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Castlecrag NSW 2068**

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The Planning Secretary
NSW Department of Planning, Housing and
Infrastructure

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

Dear Sir/Madam,

I am writing to strongly object to the proposed Conquest development at 100 Edinburgh Road, Castlecrag. I feel compelled to respond after reading through the Environmental Impact Statement, as the scale and nature of what is being proposed is deeply concerning and, frankly, quite distressing.

It is difficult to understand how such an overbearing project is even being considered when there is already an approved development for this exact site (DA-2024/13). That approval allows for a much more modest 3 to 5 storey mixed-use development, which appears to sensibly reflect the character of the area. It shows quite clearly that housing can be delivered here without pushing the limits to such an extreme or putting heritage at risk. So why is something so much larger now being pursued?

The jump from that approved scheme to towers of 12 to 14 storeys is enormous. It feels completely out of place in Castlecrag. This is not a high-rise precinct, and it was never intended to be one. The proposed buildings would dominate the skyline and overshadow surrounding homes and bushland. It's hard to see how this wouldn't permanently alter the feel of the area in a very negative way.

What is especially troubling is how close this site is to the Griffin Conservation Area. This is not just any suburb—it is a place with a unique history and international recognition, shaped by a very particular philosophy of design where buildings sit gently within the landscape. That idea seems to have been completely ignored here. A development of this height and bulk does the exact opposite—it imposes itself on the environment rather than respecting it.

There are also clear conflicts with existing planning controls. Height limits in this area are understood to be around three storeys above Edinburgh Road, yet this proposal exceeds that many times over. It gives the impression that the established rules are being brushed aside without adequate justification.

From a broader planning perspective, this location simply doesn't make sense for this kind of density. Castlecrag is not identified as a growth area, and it isn't supported by the kind of transport infrastructure that higher-density

developments rely on. There is no nearby train station, and bus services are limited, especially outside peak hours. The site is also not within a Transport-Oriented Development zone, nor does it fall under the Low and Mid-Rise Housing Policy, being more than 800 metres from the Northbridge local centre.

It feels like this proposal is trying to force a level of development onto a site that has not been planned for it, and that lack of alignment is very obvious. It does not sit comfortably with the existing planning framework or with the stated priorities around heritage protection.

I am also worried about the practical impacts. Increased traffic in what are already fairly constrained local streets could create real problems, including for emergency access. These are not minor issues, and they don't seem to have been convincingly resolved.

Another concern is that, despite the scale of the proposal, it is unlikely to provide any meaningful improvement in housing affordability. The development appears to be aimed at the upper end of the market, which raises the question of who actually benefits from such a drastic change to the area.

Perhaps most concerning of all is the precedent this could set. If a development of this size is approved here, it opens the door for similar proposals in other low-rise, historically significant suburbs. That would fundamentally change the character of these places over time, and not for the better.

Overall, this proposal feels excessive, out of context, and at odds with both the spirit and the letter of existing planning controls. The potential damage to the character and heritage of Castlecrag is not something that can be undone once it occurs.

For these reasons, I strongly urge that this application be refused.

Yours faithfully,

Mark Benham