



CONCURRENT REZONING REPORT

100 EDINBURGH ROAD, CASTLECRAG

State Significant Development

Application SSD-90134958

Mixed-Use Development

Submitted to Department of Planning,
Housing & Infrastructure

On behalf of Edinburgh Group Investments Pty Ltd

March 2026

E: info@principleplanning.com.au

P: 02 9030 5501

W: www.principleplanning.com.au

TABLE OF CONTENTS

1. REZONING PROPOSAL	3
2. PROPOSED AMENDMENTS	5
3. STRATEGIC AND SITE-SPECIFIC MERIT	7
4. RELEVANT ISSUES	10
5. COMMUNITY CONSULTATION.....	11
6. CONCLUSION	16

1. Rezoning Proposal

Overview

This Concurrent Rezoning Report has been prepared by PRINCIPLE Planning + Urban Design (PPUD) on behalf of the proponent Edinburgh Group Investments Pty Ltd. It is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for a mixed-use development at 100 Edinburgh Road, Castlecrag.

Site Description

The site is known as 100 Edinburgh Road, Castlecrag and is located within the Willoughby local government area (LGA). The site is legally known as Lot 11 DP611594 and Lot 1 DP43691.

The site is located on the corner of Edinburgh Road and Eastern Valley Way and comprised of two lots being Lot 11 DP611594 (5096.2m²) and Lot 1 DP43691 (69.8m²). The site is zone as E1 Local Centre and RE1 Public Recreation with a total site area of 5166m². The site has a significant southward slope of approximately 7m from north to south. The Edinburgh frontage has a width of 87.99m, while the western frontage of 67m to Eastern Valley Way. The site has a southern boundary of 108.98m and eastern boundary of 44.5m to the adjoining property at 116 Edinburgh Road.

