

OPPOSING THE  
CON QUEST

OR

A QUEENSBRIDGE  
TOO FAR



**CASTLECRAG PROGRESS ASSOCIATION INC.**

*Serving the community since 1925*



## AGENDA

**What's happened and current state of play**

**What's the process from here?**

**What are our response options?**

**How to best manage our responses**



# THE OLD QUADRANGLE SITE

- DA approved by Sydney North Planning Panel November 2024.
- Plan provides for 38 residences, retail space and hospitality facilities. Height 3 stories at street level, 5 at the rear.
- Demolition approval granted and due to commence in February 2025. This was delayed but is now almost complete.
- Previous owner, Greycliff, founded by Dr Stanley Quek, sold the centre to Conquest in May.
- Conquest is a private equity real estate firm, operating in Sydney and London.
- Under the development plan, the residences will be known as 100 Edinburgh, with retail branded Queensbridge.



# CONQUEST ACTION

- Without notice to CPA or the community, or any other consultation, Conquest submitted an Expression of Interest (EOI) with the Housing Development Authority (HDA) for a revised development that would bring it within the parameters of State Significant Development (SSD).
- The Minister for Planning has the authority to declare a development SSD based on the scale, nature, location and strategic importance of the development to the State.
- The Minister declared the proposed development SSD on 23 July.
- The proposal provides for 150 residences (including affordable housing), with a building height up to 11 stories.

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planning.nsw.gov.au

number	256918
recommendation	Declare (HDA pathway)
Minister's decision	Declared SSD by Minister (HDA Pathway)
Address	100 Edinburgh Road, Castlecrag. Lot 11 in DP 61
Number of dwellings	150
Meeting date	15/07/2025
Government area	Willoughby
Development CR	State Significant Development and concurrent Rezoning
Residential Zonation	Other

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# WHAT HAPPENS NOW?

- The SSD process is governed by the *Environmental Planning & Assessment Act 1979*
- All SSD projects require development consent from the Minister.
- Prior to determination, the project is subject to a comprehensive assessment, with extensive community participation and assessment co-ordinated by Department of Planning, Housing and Infrastructure.
- All SSD projects are determined on their merits, having regard to their economic, environmental and social impacts and the principles of ecologically sustainable development.

## State Significant Development Guidelines



March 2024

[dphi.nsw.gov.au](http://dphi.nsw.gov.au)

