. Concerns raised about quality and framing of proponent consultation.

### **11 November 2025**

- Outcomes: Debrief of proponent consultation sessions. Effective building height clarified as significantly greater than described. Objection grounds reaffirmed.

### **20 November 2025**

- Outcomes: Correspondence and endorsement strategy progressed. Fundraising and engagement timelines confirmed.

### **27 November 2025**

- Outcomes: Formal correspondence approach finalised. Further public meetings deferred pending release of technical material.

### **3 December 2025**

- Outcomes: Social media and communications campaign approved. Support secured from respected professionals. DA timing estimate early 2026.

### **10 December 2025**

- Outcomes: Advocacy options reviewed. Traffic and access issues flagged for detailed scrutiny. Further Council engagement planned.



### **18 December 2025**

- Outcomes: Legal and procedural pathways clarified. Heritage impacts confirmed as central to strategy. Focus narrowed to strongest planning and process grounds.

### **8 January 2026**

- Outcomes: Review of legal advice and next steps. Fundraising and briefing event planning commenced. Online communications activated.

### **15 January 2026**

- Outcomes: Public meeting and donor briefing preparations advanced. Coordination with heritage bodies confirmed. Focus shifted to EIS readiness and rapid response planning.

### **22 January 2026**

- Outcomes: Decision taken to prioritise a public community meeting before invitation-only events. Traffic review arrangements confirmed. Use of visual material approved. Community meeting scheduled for 11 February. Fundraising position reviewed.

### **29 January 2026**

- Outcomes: Legal support arrangements confirmed. Traffic and heritage review activities progressed. Council meeting deferred to late February. Preparations for the 11 February community meeting intensified. Further Action Group recruitment discussed. Actions agreed regarding excavation monitoring and Council follow-up.

# THE ORIGINAL DA – WHAT IS APPROVED

- DA approved November 2024.
- Plan provides for 38 residences, retail space and hospitality facilities. Height 3 storeys at street level, 5 at the rear.
- Previous owner, Greencliff, founded by Dr Stanley Quek, sold the centre to Conquest in May 25.
- Conquest is a private equity real estate firm, operating in Sydney and London.
- Under the development plan, the residences will be known as 100 Edinburgh, with retail branded Queensbridge.