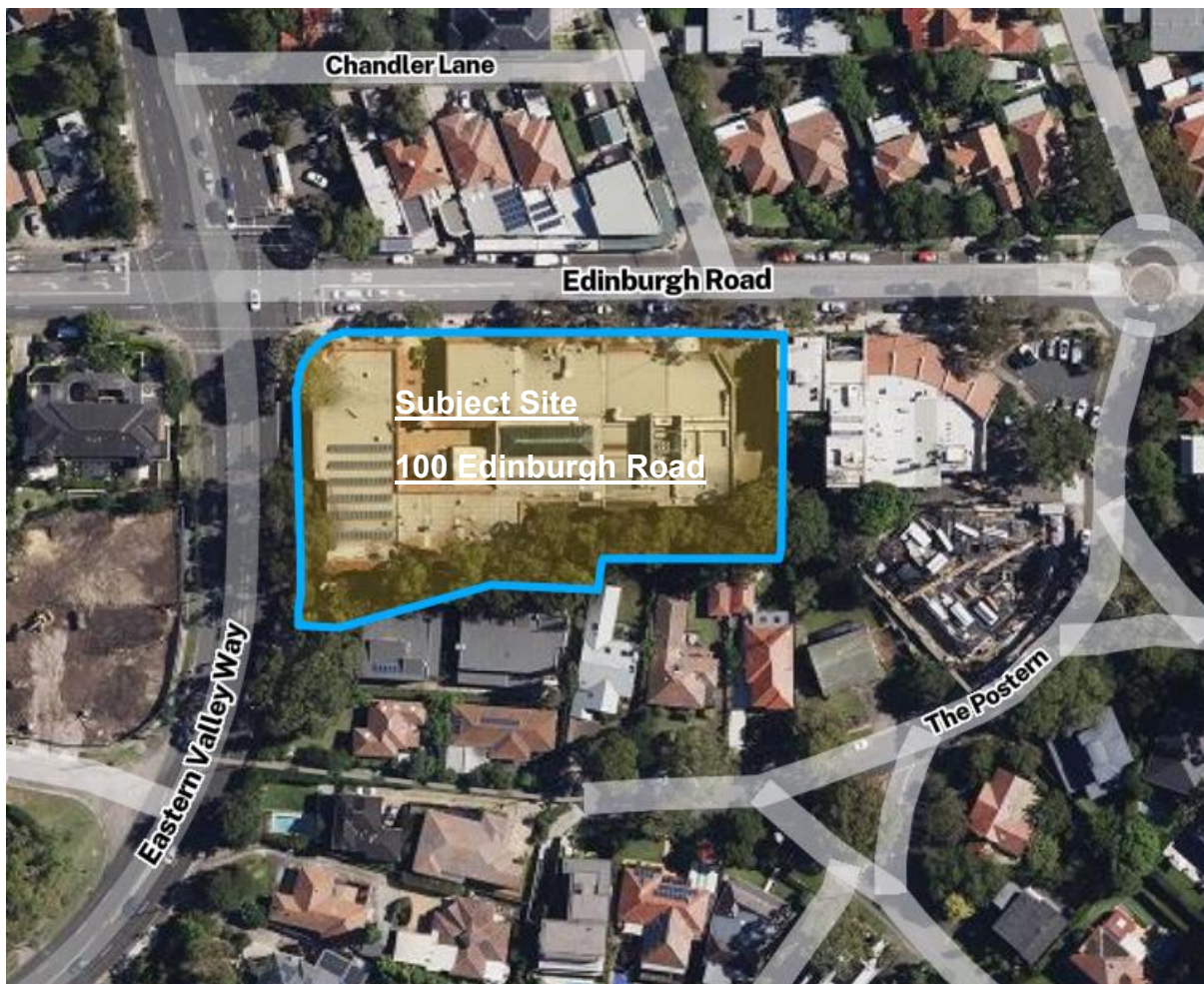


Figure 1: Aerial Map of subject site (Source: SDT Explorer, 2025)

Local Context

The site is located within the Castlecrag Local Centre, to the south of Edinburgh Road, approximately 6.5km north of the Sydney CBD, 4km from the North Sydney CBD and 2.5km from the Chatswood Commercial Core. The allotments throughout the locality vary in size and orientation, responding to the topography of the land, however, a grid pattern is prevalent.

Immediately to the east of the site are 116 and 118 Edinburgh Road, two-storeys mixed-use buildings. Further east is the local heritage item known as “the Griffin Centre” with two-storeys building including physio & Pilates studio, restaurants, cafés, Australia Post and a liquor shop.

To the west of the site across Eastern Valley Way are four lots of multi-dwelling housing comprising a total of 33 townhouses. Further west is a range of low scale residential dwellings of primarily one and two storeys.

To the north of the site, opposite Edinburgh Road is a row of retail/commercial uses including pharmacy, restaurant, butcher, barber shop and real estate etc.

Immediately south of the site is a row of evergreen trees along the southern boundary which intersect an uneven walkway that provides pedestrian access to The Postern. Further south are KU Castlecrag Preschool and the Castlecrag Community Library.

Land surrounding the subject site, as well as land between the subject site and Northbridge Town Centre are subject to the Housing SEPP's ‘Infill Housing 30%’ provisions as well as the ‘LMR’ provisions. Therefore, the context is likely to experience substantial change which the proposal would be consistent with.

Proposed Development

Construction of a mixed-use development comprising of a 4-storey podium with ground floor specialty retail tenancies, two 11-storeys residential envelopes from the existing ground level with communal open space on the rooftop, and 5 levels of basement car parking with retail space. A total of 150 dwellings is included in the proposal. The proposal also includes strata subdivision at 100 Edinburgh Road, Castlecrag.

2. Proposed Amendments

Under *State Significant Development Declaration Order 2025*, dated 23 July 2025, the Minister for Planning and Public Spaces declared that the subject proposal and site to be State significant development and concurrent state rezoning with EOI number 256918. The Housing Delivery Authority (HDA) provides a clear planning pathway for large residential and mixed-use developments to be assessed as SSD with a concurrent rezoning. This process aims to improve consistency in planning decisions and accelerate assessment without sacrificing housing quality.

The proposal utilises the pathway offered by the Housing Delivery Authority (HDA) to deliver housing that addresses the housing crisis and meets Housing Accord targets. This concurrent rezoning report seeks an amendment to the Floor Space Ratio (FSR) and Height of Building Maps under *Willoughby Local Environmental Plan 2012* (WLEP 2012).

Proposed changes on WLEP 2012

It is proposed to include amendment of FSR and Height of Buildings Maps in the Willoughby Local Environmental Plan 2012 (WLEP 2012). The proposed changes are as follows:

(1) The proposed changes apply to the following land at Willoughby-

- Lot 11 DP 611594
- Lot 1 DP 43691

Amendment of FSR and Height of Buildings Maps

- Increase the maximum height of building to RL131.0 for 100 Edinburgh Road, Castlecrag (shown in **Figure 3**).
- Increase the maximum permissible FSR to 4.2 for 100 Edinburgh Road, Castlecrag (shown in **Figure 5**).

