

The URBIS logo consists of the word "URBIS" in a bold, white, sans-serif font. To the right of the text is a white square frame that is open on the top and bottom sides, with the text positioned to its left.

URBIS

BRIDGING DESIGN EXCELLENCE STRATEGY

849, 853 and 859 Pacific
Highway and 2 and 8 Wilson
Street, Chatswood

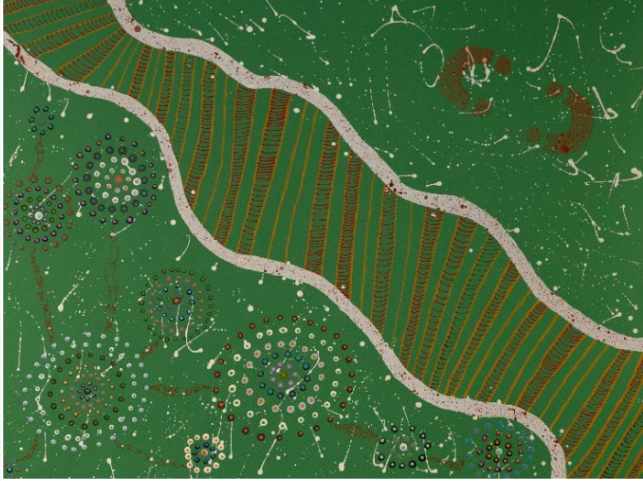
Prepared for

BB WILSON PROPERTY PTY LTD

24 September 2024

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Project Code	P0050207
Report Number	Draft V2



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

1.1. OVERVIEW

This Bridging Design Excellence Strategy (**the Strategy**) has been prepared by Urbis Pty (**Urbis**) on behalf of BB Wilson Property Pty Ltd (**Billbergia**) in relation to the proposed State Significant Development Application (**SSDA**) for a 36-storey mixed use development (**the proposal**) at 849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood (**the site**). This Strategy has been prepared in accordance with NSW Government Architect's *Design Competition Guidelines* (**the Guidelines**), dated September 2023.

The purpose of this “bridging” Strategy is to support the transition of a completed architectural design competition scheme to a revised mixed use infill affordable housing development. This Strategy outlines the ‘design integrity’ pathway for the revised infill housing affordable proposal to maintain ‘design excellence’ in accordance with the statutory planning provisions of the Willoughby Local Environmental Plan 2012 (**LEP**).

This Strategy sets out:

- the objectives of the Design Excellence Strategy;
- the location, context, and extent of the design excellence site;
- details of the design excellence competition that was undertaken;
- the proposed development being progressed as an SSDA utilising the affordable housing bonus provisions of the Housing SEPP; and
- details of how design integrity will be maintained throughout the SSDA process including:
 - defining a Design Integrity Pathway; and
 - a high-level comparison between the proposed development and the competition winning scheme.

The Strategy is accompanied by the following documentation:

- Design Competition Report (endorsed by the Jury, dated 16 October 2023) (**Appendix A**); and
- Design Integrity Report prepared by PBD Architects (**Appendix B**).

1.2. OBJECTIVES OF THE BRIDGING DESIGN EXCELLENCE STRATEGY

The objectives of this Strategy are to ensure that design integrity is maintained as the project ‘transitions’ from the competition winning scheme to the SSDA, through the construction phase to project completion.

Design integrity will be maintained by:

- retaining the winning design team (PBD Architects);
- retaining and reconvening the original competition Jury as the Design Integrity Panel (**DIP**); and
- obtaining DIP confirmation that the SSDA proposal maintains the potential to achieve design excellence.

Note. Nothing in this Strategy endorses a departure from the relevant planning controls, including any relevant State Environmental Planning Policies (SEPPs) and the LEP. Where there is any inconsistency between this Strategy and the relevant planning controls, the relevant planning controls prevail. Endorsement of this Strategy does not fetter the consent authority in the assessment of any future development application for the subject site.

1.3. SITE DESCRIPTION

The site comprises 849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood. (refer **Figure 1**). The legal property description of the site comprises:

- Lot 1 Deposited Plan (**DP**) 1189541 (8 Wilson Street (Lot 1 O'Brien Street))
- SP 52947 (2 Wilson Street)
- SP 1496 (849 Pacific Highway)
- SP 60178 (853 Pacific Highway)
- SP 10110 (859 Pacific Highway)
- SP2 land fronting Pacific Highway

Figure 1 Aerial Photo



Source: Urbis GIS, 2024

The surrounding development context is summarised as follows:

- **North:** Directly north of the site is Wilson Street, that connects to Pacific Highway and extends over the railway line. Opposite the site is 871- 877 Pacific Highway, for which development consent has been obtained for a new 27-storey mixed use building (DA-2022/161). This is currently under construction.
- **South:** Directly south of the site is O'Brien Street, a cul-de-sac road. Further south is 11 Railway Street – a 24 storey mixed use residential development.
- **East:** The site has an eastern boundary to the T1 North Shore and Western Line, T9 Northern Line, and Metro North-West Line. Further east is medium density housing extending through the CBD.
- **West:** Directly west of the site lies the Pacific Highway. Further west is medium density housing.