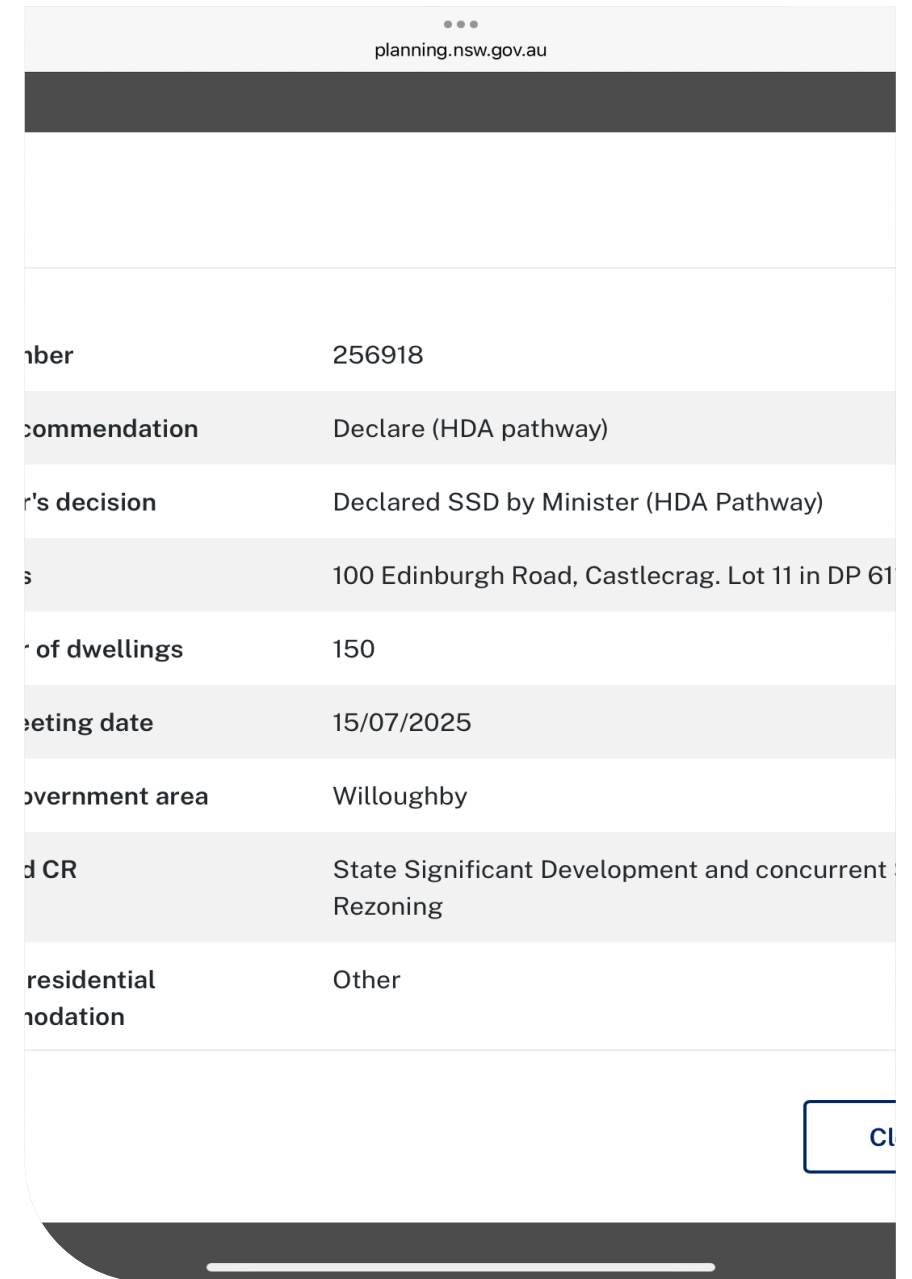
**THIS IS WHAT IS APPROVED NOW**



# CONQUEST PROPOSAL

## (WHAT WE KNOW)

- The Minister for Planning declared the development a State Significant Development (SSD) on 15<sup>th</sup> July
- The proposal provides for 150 residences (including affordable housing), with a building height up to 11 storeys.
- No submission has been provided to date, other than Preliminary Concept sketches provided at the "Conquest Community Consultation" Meeting



The screenshot shows a mobile application interface for planning.nsw.gov.au. At the top, there is a header with the URL 'planning.nsw.gov.au' and a hamburger menu icon. Below the header is a dark navigation bar. The main content area displays a list of details for a development, with each item on a separate line. The details are as follows:

|                     |   |
|---------------------|---|
| Number              | 256918  |
| Recommendation      | Declare (HDA pathway)                                 |
| Minister's decision | Declared SSD by Minister (HDA Pathway)                |
| Address             | 100 Edinburgh Road, Castlecrag. Lot 11 in DP 61       |
| Number of dwellings | 150   |
| Meeting date        | 15/07/2025  |
| Government area     | Willoughby  |
| Development CR      | State Significant Development and concurrent Rezoning |
| Residential Zoning  | Other   |

At the bottom right of the screen, there is a button with the text 'Close'.