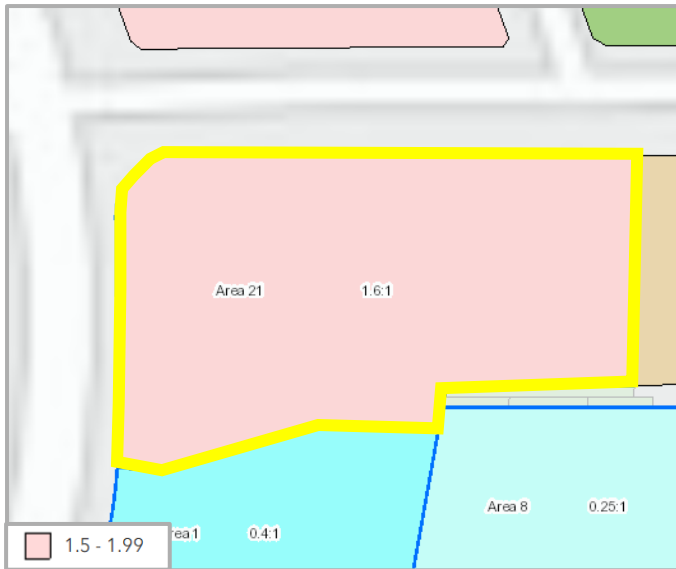


Figure 2: Maximum Floor Space Ratio (Area 21 – WLEP 2012) (Source: WLEP 2012/PPUD, 2025)

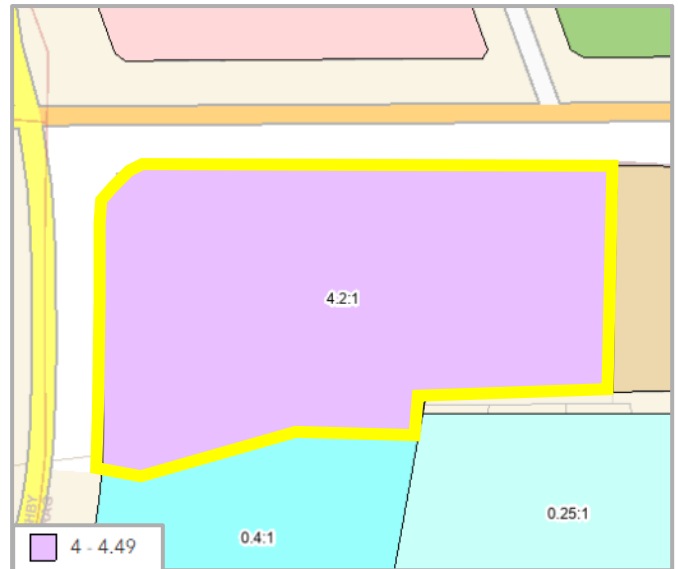


Figure 3: Proposed Floor Space Ratio (Source: WLEP 2012/PPUD, 2025)

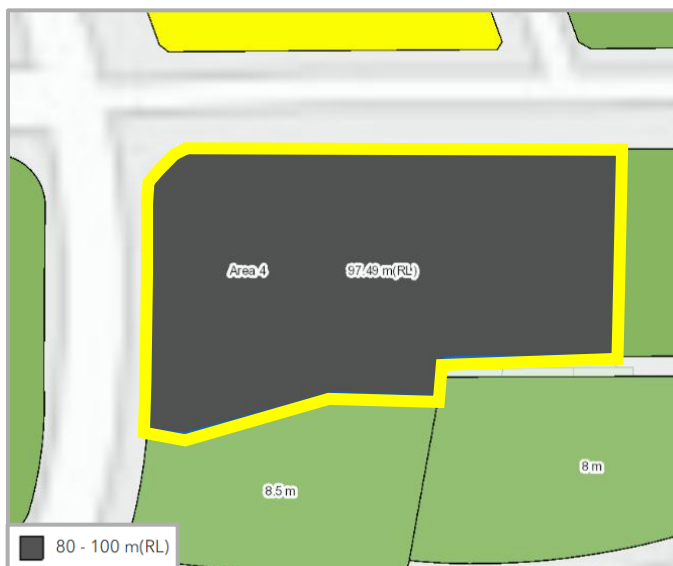


Figure 4: Maximum height of buildings (Area 4 – WLEP 2012) (Source: WLEP 2012/PPUD, 2025)

