

28 January 2026

Brendan Metcalfe
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy St Parramatta NSW 2150

Dear Brendan,

Chatswood Dive Site – Affordable Housing Proposal

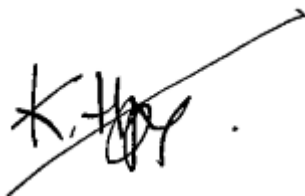
Landcom engaged Urbis to prepare the accompanying Economic and Feasibility Assessment for the Chatswood Dive Site. This study has been completed in accordance with the requirements for the planning proposal and provides a detailed assessment of the site's economic performance and capacity to support housing diversity and affordability outcomes.

The analysis confirms that the proposed Build-to-Rent (BTR) tower achieves an outcome equivalent to 13% affordable housing for the site. This reflects the significant affordability contribution inherent in the BTR model as a core component of the development.

Notwithstanding the results of the feasibility analysis that doesn't support providing additional affordable housing, Landcom remains committed to providing additional affordable housing beyond what is achieved through the BTR component. To support this commitment Landcom will deliver a further 5% affordable housing for a period of up to 15 years within the Built-to-Sell (BTS) portion of the site. This commitment reinforces our long-standing focus on delivering housing choice and improving affordability outcomes in well-located, high-demand centres such as Chatswood.

We trust the enclosed study and this submission assist in your assessment of the planning proposal.

Yours sincerely,



Kemal Hughes
Development Director