# SSD PROCESS

The main steps in this process are as per below:

- Request (SEARs)
- Prepare EIS –there is an independent review of the documents, prior to issue. This would take 2 a further weeks potentially
- Exhibit DA – Prior to the DA / EIS Submission, there are Design Review  
Min 14 Max 28 days Exhibition period
- Respond to submissions
- Assess DA
- Determine DA



# SSD PROCESS



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## Key Takeaways

- The \$60 million Development Investment threshold (Greater Sydney) is a critical gateway for property developers, opening access to the State Significant Development pathway. This is the Gateway used by Conquest
- SSD offers fast-tracked planning approvals, development bonuses and increased project capacity, especially for projects meeting affordable housing targets . This project doesn't meet the Affordable housing targets required for development uplift. There is no requirement to do so as Conquest are NOT seeking a 30% uplift bonus
- Early community engagement and robust EIS preparation are vital
- Recent reforms and the State Significant Rezoning Policy have made the planning landscape more favourable for large developments in NSW

NSW Planning is the main consent authority. It will take ours and ALL objections seriously. There is governance and process they must maintain

# DEVELOPMENT TIMELINES

- 15/7 - Declared SSD for 150 Apartments 11 storeys
- 12/8 - The Planning Secretary Environment Assessment Requirements (SEARS) Issued. The EIS responds to these requirements.
- 12/11 - Conquest "Community Consultation" Meeting
- 9/2 - The NSW State Design Review Panel (SDRP) has met twice (2 meetings required) as part of the EIS process. This is now complete and any amendments are to be reflected in the final submission.
- 15/4 - Dropdead date to Lodge EIS/DA (9 months after SSD approval). We are expecting sometime in March

## Planning Secretary's Environmental Assessment Requirements



### Housing

#### Development details

|                    |  |
|--------------------|--|
| Application number | SSD-90134958                               |
| Project name       | Castlecrag Mixed use development           |
| Location           | Lot 11 in DP 611594 within Willoughby City |
| Applicant          | NSW HOUSING CORPORATION PTY LTD            |
| Date of issue      | 12 August 2025                             |

#### Content and guidance

The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the *State Significant Development Guidelines*. The EIS must also address the issues set out below.

Relevant policies, guidelines and planning circulars can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

#### Key issues and supporting documentation

| Issue and Assessment Requirements  | Supporting Documentation  |
|--|---|
| <p>1. Statutory Context</p> <ul style="list-style-type: none"><li>• Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.</li><li>• Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li><li>• Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences.</li><li>• Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from Gateway determination.</li><li>• Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole.</li><li>• If affordable housing is being proposed, provide the name and ABN of the registered community housing provider that will be responsible for managing</li></ul> | <p>If required:</p> <p>Clause 4.6 Variation Request (for any non-compliances with applicable development standards)</p> |

# DEVELOPMENT TIMELINES

## The Role of the SDRP

- The NSW State Design Review Panel (SDRP) is a multidisciplinary pool of independent, expert, and peer-led professionals appointed by Government Architect NSW (to review State Significant Developments (SSDs) during the EIS process.
- The panel includes architects, urban designers, landscape architects, sustainability specialists, and, notably, Aboriginal and Torres Strait Islander members to promote 'Design with Country'.

## Planning Secretary's Environmental Assessment Requirements



Housing

### Development details

|                    |  |
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# CONQUEST COMMUNITY CONSULTATION – 12<sup>TH</sup> NOV

## WHAT DID WE LEARN – **VERY LITTLE**

1. Conquest had little intention of engaging with the community. No notice or intent
2. Max. 200 locals did not constitute community engagement
3. No details provided
4. Generally concept sketch comprised 150 apartments, 11 storeys, Retail and 1200m<sup>2</sup> Coles. (Maybe GF / LGF) - 205 x Carspaces
5. CPA have issued a letter to NSW Planning and other stakeholders advising the required consultation has yet to take place, and what is required for proper consultation



# WE'VE ENGAGED EXPERTS!

We need known successful consultant partners, with highly experienced personnel and respected within the industry. The time it has taken to find our Brains Trust has been months. Not too many consultants want to partner against Developers (Their Clients)

Whilst it has taken time to find our respective advisers, we have been able to understand more of the requirements, accurate brief, collate more information, understand process and obtain funds to ensure we have the best to support our defence and objections