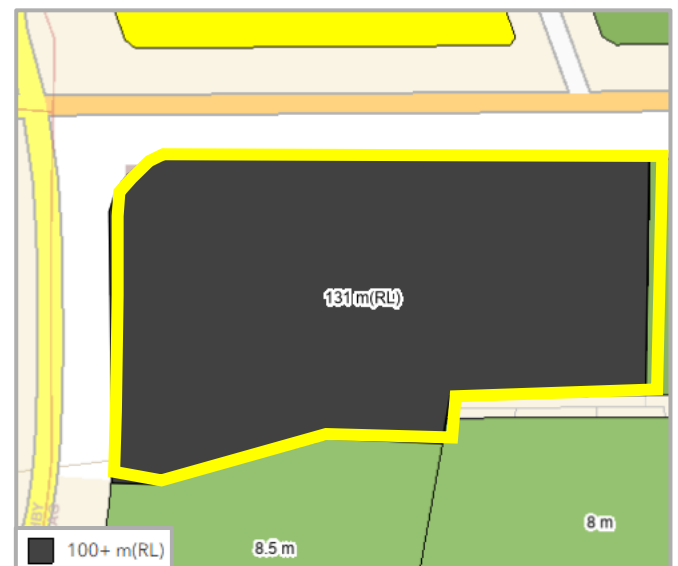


Figure 5: Proposed height of buildings (Source: WLEP/PPUD, 2025)

GFA per Willoughby LEP 2012		Proposed Development	
FSR control (GFA) – Area 21	Height of Buildings control – Area 4	Proposed FSR	Proposed Height of Buildings (RL)
Total floor space allowed - 1.8:1(9,172.8sqm) FSR of the part of the building located at or above the street level: 1.6:1 (8,153.6sqm) FSR of the part of the building is lower than street level: 1,019.2sqm	97.49m(RL)	4.2:1 (21,165sqm)	48.96m (130.7RL)

3. Strategic and Site-Specific Merit

Strategic Planning Merit

Greater Sydney Region Plan (GSRP)

The proposed development will enable additional housing, including affordable housing. Such housing will improve affordability, which in turn supports productivity. The subject site is readily accessible to train stations via frequent bus services. The nearest bus stop is located immediately north of the site on Edinburgh Road. This proximity enables productivity as well as accessibility to a range of retail, recreation and educational destinations. The site is also approximately 250m from Glenaeon Rudolf Steiner School and 980m from Willoughby Public School.

The project is consistent with the Region Plan for these reasons:

- **Objective 10: Greater housing supply.** The project will provide additional housing supply in the form of 10 affordable housing dwellings.
- **Objective 11: Housing is more diverse and affordable.** The project will provide a range of residential unit mixes such as affordable which will ensure contribution to housing diversity, as well as provide an important affordable housing component. Through the delivery of affordable dwellings, the local housing market will be more diverse and affordable.
- **Objective 12: Great places that bring people together.** The proposed development provides communal spaces including a gym and communal open space on level 1 and rooftop, and open spaces that provide opportunities for social interaction and connections. Additionally, the development includes retail/commercial tenancies on ground floor which activates the street frontages of Edinburgh Road and improves street level connectivity and the walking experience for that section of Edinburgh Road. The proposed development provides an adequate level of parking taking into account its proximity to public transport.
- **Objective 14: Integrated land use and transport creates walkable and 30-minute cities.** The site is located 15 minutes to Northbridge Plaza and Willoughby Public School. There is also a bus stop located immediately north of the site and several other bus stops along Edinburgh Road and Eastern Valley Way. The buses provide direct access to main train stations, metro station and wharves within 30 minutes such as Chatswood Station (20 minutes), North Sydney Station (20 minutes), Victoria Cross Metro Station (15 minutes) and Milsons Point Wharf (22 minutes). The bus stops along Eastern Valley Way approximately 35m north of the site also provides direct access to the Sydney CBD within 25 minutes. Based on the above, it is evident that the site is within a well-established bus network which provides convenient access to other public transport facilities as well as economic and recreational opportunities, all within a 30-minute radius.
- **Objective 22: Investment and business activity in centres.** Due to the site is located within Castlecrag Local Centre and close proximity to Northbridge Plaza, the increased dwelling density will support local businesses and services, fostering economic activity and investment. The additional businesses will also provide accessible goods, jobs and services to the community.

