



COMMUNITY ENGAGEMENT OUTCOMES REPORT

100 EDINBURGH ROAD, CASTLECRAIG

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

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1.0 Executive Summary

This Engagement Outcomes Report has been prepared by PRINCIPLE Planning + Urban Design on behalf of Edinburgh Group Investments Pty Ltd. The report has been prepared to accompany a State Significant Development Application (SSDA) for the proposed construction of a mixed use development comprising of a 4-storey podium with ground floor specialty retail tenancies, two 11-storey residential envelopes from the existing ground level with communal open space on the rooftop, and 5 levels of basement car parking with retail spaces at 100 Edinburgh Road, Castlecrag.

Community engagement activities were undertaken as part of the SEARs requirements for the preparation of an Environmental Impact Statement (EIS) to accompany an application to the Department of Planning, Housing and Infrastructure for a State Significant Development. This report details the consultation undertaken with surrounding landowners and occupiers, as well as other stakeholders, as required under the 'Consultation' section of the SEARs.

Two (2) community consultation days were conducted in relation to the proposal, with one day conducted on 12 November 2025 and a further day conducted on 18 March 2026. A total of six (6), separate information sessions were provided across both days. The sessions were supported by invitations distributed to interested parties via 'letter box drop' as well as email. 'A0' boards including concepts of the proposal, facts sheets, a questionnaire, digital presentations, a 'question and answer' session as well as post information session follow up emails were also provided in support of the sessions. Approximately 500 stakeholders were engaged as part of the consultation process.

Engagement activities were undertaken with the following stakeholders:

- The surrounding community including residents
- Chatswood Police Station
- Willoughby City Council
- 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

Several responses were received from residents of neighbouring properties.

2.0 Project Description

The site is located within the Willoughby Local Government Area (LGA) and is commonly referred to as 100 Edinburgh Road, Castlecrag. The site is zoned E1 Local Centre and RE1 Public Recreation in the Willoughby Local Environmental Plan (WLEP) 2012. The proposed mixed-use development is located within the E1 zoned portion of the site where it is permissible with consent. Further site location details are described in **Table 1**.

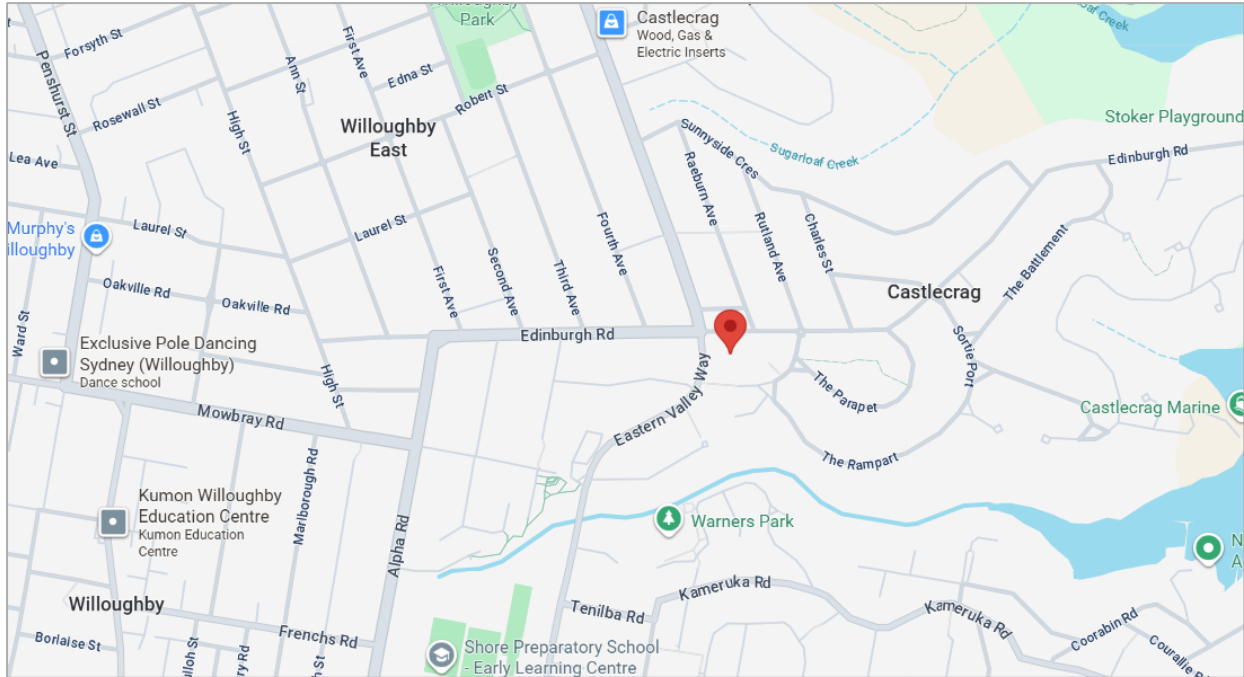


Figure 1. Local context map (Source: Google Maps, 2025)



Figure 2. Local context aerial image (Source: Google Maps, 2025)

Table 1. Site and Locality Description

Aspect	Description
Address	100 Edinburgh Road, Castlecrag
Local Government Area	Willoughby City Council
Legal Description	Lot 11 DP 611594 Lot 1 DP 43691
Site Area (total)	5,099m ² (69.9m ² of land on the southern portion of the site zoned as RE1 Public Recreation has been excluded).
Existing development	The subject site was formerly occupied by a two-storey building comprising retail premises functioning as a local centre. This structure has since been demolished and cleared to facilitate redevelopment of the land for a proposed mixed-use building approved as part of 2024/13.
Surrounding roads/ access	The site is located in a corner block with its north frontage to Edinburgh Road and its west frontage to the Eastern Valley Way. The Postern is to the east of the subject site. Raeburn Avenue is located at the northeastern corner opposite to the site which intersects with Edinburgh Road.
Topography	The irregularly shaped site has an approximately 87.99m primary northern frontage to the Edinburgh Road and a 37.41m western frontage to the Eastern Valley Way. The site slopes from northwest towards southeast with an average gradient of 5m.
Public transport	The 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. The site is approximately 2.72km from St Leonards Station, 2.56 km from Artarmon Station, and 2.93km from the Chatswood Interchange.
Flooding	The site is not identified as being flood prone.
Easements/ covenants	Three easements on the subject site including: A. Easement for support variable width B. Inclined Right of Carriageway and variable width
Site Context	The site is situated within a residential precinct of Willoughby City Council and is proposed to accommodate a mixed-use development, with adequate on-site and in-building amenities to be provided. The site is located approximately 900m north of Northbridge Town Centre and 2.8km east of Chatswood Town Centre. Allotments within the locality vary in size and orientation in response to the topography; however, a predominantly grid-based subdivision pattern is evident.

	Immediately east of the site is a two-storey contemporary commercial building incorporating basement car parking and associated services, with the first floor adapted for residential use. Further east lies The Postern (an unclassified road), beyond which is land zoned C4 Environmental Living. To the north of the site, across Edinburgh Road, land zoned E1 Local Centre accommodates retail uses to the west, while to the east, R3 Medium Density Residential allotments are primarily developed with dwelling houses and associated outbuildings. Further north, the area transitions to R2 Low Density Residential, characterised by detached dwellings. Immediately south of the site, R2 Low Density Residential zoning applies to allotments on the western side, while allotments zoned RE1 Public Recreation are located to the east, providing a buffer to C4 Environmental Living lands further south. 'Low-mid rise' and 'Infill Affordable Housing 30%' provisions apply to land adjoining the subject site, including to land along Eastern Valley Way from the Northbridge Town Centre to the subject site. A portion at the rear of 100 Edinburgh Road is zoned RE1 Public Recreation; however, it is not identified for acquisition under the Willoughby Local Environmental Plan 2012. To the west of the site, across Eastern Valley Way, are R3 zoned Medium Density Residential allotments containing contemporary two-storey multi-dwelling housing developments and two-storey detached dwellings.
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This report outlines the community engagement strategies used, including feedback provided by the community via email or by post. Information provided to the community, the notice inviting comment and feedback received, is included in **Appendix 5** in this report.

3.0 Proposed Development

In September 2021, a Development Application (DA-2024/13) for construction of a new mixed use building containing retail uses including a supermarket, residential units, basement car parking, with associated landscaping and Stratum subdivision was lodged with Willoughby City Council. The application was approved by Sydney North Planning Panel in December 2024.

The application was identified as nominated integrated development requiring approval from Water NSW pursuant to s90 the Water Management Act 2000.

3.1 Project History

100 Edinburgh Road, Castlecrag

On 3 December 2024, a Development Application (**DA-2024/13**) was granted by the Sydney North Planning Panel (SNPP) for the *“Construction of a new mixed use building containing retail uses including a supermarket, residential units, basement car parking, with associated landscaping and Stratum subdivision. The application is identified as nominated integrated development requiring approval from Water NSW pursuant to s90 the Water Management Act 2000”*.

Subsequently, on 29 January 2025, a Development Application (**DA-2024/17**) was granted for the *“demolition of all structures on site to include shopping centre, basement car parking area and associated works”*.

The list of previous approvals has been tabulated in **Table 2** below.

Table 2. Site and Locality Description

Modification No.	Approval Date	Description
DA-2024/17	Approved on 29/01/2025	Demolition of all structures on site including shopping centre, basement car parking area and associated works.
DA-2024/13	Approved by Sydney North Planning Panel on 03/12/2024	Construction of a new mixed use building containing retail uses including a supermarket, residential units, basement car parking, with associated landscaping and Stratum subdivision. The application was identified as nominated integrated development requiring approval from Water NSW pursuant to s90 the Water Management Act 2000.

3.2 Project Context

The following proposal forms the basis of this State Significant Development Application (SSDA).

Specifically, the SSDA seeks development consent for:

- Construction of 150 residential units, including 10 affordable housing units, in two residential envelopes of up to 11-12 storeys in height.
- Provision of 21,026m² GFA.
- Provision of:
 - 6 x retail premises
 - 7 x duplexes
 - 3 x 1-bedroom apartments
 - 78 x 2-bedroom apartments
 - 54 x 3-bedroom apartments
 - 8 x penthouses
- Provision of 204 residential car parking spaces (including 24 accessible car spaces), 26 bicycle parking spaces and 21 motorcycle spaces.
- Provision of 172 retail car parking spaces (including 4 accessible car spaces, 3 click & collect and 4 retail courier)
- Provision of 10 affordable housing units comprising of 2,612m² (7% of total units) in the following unit-mix:
 - 3 x affordable 1-bedroom apartments
 - 7 x affordable duplexes
- Provision of residential amenities and services on the site, including gym, pool, and communal open space with outdoor seating area on the rooftop terraces.
- Removal of trees of low retention value and retention of significant trees. New trees and vegetation will be planted, and landscaping works will be carried out on the site.
- Provision of a rooftop courtyard with passive and active recreational uses on both residential envelopes
- Public communal open space along Edinburgh Road which activates the street frontage to provide social interaction areas for residents and the public.
- Swimming pool located at the rooftop.

