

MINUTES OF THE PUBLIC MEETING HELD UNDER THE AUSPICES OF
CASTLECrag PROGRESS ASSOCIATION
30 JULY 2025 – WILLOUGHBY PARK BOWLING CLUB

The meeting opened at 7:25pm, with CPA President Mark Crew as Chair and 244 registered attendees.

Kate Westoby delivered the Acknowledgement of Country.

Apologies from Tim James MP and Mayor Tanya Taylor were acknowledged. Welcomes were extended to all Willoughby City Councillors, Council officers and Tim James' representative in attendance.

CPA Secretary Tim Donahoo delivered a slide show presentation that summarised the recent history of the 100 Edinburgh Road site, Conquest's recent actions, classification of the proposed development as State Significant (SSD), the process for DA consideration and approval under SSD, objection lodgement opportunities and a proposed plan for future community action.

Synopsis of the presentation

Conquest, a private equity firm and now owner of the 100 Edinburgh Road site, submitted an expression of interest to the Housing Development Authority for a revised development plan that would increase the number of residences from 38 to 150 and the building height from 5 to up to 11 stories. The project has been declared a State Significant Development by the Minister for Planning, which means it will follow the SSD DA approval process. The community will have opportunities to participate in the assessment process, and Conquest is required to engage with Council, community, and government agencies while preparing its Environmental Impact Statement, which forms part of the DA.

Once lodged, the DA will be exhibited for 28 days, during which time the public and Council can make submissions. If there are 50 or more objections, or if the Council objects, the Minister will be the deciding authority.

Two motions were put to the meeting:

First motion

Moved M. Crew seconded S. Graham

The meeting agrees:

- To support the existing DA, as approved by Willoughby Council and Sydney North Development Panel and accepted by the Castlecrag community; and
- To take whatever actions are deemed appropriate to object to any proposal to vary the existing development approval, if and when such a proposal is formalised, where the proposal is deemed unacceptable to the community.

Second motion

Moved M. Crew seconded D. Hayman

The meeting agrees that all proposed action to be taken in seeking to oppose and reject any revised development proposal shall be determined and managed under the auspices of the Castlecrag Progress Association Inc. (CPA). The CPA will appoint a body known as The 100 Action Group, which will report to the CPA Committee. The responsibilities of The 100 Action Group will include, but not be limited to:

- initiation and co-ordination of fundraising appeals and activities;
- selection, recruitment and liaison with external experts and consultants, where specific expertise and advice is deemed appropriate;
- monitoring of official websites and communications in relation to lodgement, consideration, assessment and approval of development application/s submitted;
- recommendations in relation to action to be taken in response to development application/s submitted and communication of activity and planned action to the CPA membership and the wider Castlecrag community.

Open discussion took place in response to both motions, with concerns raised about the proposed development, focusing on the impact on the area's heritage and traffic. Residents expressed the need for a coordinated effort to challenge the development, suggesting a traffic study and collaboration with other progress associations. Councillor John Moratelli mentioned an additional application to remove a large gum tree, which may be related to the proposed 11-story building. The community was advised to prepare objections and stay informed about upcoming opportunities to comment on modifications to the existing development application.

Both motions were passed on clear majorities via a show of hands.

Pierre Okosdinossian, Electoral Officer for Tim James MP, spoke to the meeting, advising of the action taken by Tim to date, emphasising Tim's opposition to the development proposal due to the lack of proper consultation and transparency and pledging his support for future action in relation to responding to the development.

Attendees are encouraged to nominate themselves for the 100 Edinburgh Action Group, which will be guided by expert advice and involvement. The importance of unity and following the formal process was emphasised, and the unique Griffin conservation area highlighted as a potential advantage in the future argument against the development.

Library Revitalisation and Community Engagement

Kate Westoby spoke briefly on the Castlecrag Library's revitalisation and the upcoming Castlecrag Community Fair on 2 November. Attendees who are not CPA members were encouraged to join the CPA, membership being \$20 annually.

The meeting closed at 8:45pm.