Given the above, the proposal is consistent with and will give effect to the provisions of the Greater Sydney Region Plan.

Our Greater Sydney 2056 – North District Plan (NDP)

The subject site is located within the North District. The North District Plan (NDP) is a plan that covers the Hornsby, City of Ryde, Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Northern Beaches and the Willoughby Local Government Areas. This plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney.

The proposed development is consistent with the North District Plan for the following reasons:

- ***Planning Priority N1: Planning for a city supported by infrastructure.*** The proposed development benefits from a well-established bus network which provides direct access to Chatswood, North Sydney and the Sydney CBD. There is a bus stop located immediately north of site, with several other bus stops scattered along Edinburgh Road and Eastern Valley Way. Therefore, the proposed development is situated at a location where the well-established bus network is within walkable distances.
- ***Planning Priority N4 Fostering healthy, creative, culturally rich and socially connected communities.*** The proposed development is located within walkable distances to various key sites including Northbridge Plaza, Willoughby Park, Castlecrag Tennis Club and Willoughby Public School. The site benefits from walkable streets which provide direct accessible and safe pedestrian connections from homes to schools, restaurants, shops, health facilities as well as public and recreational facilities.
- ***Planning Priority N5 Providing housing supply, choice and affordability, with access to jobs services and public transport.*** The proposed development will provide housing supply in the form of 150 housing units including 24 adaptable units and 10 affordable units. The proposed location of the development will ensure that future residents will have access to jobs and services through using public transport infrastructure.
- ***Planning Priority N6 Creating and renewing great places and local centres and respecting the District's heritage.*** The proposed development will contribute to the fine grain urban form and will improve connectivity along Edinburgh Road, increasing street level activity, enhancing the walking experience and improving pedestrian safety.
- ***Planning Priority N9 Growing investment, business opportunities and jobs in strategic centres.*** As mentioned above, the site is located within walking distance to various bus stops. The site is also within 1km from employment, study and shopping centre. The proposed development will benefit from its proximity to these adjoining land uses and public transport infrastructure. The development also provides additional retail tenancies at ground floor which will also contribute to the strategic centre.

Given the above, the proposal would also be consistent with and give effect to the South District Plan.

Willoughby Housing Strategy July 2036 (WHS) & Local Strategic Planning Statement City Plan 2040 (LSPS)

The LHS's key objectives are Liveability, Productivity and Sustainability. For the reasons stated in relation to the GSRP, the proposal would also be consistent with and give effect to the North District Plan. For the reasons stated in relation to the GSRP and the NDP, the proposal would also be consistent with and give effect to the WHS and LSPS.

Draft Sydney Plan

The Draft Sydney Plan has already undergone substantial public consultation. The draft plan will over see all future strategic planning throughout NSW and will replace GSRP. The plan is abundantly clear that it will rely on existing infill sites and existing urban areas, such as the subject site, to accommodate most of Sydney's population growth and housing demands. The plan is clear in that there will be less reliance on 'greenfield' sites to accommodate growth. In this regard, the proposal is consistent with the Draft Sydney Plan.

In this regard, the proposal will give effect to the Draft Sydney Plan.

Site Specific Merit

The subject site is not within any environmental hazards such as bushfire prone land or flooding control area for example. This in itself represents site specific merit for the proposal. The site is also large in overall area and located within Castlecrag Local Centre. These features facilitate a high-density mixed-use development. The site is currently zoned E1 – Local Centre according to the WLEP 2012. Therefore, the development proposed in the accompanying EIS complies with the permissible use from the Willoughby Council Local Environmental Plan 2012 (WLEP 2012).

A high degree of amenity and facilities are available from the site and would support high density commercial and residential development. For example, the site's large area enables the inclusion of an extensive range of commercial use and communal recreational facilities. The site is also close proximity to several public open spaces, schools and bus stops which provide direct connectivity to a range of local and regional centres which will provide employment, entertainment and speciality opportunities. The locality is dominated by highly priced single dwellings. A further key feature of the locality is its ageing population. The site presents an opportunity to provide additional dwellings, diverse dwellings, as well as affordable dwellings.