The affordable housing units will be dedicated affordable housing for a minimum of 15 years and will be managed by a registered community housing provider (CHP).

4.0 Engagement Objectives and Methods

4.1 Consultation and Engagement Objectives

The purpose of the consultation and engagement activities undertaken was to consult with the local community to:

- Provide an opportunity, early in the planning process, for interested stakeholders and the community to learn more about the preliminary plans and ask questions.
- Undertake engagement with key interest groups.
- Showcase the preliminary plans for the site.
- Provide opportunities for the proposal to be amended, where reasonable, based on community feedback.

4.2 Engagement Guidelines for State Significant Projects

The aim of the engagement process was to gain an accurate understanding of community-specific issues, identify strategies to address areas of impact where possible, and ensure accurate communication between the community, stakeholders, and the project team.

The engagement strategy was developed in accordance with the Department of Planning and Environments' *Undertaking Engagement Guidelines for State Significant Projects* (March 2024), and included the following actions:

- Engaging with relevant NSW Government agencies, Council, neighbouring properties and targeted community members.
- Informing the local community about opportunities to access further information and engage with the project team.
- Explaining how community feedback will be considered and documented.
- Providing clear and relevant information about the proposal to ensure that potential impacts are understood.
- Offering a range of communication channels for the community to provide feedback.

4.3 Consultation and Engagement Snapshot

A range of community engagement tools were required and have been utilised, as outlined in **Table 3** below.

Table 3: Engagement methods

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. Willoughby Council staff and Councillors were also notified of the proposal to maximise community awareness of the session. This included notification of the sessions on social media accounts which the proponent did not object to. <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. Willoughby Council staff and Councillors were also notified of the proposal to maximise community awareness of the session. This included notification of the sessions on social media accounts which the proponent did not object to.

Community Survey 	<u>Community Consultation Round 2</u> A community survey was developed to provide residents with an opportunity to share written feedback (in addition to verbal 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 1.
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 2.
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 Sessions 	<u>Community Consultation Round 1 (4 sessions)</u> 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 7.1 of this report. <u>Community Consultation Round 2 (2 sessions)</u> 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 7.3 of this report.
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5.0 Consultation Outcomes (Round One)

A community consultation day was held across 4 sessions at 11am, 3pm, 5pm and 7pm on 12 November 2025 at 87 Edinburgh Road, Castlecrag. Approximately 220 local residents attended the consultation date. Following the community consultation, a total number of **10** email submission and phone calls were received from residents.

5.1 Letterbox Drop

On 3 November 2025, a total of 175 notices were distributed to properties within proximity to the site. The notice provided an overview of the proposal and included contact details for further information. The distribution area is shown in **Figure 3**.

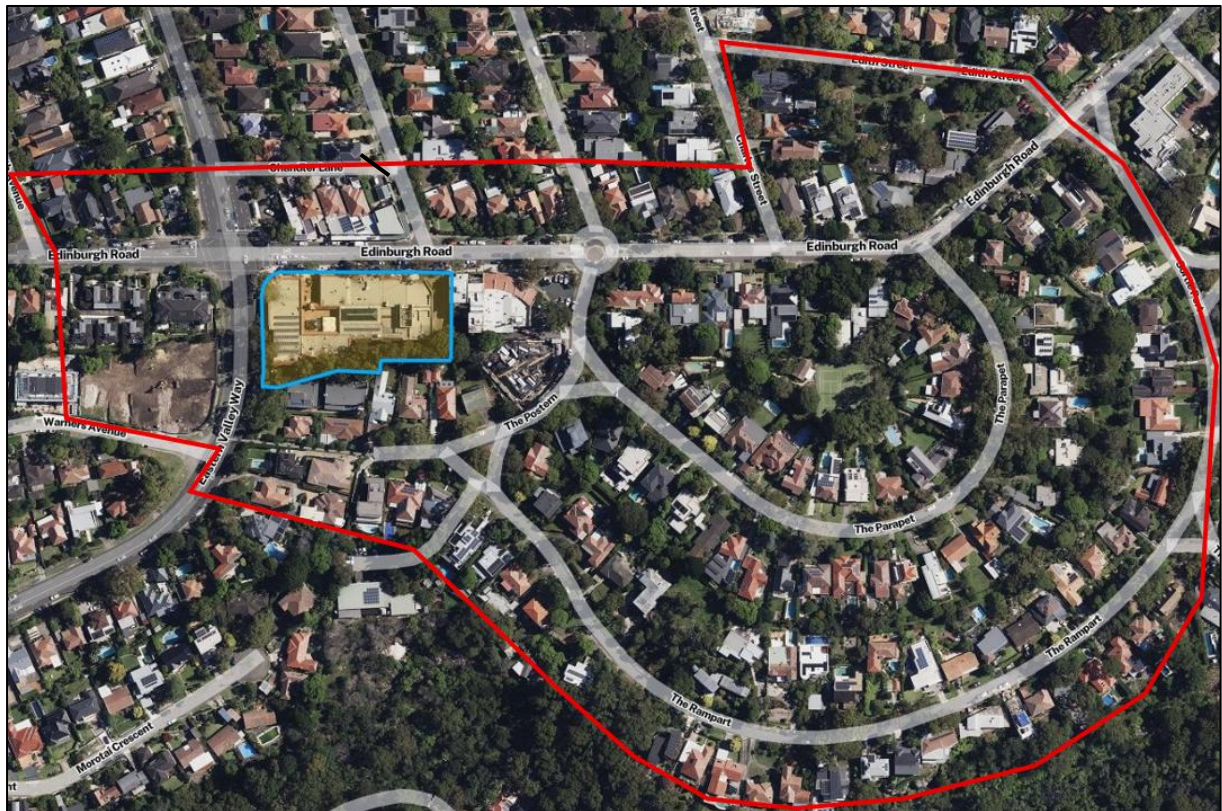


Figure 3. Notification area for consultation session of 12 November 2025 (Source: SDT Explorer/PPUD, 2025)

The properties notified were those that were most likely to hear, see or otherwise be impacted by the proposed development. For strata buildings, letters were placed in the building manager's mailbox. Notification of the community consultation was also distributed via email to key stakeholders such as staff and Councillors or Willoughby Council. Some such stakeholders forwarded the notification throughout their networks, including via social media. The proponent did not object to this.



Figure 4. Photograph of consultation session at 87 Edinburgh Road, Castlecrag (Source: PPUD, 2025)



Figure 5. Photograph of registration desk next to the entrance (Source: PPUD, 2025)



Figure 6. Photograph of community consultation presentation (Source: PPUD, 2025)



Figure 7. Photograph of a town planner communicating with local residents about the proposal (Source: PPUD, 2025)

5.2 Letters/Emails to Schools and Government Bodies

Notifications were sent via email to schools, namely:

- Glenaeon Rudolf Steiner School Castlecrag Campus
- Sydney Church of England Grammar School
- Willoughby Public School
- Willoughby Girls High School
- St Philip Catholic Primary School

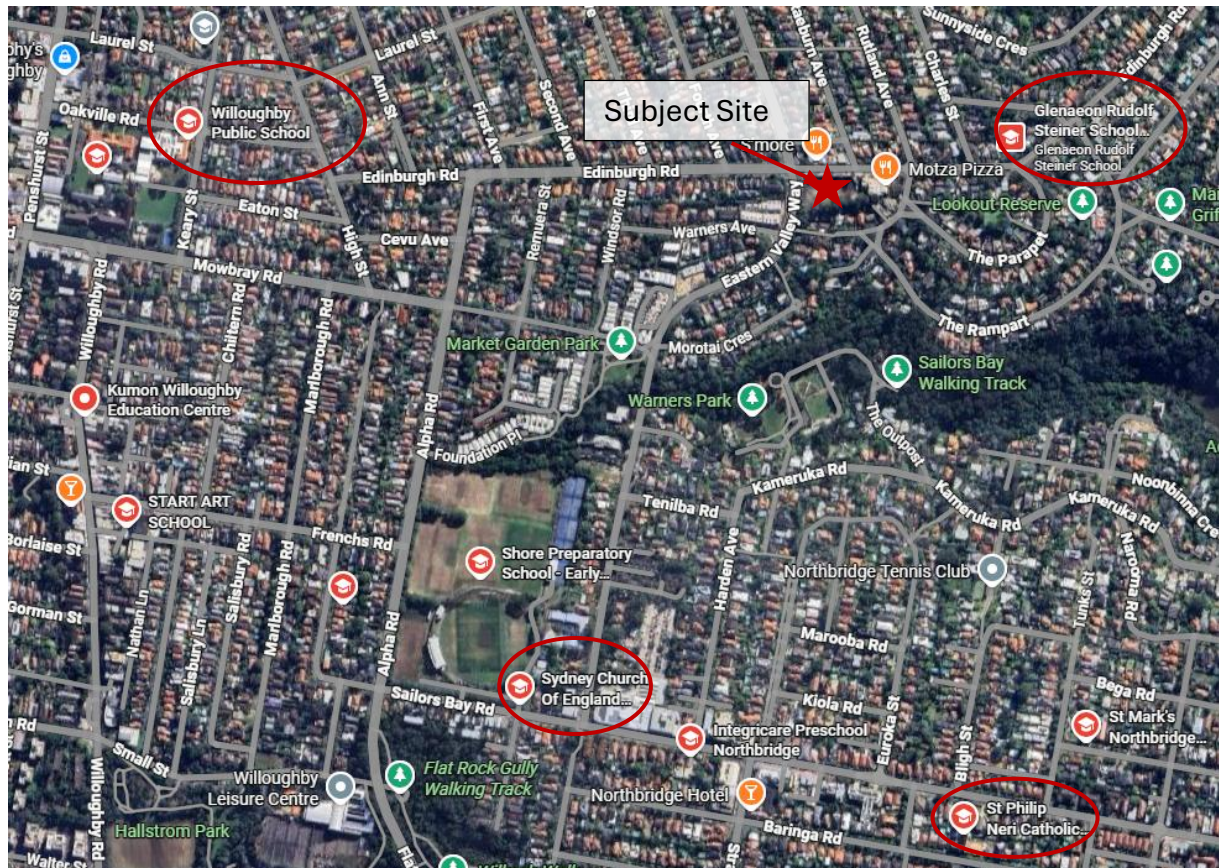


Figure 8. Notifications to schools (Source: Google Maps/PPUD, 2025)

6.0 Consultation Outcomes (Round Two)

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

6.1 Letterbox Drop

On 5 March 2026, a total of 250 notices were distributed to properties within proximity to the site. The notice provided an overview of the proposal and included contact details for further information. The distribution area is shown in **Figure 9**. The distribution area for the second consultation session was substantially expanded compared to the distribution area for the earlier consultation session.