# WHAT HAPPENS NOW?

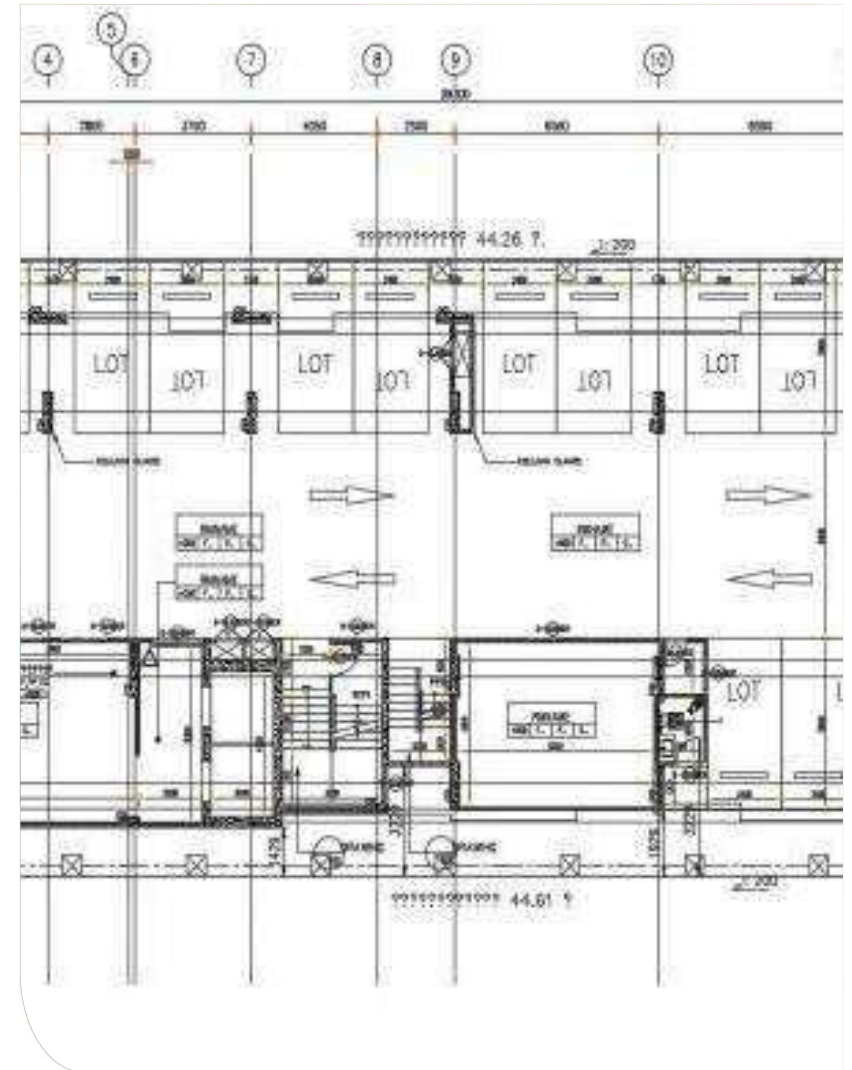
- If it wishes to proceed, Conquest will need to lodge a revised DA for the project. The DA must include an environmental impact statement (EIS) that addresses the environmental assessment requirements (SEARS) applicable to the project.
- The SEARS seek to ensure the level of assessment and community engagement that must be carried out during preparation of the EIS.
- SEARS are industry specific and require applicants to engage with council, community and government agencies during preparation of the EIS.





# WHAT HAPPENS NOW?

- As we understand, Conquest has not yet drafted a DA or plan. This will necessarily be highly detailed and comprehensive. It must be lodged within 9 months of SEARS being issued.
- Guidelines specify that applicants should encourage community participation at all steps of the process, start community engagement as soon as possible during development of the project and keep community informed about the progress, performance and compliance of the project.
- Conquest has not made a good start.



# WHAT HAPPENS NOW?

- DAs lodged must be exhibited for 28 days. Anyone can make a submission during the public exhibition period.
- If a Council objection, or 50 public objections, to a project are received, the Minister will be the consent authority for the project.
- Once the exhibition period has closed, the Department will publish all submissions on the major projects website and ask Conquest to respond to the issues raised. Conquest's response is also published.





# WHAT HAPPENS NOW?

- The Minister is required to consider all relevant issues raised in submissions before deciding on the DA and issue a public notice setting out how community views were considered during decision making. Time frame is 32 days.
- Within 3 months of a DA's determination, any person may commence proceedings in Land and Environment Court, seeking judicial review of the decision. A judicial review considers the legal validity of the decision, not the merits.
- If the Minister holds a public hearing (not required) prior to determining a DA, no appeal rights exist.



# THE WAY AHEAD

## First motion

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.

# THE WAY AHEAD

## Second motion

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.

# THE 100 ACTION GROUP

- If you wish to nominate, please add your name to the form at the entrance, assuming you have listed your name and contact details on the register when you arrived.
- CPA will contact all nominees to gather additional information.
- The CPA Committee will determine the size and composition of the Group once all nominations have been considered.
- The Group will appoint its Chair at its first meeting.



# THE FIGHT HAS JUST BEGUN!

- It's likely to be protracted and difficult, but they are not reasons to be negative.
- There's a formal process to be followed, so we need to stick to that.
- A united and combined approach is critical. Actions and messages fragmentation will only undermine efforts to achieve success. We're in this together, so we must act together.
- We'll be guided by experts who well understand what's involved. Ill informed commentary and responses can damage progress made.
- The battle starts tonight!

