

Richard Morris
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Castlecrag NSW 2068

NSW PLANNING PORTAL SUBMISSION

Objection to State Significant Development

100 Edinburgh Road, Castlecrag NSW 2068

Submission Type: Objection

Summary of Position:

I strongly object to the proposed development. The proposal is inappropriate in scale, inconsistent with heritage protections and represents a misuse of the State Significant Development pathway.

Key Reasons for Objection:

1. Heritage Impact

Castlecrag is a nationally and internationally significant planned suburb designed by Walter Burley Griffin and Marion Mahony Griffin. The proposed 11-storey towers are fundamentally incompatible with the low-rise, landscape-integrated character of the Griffin Heritage Conservation Area and would cause irreversible damage to its integrity.

2. Excessive Height and Scale

The proposal for two 11-storey towers and approximately 150 units is grossly excessive. It represents a significant departure from the previously approved 3–5 storey, 38-unit scheme and is entirely out of character with the surrounding built environment.

3. Strategic Planning Inconsistency

The site is not located within a designated housing growth area and lacks proximity to major transport infrastructure. The proposal is inconsistent with NSW planning policy, which directs higher density development to appropriate, well-serviced locations.

4. Misuse of State Significant Development Pathway

The application appears to rely on the SSD pathway to bypass local planning controls and heritage protections. There is no justification for treating this development as state significant in a manner that overrides established local planning frameworks.

5. Traffic and Infrastructure Impacts

The scale of the development will place significant strain on local roads and infrastructure. Insufficient detail has been provided to demonstrate that these impacts can be appropriately managed.

6. Community and Expert Opposition

The proposal is strongly opposed by the Castlecrag Progress Association, the Walter Burley Griffin Society, local residents, and Willoughby Council (8–1 resolution). This reflects well-founded concerns supported by heritage and planning expertise.

7. Precedent

Approval would set an unacceptable precedent for high-rise development within a protected heritage suburb, undermining the integrity of planning controls and heritage conservation efforts.

Conclusion:

The proposed development is inappropriate, excessive, and inconsistent with both local and state planning principles. It would cause permanent harm to the heritage significance and character of Castlecrag.

Declaration:

I request that the NSW Planning Department refuse this application in its entirety.

Name:

Richard Morris

Address:

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Date:

22 April 2026