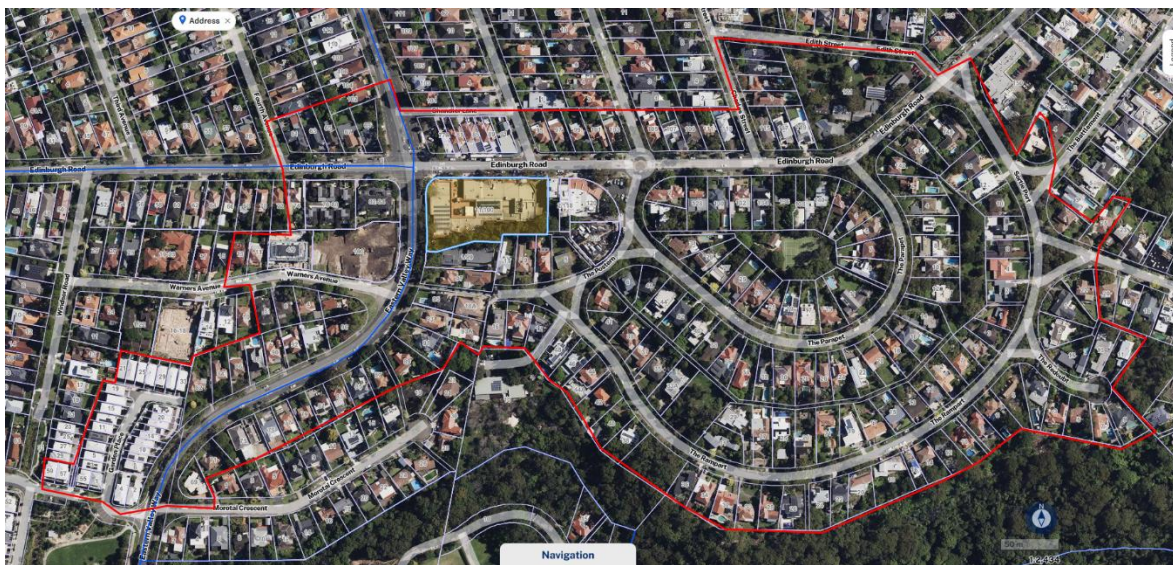


Figure 9. Notification area for consultation session of 18 March 2026 (Source: SDT Explorer/PPUD, 2026)

The properties notified were those that were most likely to hear, see or otherwise be impacted by the proposed development. For strata buildings, letters were placed in the building manager's mailbox.

Notification of the session was also provided via email to key stakeholders such as community groups as well as representatives from Willoughby Council. Some such stakeholders forwarded the invitation to their networks, including via social media. The proponent did not object to this as it expanded 'the reach' of the invitation.



Figure 10. Photograph of community consultation presentation (Source: PPUD, 2026)



Figure 11. Project team responding to the questions from residents (Source: PPUD, 2026)

6.2 Community Survey

A community survey was conducted to gather community feedback and views on the project and also provide input into the Social Impact Assessment.

The survey was distributed to residents attending the community consultation session and was designed to help the project team better understand their perspectives and background information. This survey consists of seven multiple choice questions and three open questions.

Survey Respondents

A total of 66 completed surveys were received from residents who attended the community consultation session on 18 March 2026.

According to the survey results, the majority of respondents live in Castlecrag, with a smaller proportion also working in the area. Six respondents do not reside in Castlecrag but indicated that they visit the suburb regularly.

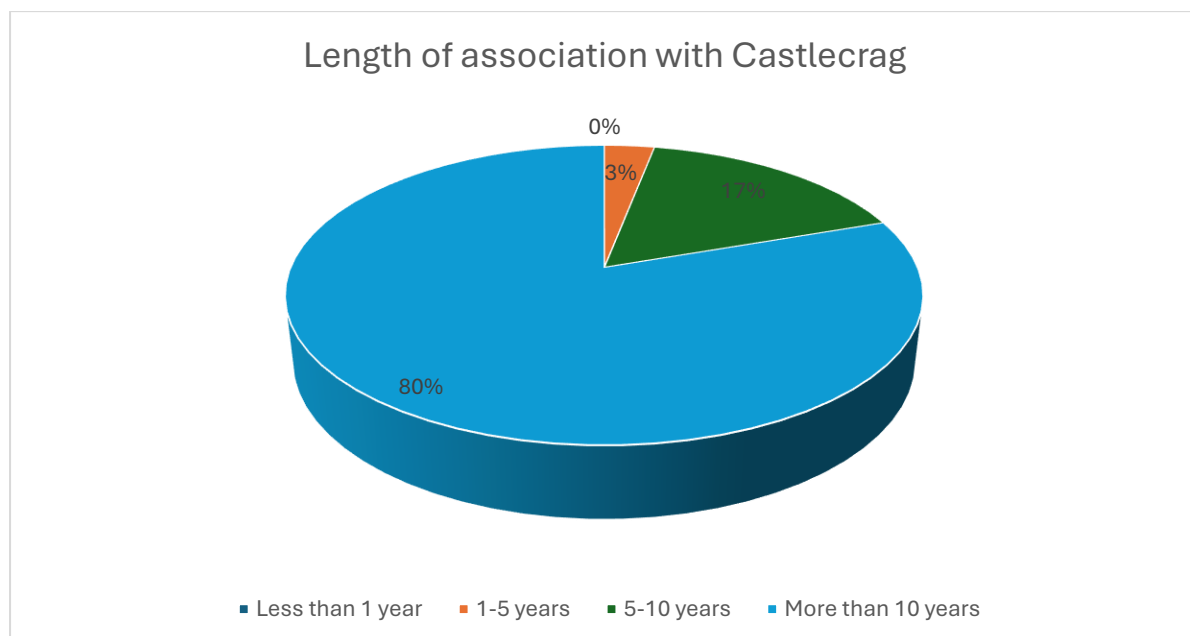


Figure 12: Respondents' length of association with Castlecrag

As shown in Figure 12, 80% of respondents have lived in Castlecrag for more than 10 years, while a further 17% have resided in the area for approximately 5–10 years. Only 3% of respondents have lived in Castlecrag for between 1 and 5 years.

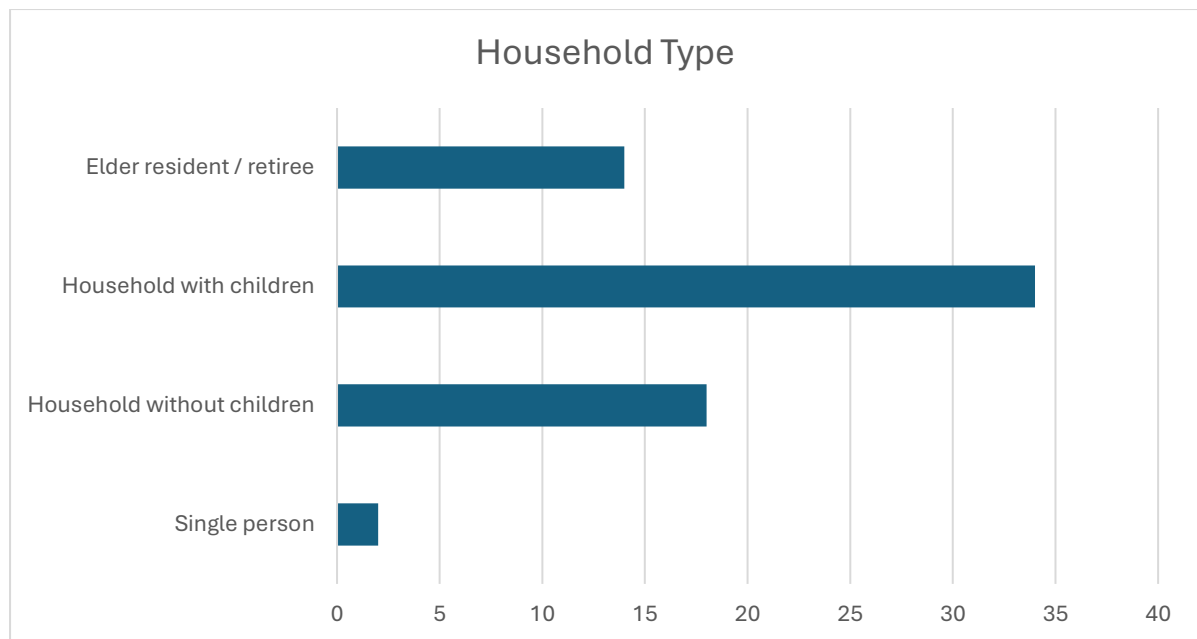


Figure 13: Household type of respondents in Castlecrag

The chart indicates that most of the respondents are family with children and the least of the respondents are single person households.

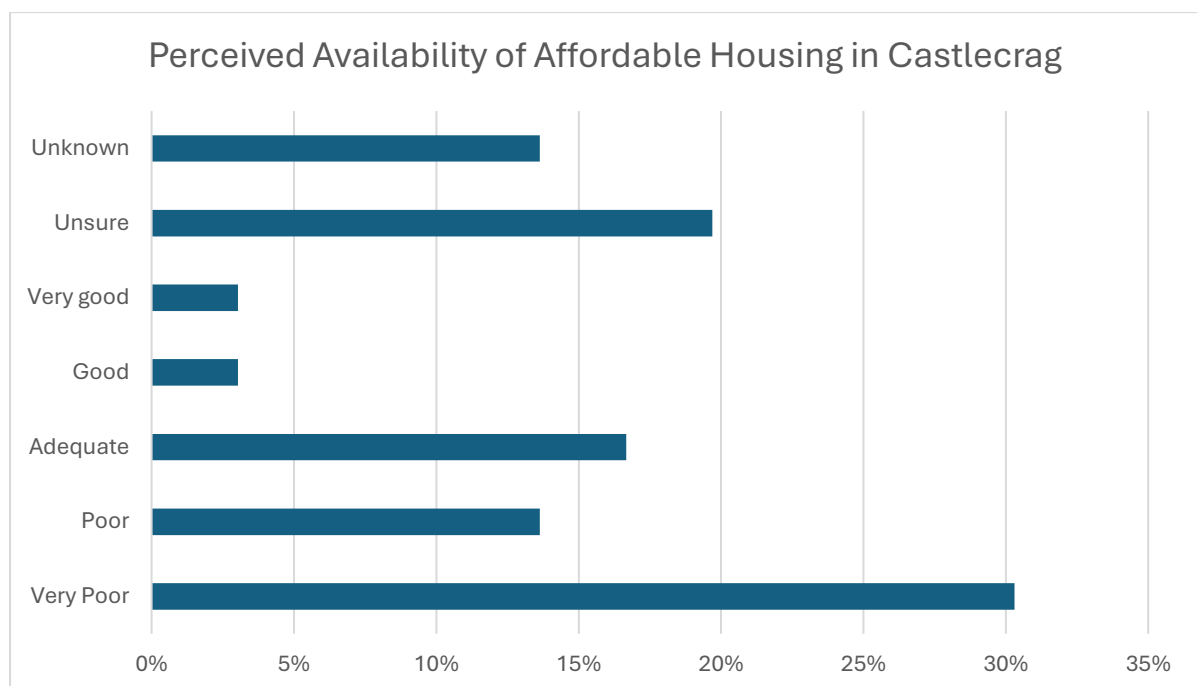


Figure 14: Perceived level of affordable housing availability in Castlecrag

Figure 14 indicates that the majority of respondents consider the availability of affordable housing in Castlecrag to be poor. In contrast, only a small proportion of respondents believe that affordable housing in the area is adequate.