4. Relevant Issues

The Environmental Impact Statement to which this PP accompanies provides an in-depth assessment of constraints and opportunities as they apply to the site and surrounding context. They can be summarised as follows:

Environmental

- It has been demonstrated that the site is without any flooding, bushfire, biodiversity, contamination or heritage related constraints. On the contrary, the site provides high amenity given its proximity to several public open spaces.

Social and Economic

- The height of building and FSR amendments proposed in this PP will enable a high quality design mixed- use development as well as additional market and affordable housing. Both forms of housing are in extremely high demand currently. The dwellings will have high amenity but will avoid unreasonable environmental impacts to adjoining allotments.
- The proposed development provides additional commercial and retail uses within the area. It also attracts new businesses, supports existing enterprises, and increases the diversity of services available to the community. This, in turn, stimulates local economic activity, creates employment opportunities, and enhances the overall vitality and resilience of the local economy.

Infrastructure funding and delivery

- Essential utilities are already available to the subject site. Preliminary investigations indicate that such utilities can be amplified, as required, to support the proposal. The proponent will be required to address Developer Contribution and Housing and Productivity Contribution obligations as part of the proposal. Council and the NSW State Government can use such contributions to provide a wide range of infrastructure, including social infrastructure.

5. Community Consultation

Community Engagement Tools

A range of community engagement tools were required and have been utilised as outlined below:

Tool/Technique	Description
Letterbox Drop to neighbouring premises 	<u>Community Consultation Round 1 – 12 November 2025 (4 sessions)</u> A project notice containing key information and an invitation to contact the project team for further details relating to the project was distributed to approximately 175 households located near the site that will be potentially affected by the proposal (e.g. through increased local traffic). The notice included contact details of where to seek further information. Those notified were requested to contact the report author within 21 days for additional information or to provide comments. A map illustrating the extent of the consultation area is included in Chapter 5.1 of the EIS. <u>Community Consultation Round 2 – 18 March 2026 (2 sessions)</u> A project notice containing key information and an invitation to contact the project team for further details relating to the project was distributed to approximately 250 households located near the site that will be potentially affected by the proposal. The notice included contact details of where to seek further information. Those notified were requested to contact the report author within 21 days for additional information or to provide comments. A map illustrating the extent of the consultation area is included in Chapter 6.1 of the EIS.
Community Survey 	<u>Community Consultation Round 2</u> A community survey was developed to provide residents with an opportunity to share written feedback on the proposal and its potential impacts on the local community. The survey was prepared for residents attending the community consultation session and is intended to help the project team better understand their perspectives and background information. A copy of the survey is included within the Community Engagement Outcomes Report in Appendix K.

Project Fact Sheet 	<u>Community Consultation Round 2</u> A 'take home' project fact sheet was distributed to the residents who attended the second community consultation session on 18 March 2026. The fact sheet included information about the proposal, architectural design intent and heritage consideration. Specifically, information about the proposal's number of dwellings, parking spaces and overall gross floor area were provided, for example. A copy of the fact sheet is included within the Community Engagement Outcomes Report in Appendix K.
Letters/emails to Schools and Government Bodies 	Letters and emails were sent to a range of schools and government departments, including: <i>Government Bodies</i> • Chatswood Police Station • Willoughby City Council <i>Surrounding Community</i> • Glenaeon Rudolf Steiner School Castlecrag Campus • KU Castlecrag Preschool • Mowbray Place Early Learning Centre • Home and Happy Aged Care • Sydney Church of England Grammar School • Willoughby Public School • St Mark's Anglican Church • St Philip Neri Church • Northbridge Uniting Church • Armenian Evangelical Church Willoughby • St Philip Catholic Primary School • Castlecrag Progress Association <i>Relevant Agencies</i> • Sydney Water • Department of Education • Fire and Resue NSW • Transport for NSW

Community Consultation Session



Community Consultation Round 1 (4 sessions)

Following the letterbox drop and emails issued to all residents and relevant stakeholders, a community consultation was held across 4 sessions at 11am, 3pm, 5pm and 7pm on 12 November 2025 at 87 Edinburgh Road, Castlecrag (opposite the subject site). All relevant stakeholders were encouraged to attend the community consultation session on-site and provide feedback or raise questions.