# THE LOOK & FEEL

- Photomontages have been developed in conjunction with the planners, urban designer
- Based on the Concept design presented at the Community Consultation meeting
- The images have been sent to NSW Planning and Willoughby City Council
- The images will be amended to reflect the final design submitted by Conquest



View 1: Edinburgh Rd / Rutland Ave



Approved DA

View 2: Edinburgh Rd from west



Approved DA



Developer proposal (community consultation)



Developer proposal (community consultation)



**PHOTOMONTAGES ARE INDICATIVE ONLY. THESE ARE AN INTERPRETATION OF WHAT THE PROPOSED CONQUEST DEVELOPMENT COULD LOOK LIKE BASED ON THEIR COMMUNITY CONSULTATION MEETING SKETCH PROVIDED**

Activate Windows  
Go to Settings to activate Windows

**View 3: The Rampart approaching The Postern**



Approved DA

**View 4: Eastern Valley Way from north**



Approved DA

**View 5: Opposite site**



Approved DA



Developer proposal (community consultation)



Developer proposal (community consultation)



Developer proposal (community consultation)

# SHADOW DIAGRAMS – WHAT THE ?

Midwinter 9am  
INDICATIVE ONLY



# SHADOW DIAGRAMS – WHAT THE ?

Midwinter 12pm

INDICATIVE ONLY



# SHADOW DIAGRAMS – WHAT THE ?

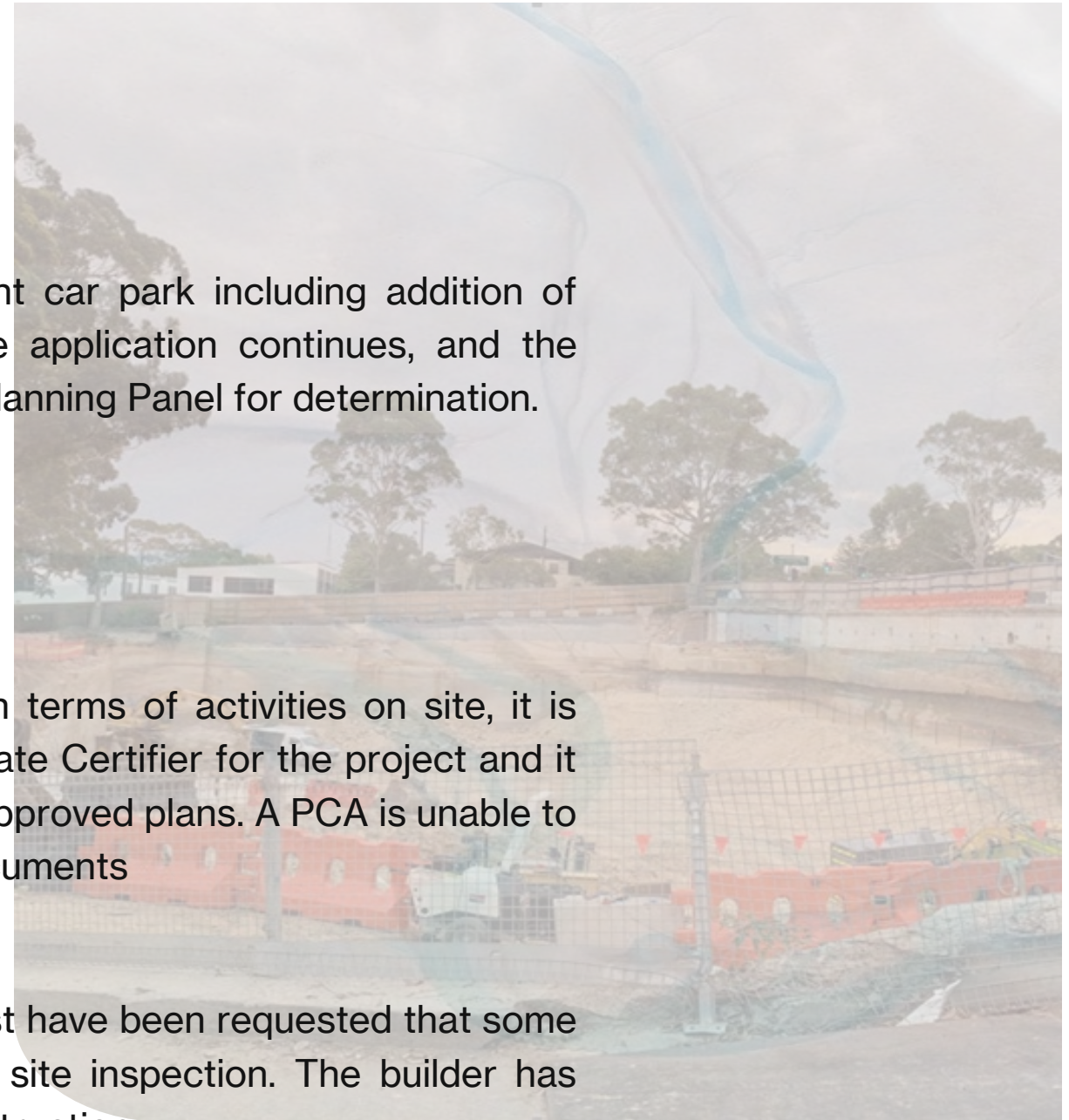
Midwinter 3pm

INDICATIVE ONLY



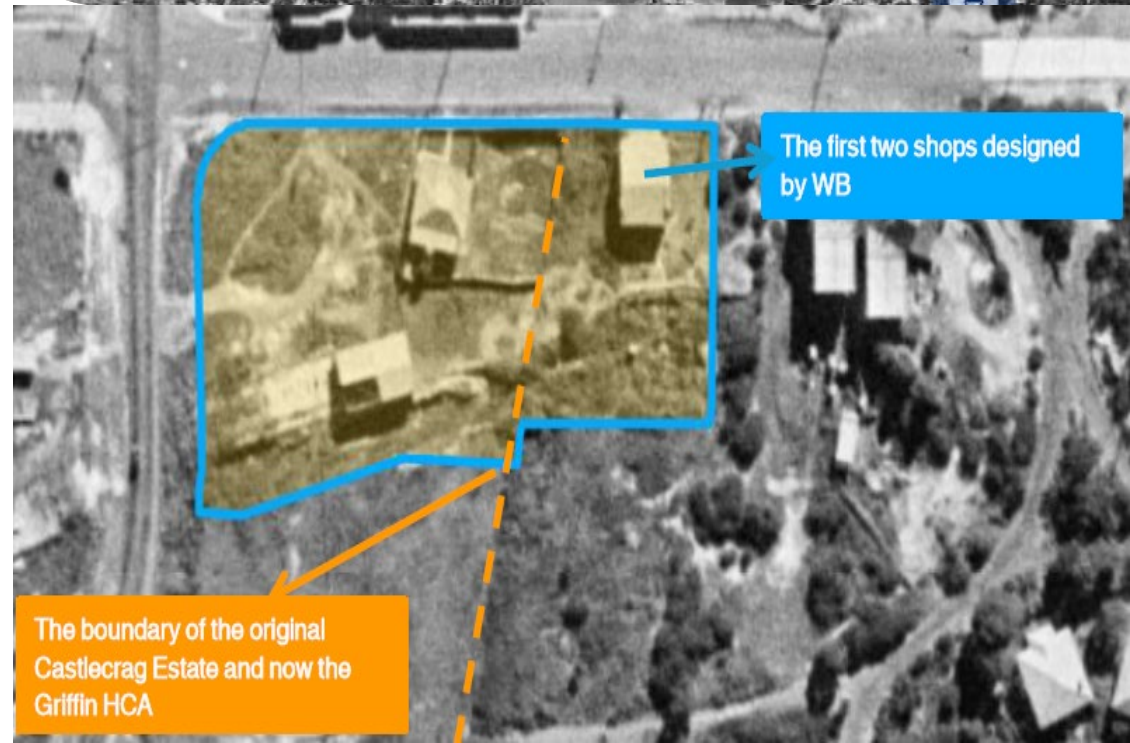