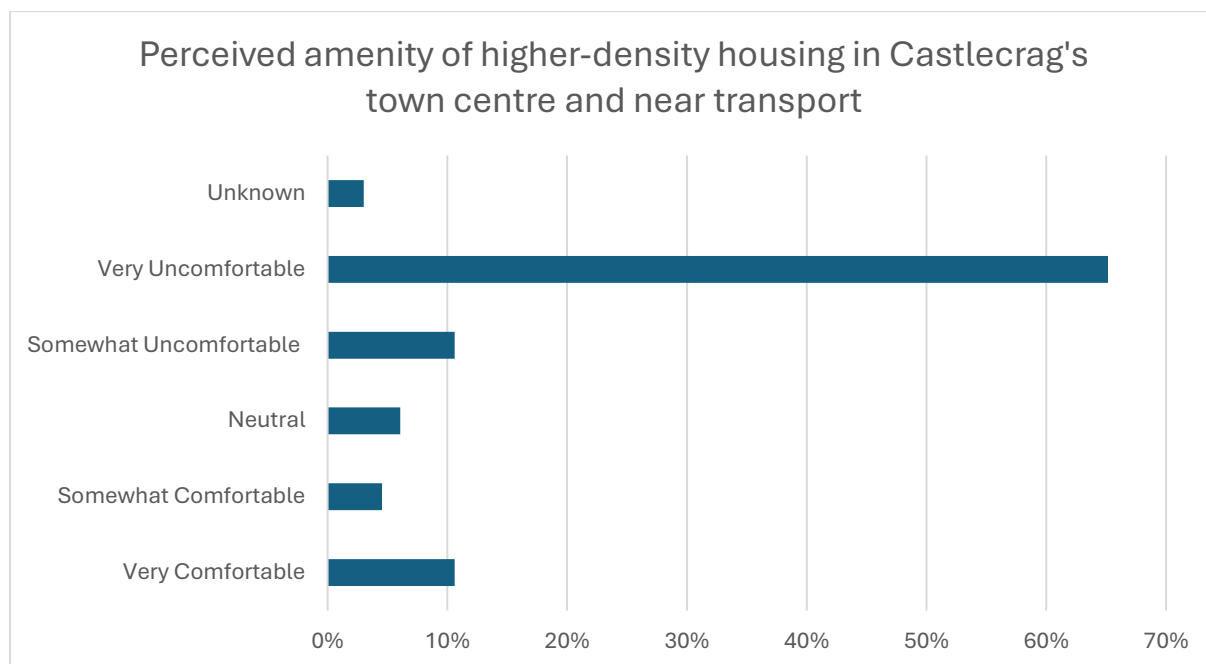


Figure 15: Perceived amenity of higher-density housing in Castlecrag's town centre and near transport

As shown in Figure 15, more than 60% of respondents feel very uncomfortable with higher density housing in Castlecrag's town centre and areas near transport.

Main Concerns about higher density development	No.
Building height and scale	59
Traffic and parking	55
Infrastructure capacity	44
Loss of local character	55
Overshadowing / privacy	51
Construction impacts	34
No major concerns	2
Other	2

According to the table above, the primary concerns regarding higher-density development in Castlecrag relate to building height and scale, traffic and parking, loss of local character, and issues of overshadowing and privacy.

Respondents were invited to provide detailed feedback on the proposed development. Some residents expressed strong concerns, particularly regarding existing infrastructure constraints.

In addition, two respondents raised specific concerns about the protection of heritage conservation areas and the use of inappropriate building finishes. They indicated that the proposed development would conflict with the principles of the Griffin legacy and contribute to a loss of local character.

More broadly, the majority of respondents expressed concern that the proposed development would exacerbate traffic congestion, particularly at the intersection of Eastern Valley Way and Edinburgh Road. They also noted that both on-street and on-site parking provision would be insufficient to accommodate the increased demand associated with the development.

Broader community

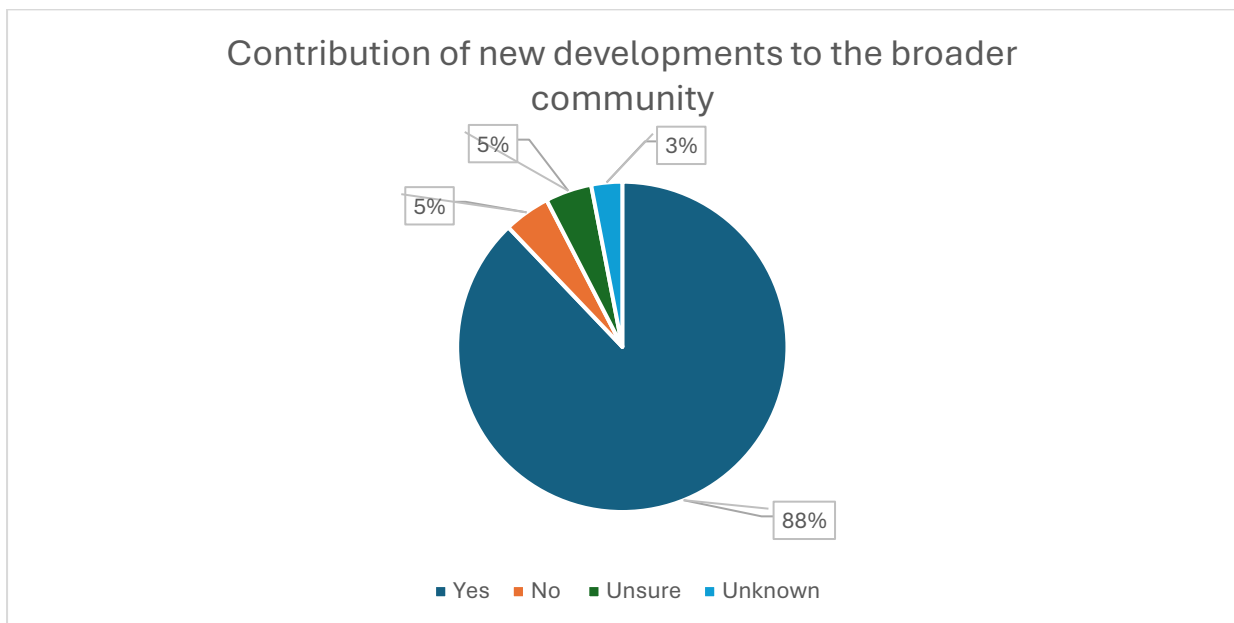


Figure 16: Respondents' views on new developments contributing to the broader community

More than 88% of respondents expressed positive views about the contribution of new developments to the broader community. However, concerns were raised regarding existing traffic conditions, as well as the potential impact of excessive building height and scale on local amenity and heritage character.

Additional comments from attendances

Respondents were asked to identify what they value most about living in Castlecrag. Key themes included:

- Low-density housing and a high-quality natural environment
- Proximity to the city and key areas
- Architectural character and heritage significance associated with the Griffin legacy
- A strong sense of community

Overall, respondents indicated that the current conditions and surrounding environment of the subject site are not suitable for the proposed development, including the affordable housing component. Concerns were also raised regarding profit-driven motivations, as well as the excessive building height and scale, which are perceived as inconsistent with the established local character.

7.0 Feedback and other matters raised

7.1 Summary of Direct Feedback (Round One)

The following list are the key concerns that have been raised during the consultation period regarding the proposed development.

Table 4. A list of key concerns raised

Issue raised	Comments from the community
Traffic & Parking	- Concerns regarding increased congestion and traffic flow around the site, particularly at the intersection of Eastern Valley Way and Edinburgh Road. - Belief that insufficient on-site parking will increase demand for on-street parking and exacerbate traffic impacts. - Lack of adequate bus services along Edinburgh Road.
Overshadowing & View Impacts	- Overshadowing impacts to properties located to the south. - Potential loss of views from existing residential properties, leading to concerns about reduced property values and diminished residential amenity.
Affordable Rental Housing	- Concerns that the affordable housing provisions is limited to a 15-year timeframe. - Questions as to whether the proposed housing will be genuinely affordable.
Size and Scale	Concerns that a mismatch between the development's scale and character and that of the existing community.
Property Values	Concern regarding potential reductions in property values due to view and amenity impacts.
Infrastructure	- Concerns regarding increased demand on public transport services. - Issues related to the adequacy of road and pedestrian pathway widening.
Historical and environmental Concerns	- Concerns regarding the preservation of local heritage character. - Concerns regarding the protection of natural habitats.
Consultation Adequacy	- Concerns that residents' views and needs have not been fully considered in the planning process. - Concerns regarding the adequacy of consultation with relevant authorities (e.g. Transport NSW and local council).
Planning Process	Concerns that the exhibition period has been shortened.

	- Concerns that whether the proposed development complies with the Affordable Housing Policy, Local Strategic Planning Statement, and applicable Local Environmental and Development Control Plans. - Legitimacy around HDA pathway.
Other matters	- Concerns regarding a potential conflict of interest and lobbyists. - There is a perception that the development may be driven more by profit than by concern for the community's well-being. - Requests for notification about final submission and further opportunities for community consultation. - Concerns about the location of outdoor seating area near the intersection including potential noise and traffic pollution impacts. - Concerns that the proposed supermarket size may not meet the needs of local residents.

