

GOVERNMENT ARCHITECT NEW SOUTH WALES

3/12/2025

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**Development: SSD-100360960 - 339 Mowbray Road, 569, 589, and 607 Pacific Highway, And 5-8 Bryson Street, Chatwood
Mixed-use residential development, with BTR and essential-worker affordable housing**

RE: GANSW endorsement – Alternative Design Excellence Strategy

Dear Callum

I am writing regarding the Alternative Design Excellence Strategy (ADES) submitted for the above development.

During the drafting of the ADES a consultation process has occurred including the Applicant's Consultants, GANSW, DPHI and the Willoughby Council.

The Strategy has been prepared in accordance with the published requirements and has selected the State Design Review Panel for the proposed development on the subject site.

This letter provides confirmation of GANSW's endorsement under delegation from the Minister for Planning, of the following ADES: *Landcom, State Significant Development: Housing Design Competition Exemption Pathway – Build to rent Development, 607 Pacific Highway, Chatswood, 3 December 2025, Revision 3*

The development will be subject to a full State Significant Development (SSD) assessment, where the consent authority will independently consider planning, environmental, heritage, the approach to affordable housing etcetera. Please note the State Design Review Panel informs and guides design outcomes but does not fetter the discretion of the consent authority in the formal assessment of the SSD.

Please note that any development bonus that may be available under relevant Environmental Planning Instruments for undertaking a competitive design process are forfeited when pursuing an alternative design excellence pathway.

If you'd like to discuss this matter further, please contact Sophie Canaris, Senior Design Advisor.

Sincerely,



Paulo Macchia FRAIA
Director Design Governance
GANSW

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