# ON SITE WORKS – TO DATE

- Feb 25 - Demolition approval granted and commenced
- Sept 25 - DA Modification existing approved basement car park including addition of fourth basement level: Status The assessment of the application continues, and the matter will need to be referred to the Willoughby Local Planning Panel for determination.
- Dec 25 – Excavation Commenced
- Excavation Depth (Have Conquest gone too deep) - In terms of activities on site, it is under the control and supervision of the nominated Private Certifier for the project and it remains their responsibility to monitor compliance with approved plans. A PCA is unable to approve or permit variation from approved plans and documents
- Tree protection - Council has been on site, and Conquest have been requested that some of the tree protection be updated in response to the site inspection. The builder has undertaken those works to protect the trees during construction.



# HERITAGE – WBGs (ADRIENNE KABOS)

- CPA put out a Media Release in August highlighting the damaging impact such an SSD would have on the Griffin HCA
- CPA 100AG has engaged highly respected consultants GML Heritage
- GML Senior Associate Hendry Wan and CPA 100AG rep Adrienne Kabos met on site at Castlecrag on 28 January
- Initial advice received from GML supporting the CPA Submission and that the proposed Conquest development has a significant impact on the Griffin Conservation Area



## Walter Burley Griffin Society

- Wrote last August to the Minister for Heritage, Minister for Planning and Public Spaces requesting to meet
- Met with Local Member Tim James on 5 December
- In December engaged planner and Griffin heritage expert Tatjana Djuric Simovic from Desim Pty Ltd;
- A pre-development application Heritage Impact Statement Submission has been sent to the Department of Planning, Housing and Infrastructure (DPHI) and NSW Gov't Architect on 20 January, prepared by Griffin heritage expert Tatjana Djuric Simovic from Desim Pty Ltd;



## Walter Burley Griffin Society (Cont.)

- on 20 January to Minister Scully requesting to meet
- Organised a petition Statement signed by 19 eminent professionals in Australia and overseas. Sent the Submission and Petitions to Minister Scully, DPHI and NSW Gov't Architect on 30 January and WCC on 4 February
- The same day put out a Media Release calling on Minister Scully stating the SSD has so many red flags it must have been granted in error and that the DPHI should reduce the dwelling yield, bulk and scale to the approved 3 storey DA.
- Will address Council about the petition and its content at the Council's Open Forum on 16 February.



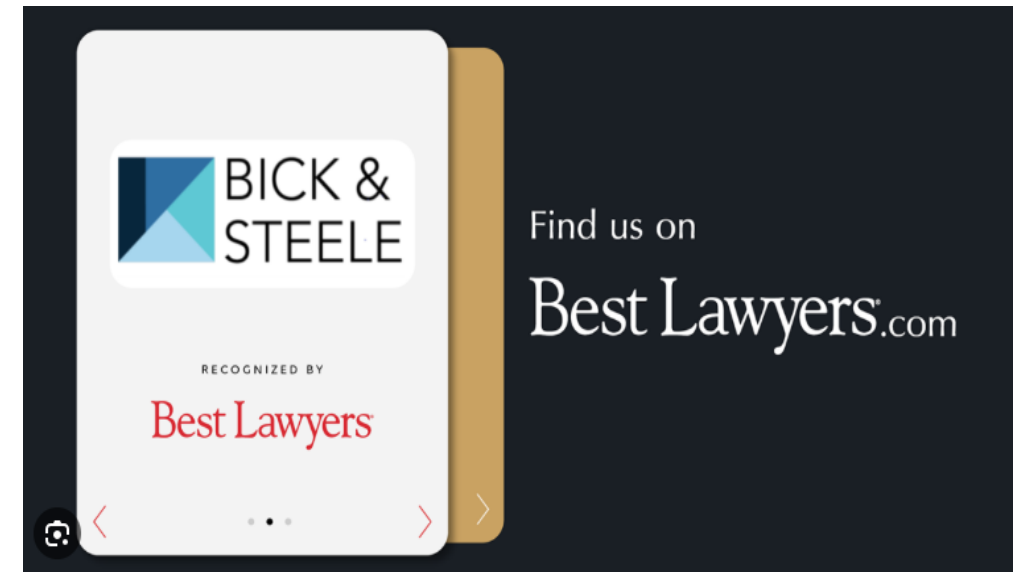
# COMMUNICATIONS (ANNA GRECO)