7.2 Statutory bodies and other community groups (Round One)

Letters and emails were sent to a range of schools and government departments listed in **Table 5** below.

Table 5. Three different categories of relevant stakeholders

Statutory Bodies	Relevant Agencies	Community Groups
- Willoughby City Council - Chatswood Police Station	- Sydney Water - Department of Education - Fire and Resue NSW - Transport for NSW	- St Mark's Anglican Church - St Philip Neri Church - Northbridge Uniting Church - Armenian Evangelical Church Willoughby - 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 • Willoughby Girls High School • St Philip Catholic Primary School
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No comments were received from statutory bodies or community groups notified of the proposal.

7.3 Summary of Direct Feedback (Round Two)

The following list contains the key concerns that were raised during the second consultation period regarding the proposed development. Additional feedback raised from the second-round community consultation session is highlighted in **ORANGE** below.

Table 6. A list of key concerns raised

Issue raised	Comments from the community
Traffic & Parking	• Concerns regarding increased congestion and traffic flow around the site, particularly at the intersection of Eastern Valley Way and Edinburgh Road. • Belief that insufficient on-site parking will increase demand for on-street parking and exacerbate traffic impacts. • Lack of adequate bus services along Edinburgh Road. • Clarification is sought as to whether the proponent has addressed any requests from Transport for NSW regarding the management or redistribution of traffic generated by the proposed development. • It is noted that the site has been assessed by the project's traffic consultant as having a high level of accessibility (rating of 6). Further explanation of the criteria and methodology underpinning this rating would be beneficial. • Concerns regarding the limited road network serving the site, with only two streets available for vehicular ingress and egress, potentially constraining traffic flow and emergency access.
Overshadowing & View Impacts	• Overshadowing impacts to properties located to the south. • Potential loss of views from existing residential properties, leading to concerns about reduced property values and diminished residential amenity.

Affordable Rental Housing	- Concerns that the affordable housing provisions is limited to a 15-year timeframe. - Questions as to whether the proposed housing will be genuinely affordable. - Concerns regarding the adequacy of affordable housing provision for the proposed development.
Size and Scale	- Concerns that a mismatch between the development's scale and character and that of the existing community. - Clarification is sought regarding the comments provided by the Design Review Panel in relation to the proposed building height and overall scale of the development, including how these comments have been addressed or incorporated into the current design proposal.
Property Values	Concern regarding potential reductions in property values due to view and amenity impacts.
Infrastructure	- Concerns regarding increased demand on public transport services. - Issues related to the adequacy of road and pedestrian pathway widening.
Historical and environmental Concerns	- Concerns regarding the preservation of local heritage character. - Concerns regarding the protection of natural habitats.
Consultation Adequacy	- Concerns that residents' views and needs have not been fully considered in the planning process. - Concerns regarding the adequacy of consultation with relevant authorities (e.g. Transport NSW and local council). - Concerns have been raised that the proponent has not adequately considered or incorporated feedback provided by local residents.
Planning Process	- Concerns that the exhibition period has been shortened. - Concerns that whether the proposed development complies with the Affordable Housing Policy, Local Strategic Planning Statement, and applicable Local Environmental and Development Control Plans. - Legitimacy around HDA pathway.
Other matters	- Concerns regarding a potential conflict of interest and lobbyists. - There is a perception that the development may be driven more by profit than by concern for the community's well-being.

	• Requests for notification about final submission and further opportunities for community consultation. • Concerns about the location of outdoor seating area near the intersection including potential noise and traffic pollution impacts. • Concerns that the proposed supermarket size may not meet the needs of local residents. • Concerns regarding potential noise and dust impacts during the construction phase
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7.4 Letters/Emails to relevant stakeholders (Round Two)

The following table outlines the stakeholders that were targeted for engagement. Engagement with stakeholders will be ongoing throughout various stages of the SSDA.

Table 7. Register of Consultation

Stakeholder	Date	Forum	Outcome
Willoughby Council	13 February 2026	Scoping meeting	Feedback received from Council for the consideration of the project team.
Design Review Panel	1 December 2025 2 February 2026	Meeting	Feedback received from the Panel for the consideration of the project team.
Sydney Water	5 March 2026	Notification of proposed development	Sydney Water advised that an application on the Sydney Water Tap in Portal need to be submitted as well as a building plan application.
Department of Education	5 March 2026	Notification of proposed development	Nil
Fire & Rescue NSW	5 March 2026	Notification of proposed development	Nil
Transport for NSW	17 November 2025 5 March 2026	Notification of proposed development	Feedback received from TfNSW on 1 December 2025 and 11 March 2026.

8.0 Key Issues and Project Response

8.1 Mitigation measures summary (Round One)

This *Community Engagement Outcomes Report* provides a detailed overview of the engagement strategies undertaken prior to the lodgement of the application for the proposed mixed-use development, at 100 Edinburgh Road, Castlecrag. It also outlines the key issues raised from consultation as well as responses to such issues, as demonstrated in **Table 8** below.

Table 8. Key issues and project response with the relevant consultant reports

Key Issues	Project Response	Relevant Report
Traffic Congestion	A Traffic Impact Assessment has been undertaken by a traffic consultant who has made an assessment on the impact of traffic on the road network. An assessment on car parking has also been carried out. According to the Traffic Impact Assessment prepared by PTC, the proposed development is not expected to be a main attractor of new vehicular trips from the wider road network and is expected to attract link trips in a similar manner to the previous site. Any traffic related impact is likely to be negligible relative to the currently approved development at the site.	Refer to the Traffic Impact Assessment (Appendix Q) in the EIS.
Parking availability	The proposed development provides basement parking of 376 car parking spaces (which is an increase from the 204 spaces proposed as part of the initial consultation sessions) for both envelopes. This is deemed to be a reasonable volume supported by the provision of adequate bicycle parking, the comprehensive range of services to be provided on site, as well as an effective bus network in the vicinity of the site. In addition to car parking, bicycle parking and motorcycle parking are also provided. The proposed provision of motorcycle and bicycle parking meets the requirements of the relevant planning controls and supports active transport which is safer and more sustainable.	Refer to the Traffic Impact Assessment (Appendix Q) in the EIS.
Lack of Traffic Infrastructure	The proponent has provided notification to the relevant authorities, including Transport NSW and Willoughby Council via written correspondence (letter or email) and sought their feedback on the proposal. The findings of the Traffic Impact Assessment reveal that the proposed development is not expected to be a main attractor of new vehicular trips from the wider road network. Therefore, the proposed development will not present any unreasonable traffic implications. The report	Please refer to the Traffic Impact Assessment (Appendix Q) in the EIS.

	recommended for improved vehicle safety that the relevant authority provide clear line marking at the intersection of Sunnyside Crescent and Eastern Valley Way, which may also provide improvements to any traffic delays at this intersection.	
Size and Scale	The development has been sensitively designed with respect to the local area. The scale of development allows the provision of affordable housing and addresses the critical housing supply shortage across Sydney. Importantly, the locality's character is likely to change due to the application of 'LMR' and '30% Infill Affordable Housing' provisions to the site and adjoining lots. These provisions may enable 4-8 storeys envelopes in the vicinity of the site, as well as additional 'shop top housing' land uses. The proposal is considered to be consistent with such potential built form. The overall scale, combined with the future potential character, is also considered appropriate given the site is within an E1 – Local Centre land use zone. Setbacks provided are in accordance with ADG.	Please refer to the Design Verification Statement (Appendix G) and ADG Assessment (Appendix H) in the EIS.
Overshadowing and View Impacts	Given the location of the site and the change in levels from Edinburgh Road to the south, the development will result in overshadowing to the south. Development Consent 2024/13 was issued for a mixed-use development at the site. It included a 3-5 level overall envelope. Works associated with this consent have commenced. The shadows from the approved development are cast over much of the lots to the south. Shadows from the proposed development do not result in any greater non-compliances than those arising from the development approved as part of Consent 2024/13.	Please refer to the architectural plans (shadow impact analysis) (Appendix Z) and ADG assessment (Appendix H) in the EIS.
Affordable Rental Housing	The affordable housing component will be managed by a registered community housing provider and guarantees that those units must be used for affordable housing for at least 15 years commencing on the day an occupation certificate is issued for proposed development. Council indicated that such dwellings should be offered as affordable purposes in perpetuity. However, such an outcome is not financially viable and would compromise the delivery of housing in general, resulting in a worse off outcome.	-

Historical and Environmental Concerns	A heritage review has been undertaken by a heritage consultant who has made an assessment on the impact for a new mixed-use development on heritage items and conservation area in its vicinity. 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. It is considered that focusing any development, in particular housing related demand, in a limited area results in less impact compared to 'spreading' the inevitable demand throughout the remainder of the locality. BASIX assessment has been carried out to demonstrate the design and delivery of sustainable buildings. A BDAR waiver has already been secured which indicated any ecological impacts are acceptable.	Please refer to the Heritage Report (Appendix W) and BASIX Certificate (Appendix J) in the EIS.
Planning Process	The proposal relies on legislative pathways as provided by the Planning Systems SEPP and the minister's Housing Delivery Authority declaration.	Please refer to the State Significant Declaration Order (Appendix E) in the EIS and Planning Systems SEPP.
Consultation Adequacy	Multiple channels for feedback were provided throughout the process. The Social Impact Assessment (SIA) provided by Astrolabe recommends a community communication strategy should the proposal proceed to construction.	The proponent commits to ongoing engagement with the community. Refer to SIA (Appendix MM) in the EIS.
Property Valuations	Over the last decade, dwelling prices in Castlecrag have only been increasing despite new developments that have been constructed over this period. Unit prices have remained relatively consistent. It is not expected that the proposed development will reduce the value of dwellings in the area. This aside, valuations are not a key planning consideration particularly in light of a lack of housing throughout Sydney. This aside, affordability may improve should dwelling values decline. Similarly, not increasing supply in the locality is likely to increase prices further, decreasing affordability.	-
Conflict of Interest	The motivation of the proponent is to respond to housing demand and provide affordable housing. The proponent has not engaged lobbyists.	-

8.2 Mitigation measures summary (Round Two)

Key themes were consistent across all communications channels, with a number of key issues being raised across multiple forums.

