

Helen Benham
51 Sugarloaf Cr
Castlecrag
NSW 2068

27 April 2026

To:

The Planning Secretary
NSW Department of Planning, Housing and
Infrastructure

**Subject: Objection to Proposed Conquest
Development – 100 Edinburgh Road, Castlecrag
NSW 2068**

Dear Sir/Madam,

I am writing as someone who has lived in Castlecrag for most of my life, and who has raised a family here with a deep appreciation for what makes this place so special. This is not just another suburb to me—it is a carefully considered landscape, shaped by a philosophy

that respects the land, the bush, and the quiet character of the community. It is incredibly upsetting to see a proposal like this being put forward.

Over the years, I have watched my children grow up understanding why Castlecrag is different. The connection to the bush, the way homes sit within the landscape rather than dominating it, and the legacy of the Griffin vision have all been part of that. Living alongside the Griffin Conservation Area has never felt like a constraint—it has always been something to be proud of and to protect.

That is why this proposal feels so wrong. A development of 12 to 14 storeys has no place here. It is simply far too large, far too dominant, and completely out of scale with everything around it. It would tower over the area and change the skyline in a way that cannot be undone. Once something like this is built, the character of Castlecrag is changed forever. What makes this even harder to accept is that

there is already an approved development for this site (DA-2024/13), and it is a much more reasonable one. A 3 to 5 storey mixed-use project shows that housing can be delivered here without destroying what makes the area unique. It strikes a balance. This new proposal does not—it feels like overreach, plain and simple.

The Griffin philosophy has always been about buildings being part of the environment, not imposed on it. This proposal turns that idea on its head. Instead of blending in, it stands out in the worst possible way. Being so close to the Griffin Conservation Area, the impact would be felt immediately and deeply. It risks undermining something that has taken generations to preserve.

There are also the planning rules that people in this community have trusted and relied on. Height limits of around three storeys above Edinburgh Road exist for a reason, and they reflect the character of the area. Ignoring those

limits to this extent sends a worrying message that the established framework can simply be set aside.

From a practical point of view, the proposal also doesn't make sense. Castlecrag has never been identified as a growth area, and it doesn't have the infrastructure to support a development of this scale. There is no train station nearby, and bus services are limited outside peak hours. It is not in a Transport-Oriented Development zone, and it is too far from the Northbridge local centre to fall under the Low and Mid-Rise Housing Policy.

Traffic is already a concern on local roads, and it is hard to see how a development of this size would not make things worse. For those of us who have lived here for decades, the idea that access could become more difficult—especially for emergency services—is very worrying.

I also struggle to see how this proposal delivers any real benefit to the broader community. It appears to be aimed at high-end buyers, not at

addressing genuine housing need or affordability. That makes the scale of what is being proposed even harder to justify.

Perhaps what concerns me most is what this could lead to. If something like this is approved, it sets a precedent that could slowly erode everything that has made Castlecrag what it is today. That is not something I want for my children or for future generations who deserve to experience this place as we have.

Castlecrag has always been defined by restraint, by respect for the land, and by a sense of continuity with its past. This proposal does not reflect those values. It feels out of place, out of scale, and out of step with both the planning controls and the spirit of this community.

I strongly urge that this application be refused.

Yours faithfully,

Helen Benham