- Following the public meeting, the Action Group was formally established. Since then, the group has undertaken a coordinated communications program, including letterbox drops across Castlecrag of Community Update #1, a general letter to residents, Community Update #2, and public meeting notices for 30 July 2025 and 11 February 2026.
- Dedicated communication channels have been established, including a CPA – 100 Action Group email address and bank account. An update page has been created on the CPA website, and a CPA Facebook page has been launched to provide information and updates to the community.
- Letter to Willoughby Council stating case against scale of Conquest’s proposed development
- Letter to Conquest’s planning spokesman to complain about omissions from info session in November and demand more details.
- Letter to Planning Department to demand it tell Conquest to hold a genuine “community consultation” after pathetic info sessions.
- Regular heritage and planning pre-development notes sent to NSW Planning and WCC including Photo Montages



# LEGAL (LUKE HASTINGS)

- Retained Bick & Steele, reputable Planning and Environmental Lawyers
- Involved in several SSD developments – for and against.
- Succeeded in a legal challenge to one in last fortnight.
- Not appropriate to disclose legal advice publicly, and we don't intend to do so this evening.
- We see legal challenge as one of the potential avenues open should it be necessary.



# MEDIA (MICHAEL VISONTAY)

- July 30, 2025: Initial public meeting
- August 15: Prominent story in smh; NSW Premier labels community NIMBYs, Follow-up by Channel 10 News
- Northside Living coverage of shoddy community consultation sessions
- Local member Tim James spoke about it in State Parliament. No media follow-up
- Contacts made with senior journalists at SMH, Guardian, Daily Telegraph, ABC, and local media, Northside Living
- Background briefings submitted to correct distortion by Premier
- Invited Nicolette Boele and Kylea Tink to speak at Castlecrag Fair, along with Tim James. Both Boele and Tink spoke in support of community campaign
- Both smh and Telegraph are pro development, despite Tele being anti-Labor; little interest from management in community responses
- Guardian interested and did a story but focussed on lower north shore.
- Competition for development coverage (eg AI scandal with HDA, Parramatta Rd)
- Major international and local news events sucked space out of media

## Looking forward

- Fresh approaches to targeted journalists ahead of Conquest submitting its proposal.
- Possible paid ad in media to state our case.





## **Update from Dylan Porter (WCC Director of Planning)**

By way of update, I can share that, we are waiting for the application to be lodged with the Department following the issuing of the Statement of Environmental Assessment Requirements (SEARS).

I would expect that to occur within the next month. Possibly longer.

The applicant has been holding Design Review Meetings chaired by the State Government Architects Office and they will be using this advice to refine the design prior to submission.

I am aware that a number of community groups have prepared submissions and issued these to the Department and I am aware that officers have received them.

### The main take home points would be:

The Department is awaiting receipt of the State Significant Development Application, which has not occurred yet.