Table 9. Key issues and project response with the relevant consultant reports

Key Issues	Project Response	Relevant Report
Traffic and vehicle movements	A Social Impact Assessment has been undertaken by Astrolabe Group who has recommended the relevant authority should provide 'keep clear' line markings at the Sunnyside Crescent / Eastern Valley Way intersection to improve traffic delay and intersection efficiency. Green Trael Plan strategies will be implemented as part of the development's ongoing operation. These measures aim to increase the efficiency of linked trips and encourage sustainable transport behaviours, including carpooling and car sharing. The assessment also notes that Transport for NSW (TfNSW) could consider increasing the provision and frequency of public transport services in the area to help reduce reliance on private vehicles.	Please refer to the Social Impact Assessment (Appendix MM) in the EIS. Refer to the Traffic Impact Assessment (Appendix Q) in the EIS.
Improved accessibility to and within the site	A Landscape Design report has been prepared by Site Image states that in areas where the buildings sit above street level, 1:20 sloped ramps have been provided to allow for pedestrian and wheelchair access. The streetscape has been carefully designed to minimise potential conflicts between vehicles, cyclists, and pedestrians, thereby promoting a safe and accessible public domain. The proposal includes a pedestrian link from Edinburgh Road to the RE1 zoned public pathway at the rear of the site. Numerous travelators and lifts are also provided throughout the development.	Please refer to the Landscape Design Report (Appendix T) in the EIS.
Impact on Local built form character and Griffin Heritage Conservation Area	A Statement of Heritage Impact prepared by Weir Phillips notes that the proposed design responds to and reinforces the Griffin radial street pattern, with the new built form aligning to the curvature of The Parapet and The Rampart. This approach assists in achieving a cohesive visual transition into the Heritage Conservation Area. The report further states that the selected materials and finishes are complementary to the local context	Please refer to the Statement of Heritage Impact (Appendix W) in the EIS.

	and are sympathetic to the established palette of the Heritage Conservation Area. In addition, the proposed development has been oriented to minimise overshadowing impacts on buildings within the Heritage Conservation Area, including heritage-listed dwellings located to the north.	
Impact on Aboriginal objects	An Aboriginal Heritage Due Diligence Assessment has been prepared by Eco Logical Australia to determine whether the proposed works have the potential impact on Aboriginal objects. It is concluded that no Aboriginal objects have been recorded within the study area. Past and current land disturbance indicates there is a no likelihood for Aboriginal objects to be harmed by the proposed works.	Please refer to the Aboriginal Heritage Due Diligence Assessment (Appendix LL) in the EIS.
Construction noise, vibration and dust	A Construction Noise and Vibration Management Plan has been prepared by Acoustic Logic, which identifies potential impacts associated with construction activities and recommends appropriate mitigation measures to minimise adverse effects where they may arise. The Plan also recommends ongoing consultation with affected residents, including regular meetings, to ensure that any issues are promptly identified and addressed throughout the construction period.	Please refer to the Construction Noise and Vibration Management Plan in Acoustic Assessment (Appendix AA) in the EIS.

9.0 Conclusion

Extensive community consultation was undertaken in relation to the proposal. In summary, the consultation included two (2) consultation days, with a total of six (6) sessions. The sessions were supported by mail invitations, email invitations, social media notification, A0 presentation boards, a survey, a digital presentation, a fact sheet as well as 'question and answer' sessions. Approximately 500 stakeholders were engaged with across the entire consultation process.

9.1 Community Concerns

Several key concerns about the proposal were raised by residents, including:

- The height and scale of the proposal in a low-density residential area.
- Impact of the proposal on local character and heritage conservation area.
- Impact of the proposal to adjacent houses in terms of amenity.
- Capacity for parking and the pressure on local traffic.
- Capacity of supporting infrastructure including road and pedestrian pathway.
- Potential overshadowing impacts on adjoining properties, particularly those located to the south.

9.2 Response to feedback

The project team has responded to feedback from the community by raising issues of concern to the relevant professionals during the design and planning stage of the project.

In particular, the project team implemented the following considerations:

- 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 compared to the development recently approved for the site.
- The proposal's scale is suitable given the site is within an E1 – Local Centre land use zone and surrounded by land on which 'LMR' and/or 'Infill Affordable Housing 30%' provisions apply. These provisions may allow envelopes up to 8 storeys in height in proximity to the proposal, as well as additional non-residential land uses.
- 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 meets the requirements of the NSW Guide to Transport Impact Assessment has been provided. Such a provision is some 172 more spaces than what was presented as part of consultation sessions.
- The design of the residential flat buildings is of exceptional quality and includes state of the art amenities including wellness facilities and swimming pool to capture the interests of good quality residents.

- A Statement of Heritage Impact has been prepared by Weir Phillips to determine the proposed building height and built form respond to or reinforce to the existing Heritage Conservation Area.
- An Aboriginal Heritage Due Diligence Assessment has been undertaken by Eco Logical Australia to determine that the proposed works have no potential impact on Aboriginal objects.
- A Social Impact Assessment has been undertaken by Astrolabe Group to assess the proposal's social impacts. No impacts of a transformational magnitude have been identified.
- Commitment to implement a community engagement plan to advise local stakeholders of key construction phases, should the development proceed to construction stage.

Feedback from stakeholders has been considered by the project team as demonstrated above and will continue to inform the design and development of the State Significant Development Application for submission in March 2026.

Ongoing engagement opportunities have been made available to keep the community informed about the proposal and to ensure any relevant matters or concerns can be recorded and addressed.

Appendix 1 – Questionnaire

PRINCIPLE
PLANNING + URBAN DESIGN

Community Consultation Questionnaire – We Value Your Views and Feedback

Section 1: About you & Castlecrag

1. Do you live, work, or regularly spend time in Castlecrag?

☐ Live here
☐ Work here
☐ Visit regularly
☐ Other: _____

2. How long have you been associated with Castlecrag?

☐ Less than 1 year
☐ 1–5 years
☐ 5–10 years
☐ More than 10 years

3. What best describes your household? (optional)

☐ Single person
☐ Family without children
☐ Family with children
☐ Elder resident / retiree
☐ Other: _____

Section 2: Housing & Affordability

4. How would you describe the current availability of affordable housing in Castlecrag?

☐ Very poor
☐ Poor
☐ Adequate
☐ Good
☐ Very good
☐ Unsure

5. What does “affordable housing” mean to you?
(Open response)

Please flip over for next page →

Section 3: High-Density Development in Castlecrag

6. How comfortable are you with higher-density housing (apartments) in Castlecrag's town centre and near transport?

- | | |
|---|---|
| ☐ Very comfortable | ☐ Somewhat uncomfortable |
| ☐ Somewhat comfortable | ☐ Very uncomfortable |
| ☐ Neutral | |

7. What are your main concerns about higher-density development?
(Select all that apply)

- | | |
|---|--|
| ☐ Building height and scale | ☐ Loss of local character |
| ☐ Traffic and parking | ☐ Overshadowing / privacy |
| ☐ Infrastructure capacity
(schools, health, services) | ☐ Construction impacts |
| | ☐ No major concerns |
| | ☐ Other: _____ |

Section 4: Overall Views

8. Do you believe new developments should contribute to improving the broader community?

- ☐ Yes
☐ No
☐ Unsure

If yes, how?

(e.g. public spaces, affordable housing, local services)

9. What do you value most about living in Castlecrag?

(Open response)

10. Any additional comments or ideas you'd like to share?

(Open response)

Thank you for your participation!

Appendix 2 – Fact Sheet

CASTLECrag

100 Edinburgh Road | Community Consultation

18 MARCH 2026



A STATE SIGNIFICANT DEVELOPMENT

The proposal seeks to deliver a centre that serves **locals** by providing **key facilities** such as a supermarket, food and beverage options, and medical services, detailed as follows:

- + **Multiple retail tenancies** on the ground level and lower ground floor.
- + **Upgraded Public Domain** such as footpaths and outdoor seating areas with integrated softscapes and hardscapes.
- + **Outdoor space** for locals to meet and congregate.
- + Diverse housing options, including **affordable housing**.
- + **Ample residential and retail parking** to maximise convenience for locals.
- + **Retention** of existing trees.
- + Extensive **landscaping works**.
- + Connectivity to **existing public walkways** to rear of site.
- + Locating housing close to good public bus transport options.
- + **26 bicycle parking spaces** for residential and retail uses, encouraging residents and visitors to travel sustainably.

DETAILS OF THE PROPOSAL

Total GFA: 21,026m²
With residential, supermarket and retail included

Total Dwellings: 150
Market Housing 140

- + 78 x 2 Bed
- + 54 x 3 Bed
- + 8 x Penthouse

Affordable Housing 10

- + 3 x 1 Bed
- + 7 x 2 Bed

Total Car Parking: 376

- + Residential: 204
- + Retail: 172

Total Bicycle Parking: 26

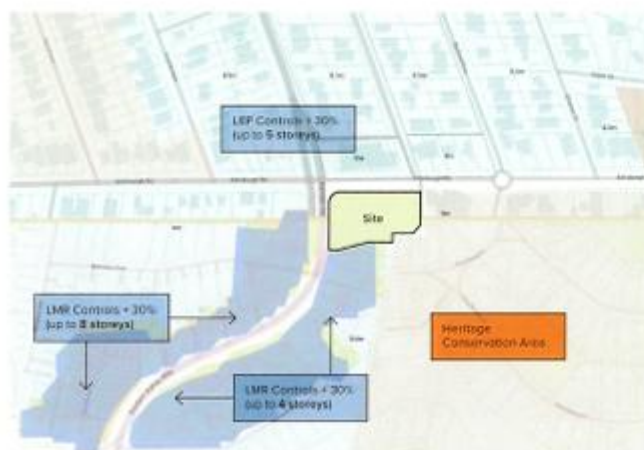
- + Residential: 16
- + Retail: 10

PRINCIPLE
PLANNING + URBAN DESIGN

ARCHITECTURAL DESIGN INTENT

The design utilises locally inspired materials such as sandstone, louvers on the façade along with other complementary materials such as local species for onsite landscaping.

The use of sandstone reflects on Griffin's legacy with a combination of elements such as glass, terracotta panels, louvers and sunshade. These materials provide depth, weight and connection to the ground which correlates to the character of the area.



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HERITAGE

The proposal is within an established town centre where greater height and density is typically expected. The proposed development aims to respond to greater housing demand by **concentrating mass and density within one area** rather than spreading it throughout the entire suburb.

The proposal **seeks to expand appreciation of and access to the surrounding natural bushland**, responding to the underpinning principle of Castlecrag. The proposed development, located at the edge of the Conservation Area, responds to this legacy by providing contemporary services and accommodation needs without intruding into the heritage precinct itself.

FUTURE CONTEXT

The Willoughby LEP, Infill Housing 30% provisions, as well as LMR provisions extending from the Northbridge Town Centre, will enable buildings of 8, 5 and 4 storeys around the subject site. The proposal is considered to be compatible with this future built form context.