Details of the outcomes from the community consultation are provided in **Section 6.4** of the EIS as well as the Community Engagement Outcomes Report in **Appendix K**.

Community Consultation Round 2 (2 sessions)

Two community consultation sessions were held at 3.30pm and 6.30pm on 18 March 2026 at 'The Chatswood'. During these sessions, representatives from the project team presented information and responded directly to questions from community members.

Representatives at the sessions from or on behalf of the proponent are as outlined below:

Conquest

Joseph Kazzi – Development Manager

Izabella Ali – Development Assistant

Dustin Brade – Design Director

Benji Williams – Head of Marketing

Jenny Ha – Marketing Coordinator

Suze Jones – Head of Corporate Affairs & Media

Natasha Stornelli – Social Media Coordinator

Principle Planning and Urban Design

Carlo Di Giulio – Director of Planning

Serena Li – Town Planner

Shilin Zheng – Town Planner

FJC Studio

David Haseler - Principal

Michelle Ho – Senior Associate

PTC Consultants

Dan Palmer – Head of Traffic

Jake Jansen – Senior Traffic Engineer

Weir Phillips Heritage

Anna McLaurin – Associate Director

Astrolabe Group

Matthew Burch – Project Consultant

Details of the outcomes from the community consultation are provided in **Section 6.4** of the EIS as well as the Community Engagement Outcomes Report in **Appendix K**.

Consultation Outcomes

Two (2) consultation days were conducted in relation to the proposal with a total of six (6) information sessions across both days. The sessions were supported by 'letter box drop' invitations, social media exposure, fact sheets, digital presentations, presentation of material on A0 boards, as well as 'question and answer' sessions. In total, approximately 500 stakeholders attended the sessions, with multiple emails and phone calls provided to stakeholders post the sessions.

The first round of community consultation was held across 4 sessions at 11am, 3pm, 5pm and 7pm on 12 November 2025 at 87 Edinburgh Road, Castlecrag. Approximately 220 participants attended. In addition to the community consultation, a total number of **10** emails submission and phone calls were received.

Moreover, the second round of community consultation was held across 2 sessions at 3.30pm and 6.30pm on 18 March 2026 at 'The Chatswood'. Approximately 280 participants attended. Following the community consultation, a total number of **10** email submission and **5** phone calls were received from residents, which were responded.

Key feedback and concerns raised during the consultation period are as follows:

- Traffic Congestion
- Parking availability
- Lack of public transport
- Overshadowing & View Impacts
- Affordable Rental Housing
- Building Height, Size and Scale
- Property Values
- Lack of infrastructure
- Historical and Environmental Concerns
- Consultation Adequacy
- Planning Process
- Loss of Local Character
- Construction Impacts
- Other Matters

Ongoing Feedback & Actions

Ongoing channels of communication were made available to interested parties throughout the process. Concerns raised during the consultation period were considered during the design phase, as follows:

- A Traffic Impact Assessment has been carried out by PTC to determine whether traffic management infrastructure is required. The report concludes that the proposed development is not expected to have any significant negative impact to the local road network performance.
- The buildings have been designed to comply with the Apartment Design Guide building separation distances to ensure minimised view impact and overshadowing.
- The selection of materials and finishes are appropriate for the type of building and the Castlecrag historic area, providing for a building of high architectural merit.
- Car parking in the sum of 376 car spaces (including 172 Retail car parking) that meet the requirements of the *NSW Guide to Transport Impact Assessment* has been provided.
- The design of the residential buildings with luxury and durable materials such as sandstone showcases an exceptional quality. Amenities such as wellness facilities and swimming pool captures the interests of the public and local residents.

6. Conclusion

This Concurrent Planning Proposal (CPP) for amendment to the FSR and height of buildings maps under Willoughby LEP 2012 utilises the pathway offered by Housing Delivery Authority. The site-specific provisions relate to amendments for height of building and FSR. They do not seek to change the existing land use at the subject site. The site-specific provisions will enable additional market housing as well as affordable housing with high amenity, and without unreasonable impacts to adjoining allotments.

It has been demonstrated that the CPP has strategic and site-specific merit. The site is without any prohibitive constraints. The proposed provisions will also contribute to the likely delivery of additional open space that will be of significant public benefit. Given the above, the CPP warrants support.