- This will include all of the detailed technical information for the application and complete set of architectural plans.
- A reminder that community groups and residents will still need to make a formal submission during the exhibition period.
- That is not all that more than I can say at this stage, and we can talk more at our scheduled next week.

# WHY THE CONQUEST DEVELOPMENT SHOULD BE REJECTED

- The NSW Government's Draft Sydney Plan does not identify Castlecrag as a planned housing growth area.
- The site is far away from the train and metro lines and is thus not in the NSW Transport-Oriented Development Program.
- The site also lies outside the newly identified low-and-midrise (LMR) areas around the Northbridge neighbourhood centre (B2/E1 Local Centre).
- If proceeded with it would breach planning principles by creating a higher height in Castlecrag than in the larger Northbridge local centre and create a precedent to build in any remote suburban set of shops
- The granting of the SSD did not factor in that the Griffin Heritage Conservation Area (Griffin HCA) is like no other in Sydney and is of international renown.
- Willoughby City Council's Local Strategic Planning Statement emphasizes the importance of preserving Griffin's design philosophy.
- If this 11 storey were to proceed, it would cause irreversible harm to the unique planning and heritage of the Griffin HCA.
- The preliminary design, scale and massing of the SSD does not implement any of the NSW Government Architect's policies (e.g. Better Placed policy, Design Guide for Heritage, Implementing Good Design or Connecting with Country).
- The site already has an approved DA (DA-2024/11), a mixed-use plan of shops and 38 apartments approved by the Sydney North Planning Panel in December 2024, which demonstrates that housing delivery can be achieved without compromising heritage values.

# WHERE TO NEXT ? HAVE WE GOT A CHANCE TO WIN THIS FIGHT – HELL YES !

- We are expecting DA / EIS to be summited with in 6 -8 weeks
- Our Strategy – submitting pre-DA exhibition documents to NSW Planning, NSW Heritage, NSW Govt Architect, WCC to potentially influence decisions prior to DA submission.
- There is NSW Planning stringent guidelines that need to be met. Design Excellence, overshadowing, environmental impact. There is a review of submissions process. The WBGS and CPA, along with the community submissions will be detailed and exhaustive.
- Over development in this location, can't win !!
- Your Fight, Our Fight – the community will prevail



# FUNDING (TIM DONAHO)



CASTLECRAE PROGRESS ASSOCIATION INC.  
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- Raised to Date \$ 34,000
- Expended to date \$ 5,000
- A further \$50,000 will be needed, to mount our best possible case
- Conquest has likely spent upwards of \$1.5m in preparation of its submission - it has significant resources to back its objectives
- Details of how to donate are included on the What Can I Do? information sheet available here tonight - please consider contributing what you can
- Any surplus funds NOT used till be distributed towards the CPA community activities, stalls etc

| ITEM | DESCRIPTION   | \$           |
|------|---|--------------|
|      | 100 ACTION GROUP                                    |              |
|      | CPA SUB-COMMITTEE                                   |              |
|      | FORECAST CAPEX - PROPOSED CONSULTANTS               |              |
|      | 100 EDINBURGH RD, CASTLECRAE                        |              |
| ITEM | DESCRIPTION   | \$           |
| 1    | PLANNER & URBAN DESIGNER                            | \$ 16,000.00 |
| 2    | TRAFFIC ENGINEER                                    | \$ 10,000.00 |
| 3    | HERITAGE CONSULTANT                                 | \$ 12,000.00 |
| 4    | LEGAL   | \$ 15,000.00 |
| 5    | VIDEO OF GRIFFIN CONSERVATION AREA + DRONE FLY THRU | \$ 10,000.00 |
|      | SUB-TOTAL   | \$ 63,000.00 |
|      | CONTINGENCY (20%)                                   | \$ 12,600.00 |
|      | GST (10%)   | \$ 7,560.00  |
|      | FORECAST TOTAL (INCL. GST)                          | \$ 83,160.00 |