Appendix 3 – Registration form

Session 1 - 3:30pm-5pm				
	First name	Surname	Attendee email	
1	Adrian	S...	...mail.com	☒
2	Adrian	S...	...mail.com	☒
3	Adrian	F...	...com	☒
4	Adrienne	K...	...mail.com	☒
5	Andrew	G...	...	☐
6	Andrew	G...	...	☐
7	Andrew	D...	...m	☐
8	Angela	B...	...mail.com	☒
9	Bob	E...	...gmail.com	☐
10	Bruce	V...	...ag@gmail.com	☐
11	Catherine	M...	...d.net.au	☒
12	CATHERINE	P...	...ail.com	☒
13	CATHERINE	P...	...ail.com	☒
14	Chris	S...	...avel.com.au	☒
15	Christopher	K...	...m	☒
16	Colin	B...	...m	☒
17	Colin	B...	...m	☒
18	David	R...	...il.com	☒
19	David	R...	...il.com	☒
20	David	V...	...m.au	☒
21	Elana	K...	...a.au	☒
22	Elana	K...	...a.au	☒
23	Ern	P...	...a.au	☐
24	Ern	P...	...a.au	☐
25	Evelyne	D...	...ac.com	☐
26	Fabia	C...	...il.com	☒
27	Fred	I...	...com	☒
28	Fred	I...	...com	☒

29	Gabriel	F	n.au	☐
30	Gabriel	F	n.au	☐
31	Gerhard	F	.com	☐
32	Giles	C		☐
33	Giles	C		☐
34	Gordon & Susan	S		☐
35	Gordon & Susan	S		☐
36	Graydon	S	om	☐
37	Greg	S		☐
38	Helen	F		☐
39	Helen	F		☐
40	Ian	P	.au	☐
41	Irene	M		☐
42	Irene	M		☐
43	Jacqueline	L	il.com	☐
44	Jacqueline	L	il.com	☐
45	Jane	F	n.au	☐
46	Jane	F	n.au	☐
47	Janek	M		☐
48	Jayne	C	d.com	☐
49	Jayne	C	d.com	☐
50	Jennifer and Gerhard	R	.com	☐
51	Julianne	S	l.com	☐
52	Julie	L	oud.com	☐
53	Junhua	H	m	☐
54	Karen	K	om	☐
55	Kathy	C		☐
56	Kathy	C		☐
57	Kazushi	C	.com	☐
58	Kazushi	C	.com	☐

59	Kerry	M	om	☐
60	Kerry	C	m	☐
61	Kerry	C	m	☐
62	Leon	P	com	☐
63	Lorraine	P	com.au	☐
64	Lorriane	C		☐
65	Lorriane	C		☐
66	Louise	S		☐
67	lucy	t		☐
68	Margaret	E	.com	☐
69	Mark	C		☐
70	Marlene	V	epts.com.au	☐
71	Marlene	V	epts.com.au	☐
72	Mary Ann	Ir		☐
73	Mary Ann	Ir		☐
74	Matilde	E	n	☐
75	Matilde	E	n	☐
76	Matt	K	.com	☐
77	Michael	A	n	☐
78	Michael	A	n	☐
79	Moh-Ying	Y		☐
80	Nauree	C		☐
81	Nicholas	V		☐
82	Nitin	K	com	☐
83	Pauline	D	om.au	☐
84	Penny	D		☐
85	Peter	P		☐
86	Peter	P		☐
87	Peter	D		☐
88	Peter	D		☐

89	Phil			☐
90	Phil			☐
91	Phil			☐
92	Prudence			☐
93	Prudence			☐
94	Richard	U		☐
95	Richard	U		☐
96	Rob			☐
97	robyn			☐
98	Rod & Elgin			☐
99	Ros			☐
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101	Rose			☐
102	Rose			☐
103	Rose			☐
104	Roy			☐
105	Roy			☐
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107	Roy			☐
108	Ruth	om		☐
109	samantha			☐
110	Samantha	om		☐
111	Sandy			☐
112	Sandy			☐
113	Stefan			☐
114	Stefan			☐
115	Suzie			☐
116	T			☐
117	Tanya	sw.gov.au		☐
118	Therese	n		☐

119	Tim	D
120	Tony	T
121	Tony	F
122	Wendy	F
123	Xavier	C

Sarah

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u	☐
id.com	☐
	☐

Session 2 - 6:30pm-8pm				
	First name	Surname	Attendee email	
1	Adriana			☐
2	Adriana			☐
3	Anna			☐
4	Anna		ov.au	☐
5	Anne Marie			☐
6	B			☐
7	B			☐
8	barry			☐
9	barry			☐
10	Belinda		com	☐
11	Belinda		com	☐
12	Belinda			☐
13	BERNARD			☐
14	Bill			☐
15	Brian			☐
16	Claire		m.au	☐
17	Colin			☐
18	Colin			☐
19	CRISPENE			☐
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21	Dean		d.com	☐
22	Dean		d.com	☐
23	Dennis			☐
24	Diane			☐
25	Emma			☐
26	Emma			☐
27	Frank			☐
28	George			☐

29	glen	m	☐
30	glen	m	☐
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32	Howard	e.com.au	☐
33	Ian	l.com	☐
34	Ingrid	com.au	☐
35	Ingrid	com.au	☐
36	Jamieson	ll.com.au	☐
37	Jennifer	n	☐
38	Jeremy		☐
39	Jeremy		☐
40	Jo	om	☐
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42	John	edu.au	☐
43	John	n.au	☐
44	John		☐
45	Judith	au	☐
46	Kate	il.com	☐
47	Kate	il.com	☐
48	Kathy	me	☐
49	Katja		☐
50	Kerry	com	☐
51	Kim		☐
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56	Luke	l.com	☐
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58	Magdaline		☐

59	Maria	I		☒
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61	Mary	F		☐
62	Mary	F		☐
63	Mayanne	L		☐
64	Michael <i>Annette</i>	F		☒
65	Michael	F		☒
66	nic	V	au	☐
67	Nicholas	V		☐
68	Nicky	C		☒
69	Nicky	C		☒
70	Oliver	T		☒
71	Paul	B		☒
72	Paul	B		☒
73	Pauline	B	und.com.au	☒
74	Pete	F		☒
75	Peter	V	n.au	☒
76	PETER	T		☒
77	Phil	G		☒
78	Phil	G		☒
79	Philip	V		☐
80	ric	b		☒
81	ric	b		☒
82	Richard	M		☒
83	Richard	M		☒
84	Richard	G		☐
85	Richard	G		☐
86	Rob	W		☒
87	Rob	W		☒
88	Roger	Tr		☐

89	Roger	
90	Rove	
91	Rove	
92	Rowan	
93	Roy	
94	Roy	
95	Roy	
96	Roy	
97	Roy	
98	Roy	
99	Steven	
100	Susan	
101	Susan	
102	Tatjana	
103	Tatjana	
104	Terrance	
105	Terrance	
106	Tim	S
107	Tim	S
108	Tim	H
109	Tim	H
110	Toby	V
111	Tom	C
112	Tom	C
113	Tony	B
114	Tony	B
115	Tony	P
116	Tony	L
117	Virginia	B
118	Virginia	B

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Name	Suburb / postcode	Email (optional)	Address (Optional)
Andrew	Castle		8 The
Michael	Castle		
Ca	Crags		
	Crags		

Appendix 4 – Presentation Slides

100 Edinburgh Road
Castlecrag
18th March 2026
Community Consultation

1

INTRODUCTION

Welcome to the Community Consultation for the State Significant Development at 100 Edinburgh Road, Castlecrag. This presentation will include:

- Indicative Elevations
- Shadow Analysis
- Indicative Floor Plans
- Details of the Proposal
- Future Context
- Traffic Discussions
- Heritage Discussions
- Design Intent

2

Panel Members / Observers

conquest™
Developer

- Joseph Kazzi – Development Manager
- Izabella Ali – Development Assistant
- Suze Jones – Head of Corporate Affairs & Media

PRINCIPLE
PLANNING + URBAN DESIGN
Town Planning

- Carlo Di Giulio – Director of Planning
- Serena Li – Town Planner
- Shilin Zheng – Town Planner

fcstudio
formerly fcnstudio
Architecture

- David Haseler – Principal

ptc.
Traffic

- Dan Palmer – Head of Traffic
- Jake Jansen – Senior Traffic Engineer

ASTROLABE GROUP
Social Impact

- Matthew Burch – Project Consultant

Weir Phillips Heritage
Heritage

- Anna McLaurin – Associate Director

3

Indicative North Elevation (Edinburgh Rd)

4

Indicative South Elevation (Rear)

