

1st May, 2026

Department of Planning, Housing and Infrastructure
NSW Government

Objection to Proposed Development – 100 Edinburgh Road, Castlecrag

Application number SSD- 90134958

I am writing as a local resident to formally object to the proposed development at 100 Edinburgh Road, Castlecrag. This is not just a planning matter for me—it is about the future of the place I live in every day, the character of my neighbourhood, and the kind of environment that will be left for the community.

Overdevelopment and Heritage Significance

One of the main reasons I feel strongly about this proposal is that there is already an approved development (DA-2024/13) for this site which is respectful of our heritage suburb. That scheme shows clearly that new housing and retail can be delivered here in a way that fits with the surrounding area. It is modest in scale, at around 3 to 5 storeys, and respects the landscape and village feel of Castlecrag. I do not understand why such a dramatically larger development—rising to 11 to 13 storeys—is now being pursued instead. The difference is not subtle. It would completely change the feel of the area and dominate everything around it.

Living in Castlecrag, what stands out to me is how buildings sit within the landscape rather than overpower it. That is part of what makes this place special. The proposed development goes directly against that principle. Its height and bulk would overwhelm the surrounding streets, shadow homes and sit uncomfortably next to the Griffin Heritage Conservation Area. This is not just any suburb—it is internationally recognised for its planning philosophy and its relationship with the natural environment. Placing towers of this scale at the gateway to the suburb is completely at odds with what Castlecrag represents.

My understanding is that the current limits allow for a much smaller building, yet this application exceeds those limits many times over. Castlecrag has never been identified as a growth area by Willoughby Council; therefore, the new development is not required by council to meet its housing commitments to the New South Wales government.

The fact that the proposed development is situated on the highest point of Eastern Valley Way makes it completely at odds with all other developments which are 4 – 6 stories. These apartments will be overshadowed and greatly affected.

Community Engagement

The new application gives the impression that rules can simply be set aside, which is very troubling for the broader community.

There was absolutely no engagement nor consultation with the community by Conquest early on, and then when there were meetings, which I was personally present, their representative was totally dismissive to the point of being rude and almost bullyish.

Traffic and transport

The intersection at Edinburgh Road and Eastern Valley Way is already difficult to navigate, especially during peak times. Adding a development of this size would inevitably increase congestion. From a practical point of view, this affects things like getting to work, school drop-offs, and even the ability for emergency vehicles to move through the area efficiently. These are not abstract planning issues—they are real, daily impacts.

Eastern Valley Way is a major route connecting the Northern Beaches to large work hubs in Chatswood, North Sydney and the CBD. It has only 2 lanes either way with no scope for bus lanes. The area is not on a train line nor metro line and is already dealing with peak hour congestion.

Affordable Housing

I am also not convinced that the proposal delivers meaningful public benefit. The number of affordable housing units appears very limited and only temporary. It is hard to see how this justifies the scale of what is being proposed. The development seems more aligned with high-end housing rather than addressing broader community needs.

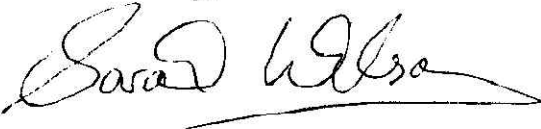
The development will not improve housing affordability as it is being marketed as a “premium lifestyle” to high end buyers and developers.

More broadly, I worry about the precedent this would set. If a development of this size can be approved here, in a low-rise suburb not identified for significant growth and without strong public transport connections, it raises the question of where similar proposals might appear next. That uncertainty is unsettling for residents who value the existing character and heritage of their neighbourhood.

Castlecrag has a unique identity that comes from its scale, its greenery, and its thoughtful design. Once that is changed, it cannot be undone. This proposal feels like a permanent shift away from those qualities.

I respectfully ask that the application be refused. If it is not refused, then at the very least it should be deferred until a proper and transparent planning process is completed, with full community input. Given the scale of the proposal and the level of community concern, I also believe it should be referred to the Independent Planning Commission.

Yours sincerely,



Sarah Wilson
333 Edinburgh Rd Castlecrag