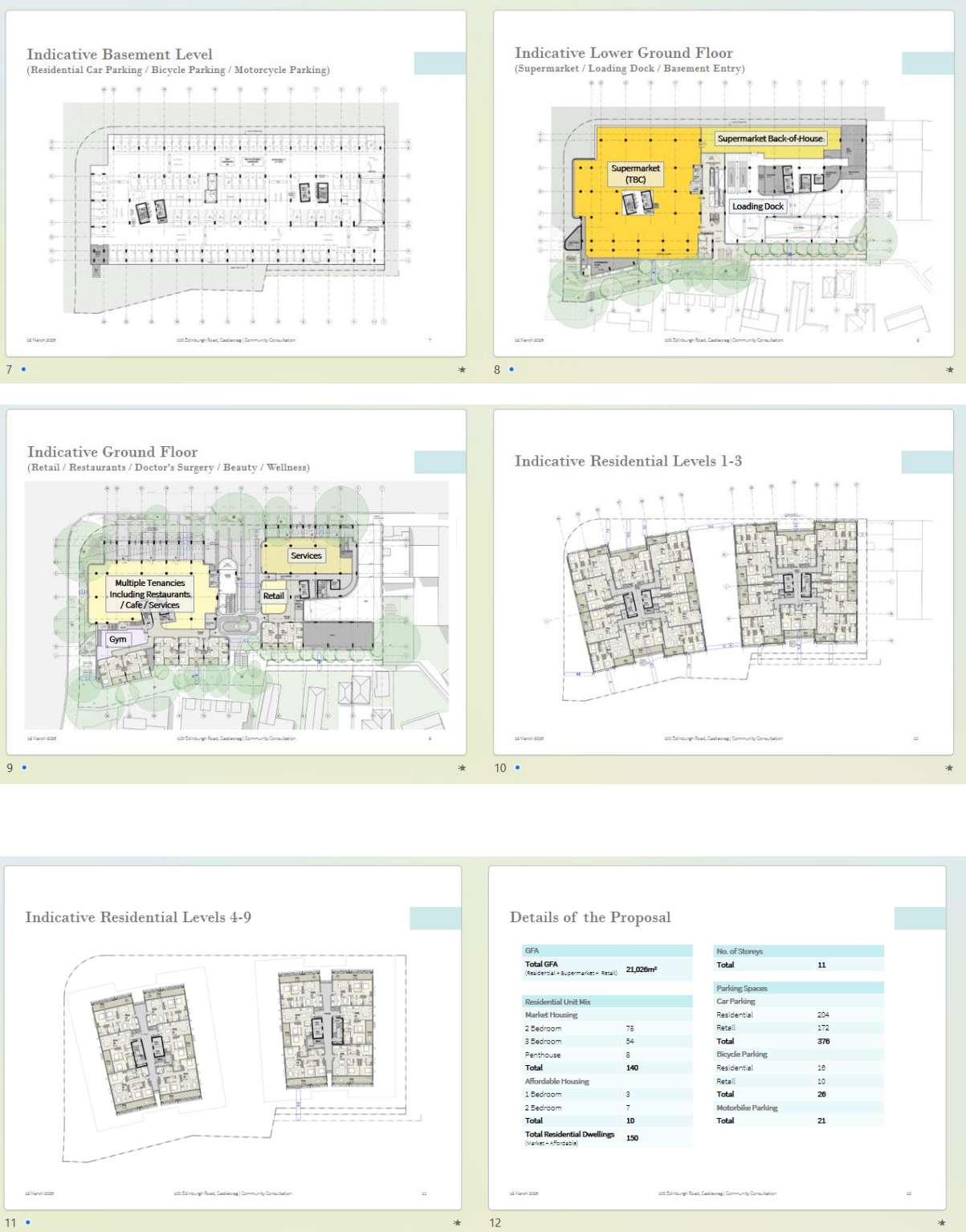
5

Shadow Analysis

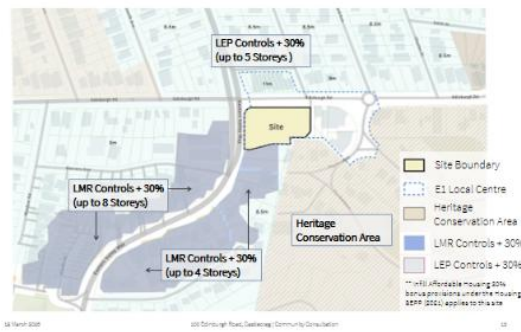
21st June Winter Solstice
9:00am to 3:00pm

6

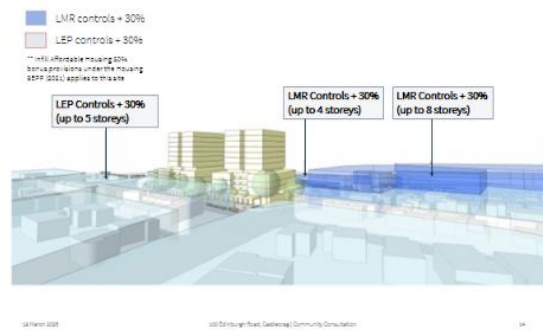
50



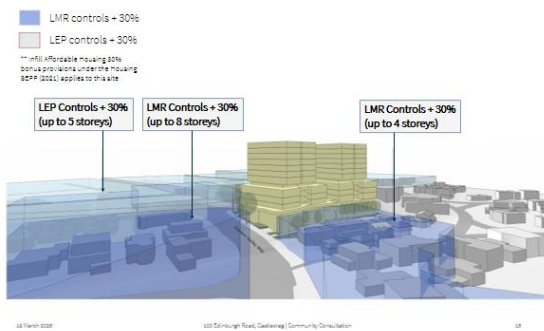
Future Context



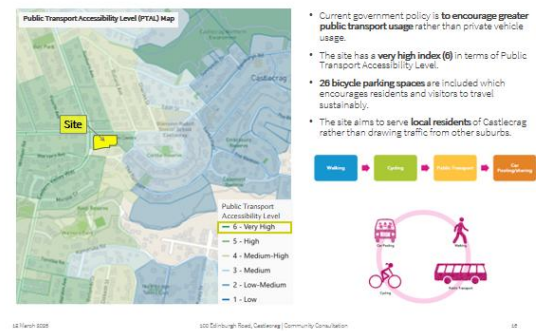
Future Context



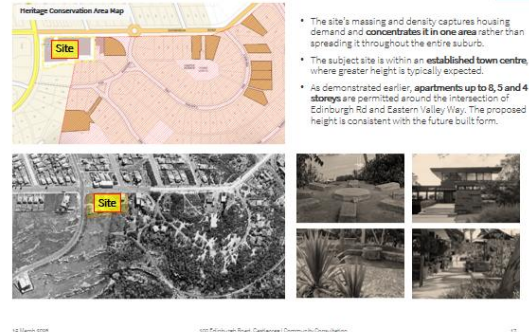
Future Context



Traffic Discussions



Heritage Discussions



Design Intent



Design Intent



14 March 2020

100 Edinburgh Road, Castlecrag (Community Consultation)

18



THANK YOU

For your attendance today

We will now answer any questions you may have

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Appendix 5 – Notification Letters

PRINCIPLE
PLANNING + URBAN DESIGN

3 November 2025

INVITATION TO ATTEND A COMMUNITY CONSULTATION SESSION FOR 100 EDINBURGH ROAD, CASTLECrag

Dear Residents/Stakeholders,

Conquest and PRINCIPLE planning + urban design (PPUD) would like to invite you to a **community consultation session** for the proposal at **100 Edinburgh Road, Castlecrag**.

This consultation is prior to the lodgement of a formal State Significant Development Application with the **NSW Department of Planning, Housing and Infrastructure**.

The purpose of this consultation is to discuss concepts, answer questions and engage in feedback from the community at this preliminary stage of the project.

About the Proposal at 100 Edinburgh Road, Castlecrag

An approval was issued on 3 December 2024 for redevelopment of the site.

Upon purchasing the site earlier this year, Conquest has reviewed the approved scheme and seeks to modify the plans. The review seeks to respond to the NSW State Government's recent policies in relation to the housing crisis, as well as to offer improved retail services to the community.

Subsequently, a new application is being prepared.



Aerial Image of the Subject Site (Source: SIX Maps/PPUD)



The application for 100 Edinburgh Road, Castlecrag is a State Significant Development Application (SSDA) declared by the 'Housing Delivery Authority' of the NSW Government.

Key components of the development are likely to include:

- Up to five basement levels of vehicle and bicycle parking.
- Commercial and retail premises, including a supermarket located at the ground and lower ground levels.
- Two architecturally designed envelopes above the previously approved podium with market and affordable housing.
- Extensive landscaping works.

The consultation will be held across two sessions. Participants are welcome to RSVP and attend according to either of the sessions. This invitation can be forwarded to others.

Details of the Consultation Session

To ensure the session is conducted in an orderly manner, we kindly ask all participants to register their attendance via the Eventbrite links below.

To reserve for the
18th March 2026
3:30–5pm (Session 1)
Scan the QR Code
Or Visit the Website



bit.ly/4clFS7t

To reserve for the
18th March 2026
6:30–8pm (Session 2)
Scan the QR Code
Or Visit the Website



bit.ly/30Kkj6C

Date: Wednesday, 18th March 2026
Time: Session 1 – 3:30pm–5:00pm
 Session 2 – 6:30pm–8:00pm
Location: The Chatswood | Level 1, 11 Help Street, Chatswood NSW 2067

All participants are expected to arrive at the venue on time. Each participant will be given an opportunity to ask questions and provide feedback. At the end of each session, we will ask you to participate in a short voluntary survey to gather your initial feedback. The sessions may be recorded in the form of photos or videos.

All feedback received from the community will be considered for the purpose of the proposal's revised design and will be included in the **Environmental Impact Statement (EIS)** upon submission to the NSW Department of Planning, Housing and Infrastructure.

Warm regards,

On behalf of the PRINCIPLE planning + urban design team

📞 02 9188 4975 ✉ info@principleplanning.com.au

11 March 2026

INVITATION TO ATTEND A COMMUNITY CONSULTATION SESSION FOR 100 EDINBURGH ROAD, CASTLECrag

Dear Residents/Stakeholders,

Conquest and PRINCIPLE planning + urban design (PPUD) would like to invite you to a **community consultation session** for the proposal at **100 Edinburgh Road, Castlecrag**.

For those who may be aware, an initial community consultation was held on 12 November 2025. Feedback from this session was recorded and considered by the proponent and their team preparing the application.

A further consultation session is offered to explain the proposal further and gain feedback from the community. This consultation is prior to the lodgement of a formal State Significant Development Application with the **NSW Department of Planning, Housing and Infrastructure**.

About the Proposal at 100 Edinburgh Road, Castlecrag

An approval was issued on 3 December 2024 for redevelopment of the site.

Upon purchasing the site in early 2025, Conquest has reviewed the approved scheme and seeks to modify the plans. The review seeks to respond to the NSW State Government's recent policies in relation to the housing crisis, as well as to offer improved retail services to the community. Subsequently, a new application is being prepared.



Aerial Image of the Subject Site (Source: SIX Maps/PPUD)



The application for 100 Edinburgh Road, Castlecrag is a State Significant Development Application (SSDA) declared by the 'Housing Delivery Authority' of the NSW Government.

Key components of the development are likely to include:

- Up to five basement levels of vehicle and bicycle parking.
- Commercial and retail premises, including a supermarket located at the ground and lower ground levels.
- Two architecturally designed envelopes above the previously approved podium with market and affordable housing.
- Extensive landscaping works.

The consultation will be held across three sessions. Participants are welcome to RSVP and attend according to their most suitable time.

Details of the Consultation Session

To ensure the session is conducted in an orderly manner, we kindly ask all participants to register their attendance via the following Eventbrite links below.



Scan the QR code
to reserve for the
12th November 2025
3:00PM Session.



Scan the QR code
to reserve for the
12th November 2025
5:00PM Session.



Scan the QR code
to reserve for the
12th November 2025
7:00PM Session.

All participants are requested to arrive at the venue on time. Each participant will be given 15 minutes to view displays and ask questions.

Date: Wednesday, 12th November 2025
Time: 3:00pm, 5:00pm and 7:00pm
Location: 87 Edinburgh Road, Castlecrag

At the end of each session, we will ask you to participate in a short survey to gather your initial feedback. The sessions may be recorded in the form of a video.

All feedback received from the community will be considered for the purpose of the proposal's revised design, and will be included in the **Environmental Impact Statement (EIS)** upon submission to the NSW Department of Planning, Housing and Infrastructure.

Warm regards,

On behalf of the PRINCIPLE planning + urban design team

☎ 0421 285 782 ✉ info@principleplanning.com.au