The site is located within the suburb of Chatswood in the Willoughby Local Government Area (**LGA**). Chatswood is located 6km north of the Sydney CBD within Sydney's Lower North Shore. The site is in proximity and highly accessible to the commercial centres of North Sydney and Macquarie Park.

The site is located at the north-western extent of the Chatswood CBD within convenient walking distance of local amenities, facilities, and services. The area is well advanced in its transition from an older style commercial precinct into a thriving mixed-use area characterised by commercial and residential land uses.

The site is some 550m from Chatswood train and the new Metro station. Chatswood Train Station is on the T1 North Shore, Northern, and West Line and connects to major centres such as North Sydney, Parramatta, and Sydney CBD. The Metro station provides services to Macquarie Park, Epping, and Sydney CBD.

1.4. CHATSWOOD CBD PLANNING AND URBAN DESIGN STRATEGY 2036

In September 2020, Willoughby City Council adopted the Chatswood CBD Planning and Urban Design Strategy 2036 (**Chatswood CBD Strategy**). The CBD Strategy establishes a strong strategic planning framework to guide future private and public development over the next 20 years. It aims to provide capacity for future growth, achieve exceptional design, and create a distinctive, resilient, and vibrant CBD.

The proposal has been designed in accordance with key urban design objectives and built form controls of the Chatswood CBD Strategy, including street setbacks, tower podium setbacks, and building separation.

1.5. STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The NSW Government has recognised the need to build more homes for the State's growing population, boosting housing supply and improving affordability.

Under the National Housing Accord, NSW is tasked with delivering approximately 376,000 new well-located dwellings, including approximately 15,800 social and affordable dwellings by 2029.

In November 2023, the NSW Department of Planning, Housing and Infrastructure (**DPHI**) released a policy initiative to incentivise and support the delivery of affordable housing under the State Environmental Planning Policy (Housing) 2021 (**Housing SEPP**).

The infill affordable housing provisions under the Housing SEPP enable developers to obtain an uplift of up to 30% FSR and building height when 15% of the total proposed GFA is provided as affordable housing for a period of 15 years. The infill affordable housing provisions outline specific site-based and land use criteria which must be satisfied in order to trigger the application and eligibility of the bonus FSR and building height provisions. The subject site and proposed development are eligible for the affordable housing bonus uplift.

Under the State Environmental Planning Policy (Planning Systems) 2021, if the residential component of the development has an Estimated Development Cost (**EDC**) of more than \$75 million, a State Significant Development Application (**SSDA**) is required to be lodged with the DPHI. The subject development has a CIV of more than \$75 million for the residential component and therefore an SSDA is being prepared.

2. DESIGN COMPETITION

At the outset of the project, extensive consultation occurred between the proponent, GANSW, and Willoughby City Council to develop the Design Excellence Strategy (**Strategy**) and Design Competition Brief (**Brief**) to inform the original design excellence competition. Feedback and detailed comments were incorporated into the Strategy and Brief, which were then endorsed by Council on 26 June 2023 and issued to all competition participants.

The competition was undertaken as a single stage competition, with three (3) invited architectural firms. The competition was required in accordance with the LEP and the GANSW's *Design Excellence Guidelines*.

The following architectural firms participated in the competition:

- GroupGSA
- Koichi Takada Architects
- PBD Architects

The competition was managed by Yvonne Kanti (Senior Associate) from GYDE Consulting and overseen by an observer from Willoughby City Council (Wil Robertson, Urban Design Specialist).

The Jury comprised five (5) members:

- Chair (GANSW endorsed): Matthew Bennett
- Proponent nominated Juror: Robert Nation
- Proponent nominated Juror: Kim Crestani
- Council nominated Juror: Laura Harding
- Council nominated Juror: Digby Hall

Technical advisors were appointed to provide technical assistance to competition participants and the Jury.

The timeline of the competition and the key milestones are provided in the table below.

Table 1 Competition Timeline

Date	Milestone
26 June 2023	Commencement and issue of the Competition Brief.
27 June 2023	Competitors briefing session.
17 July 2023	Mid-point review (held with all competitors at Gyde offices to answer any queries).
1 August 2023	Jury Briefing Session.
4 August 2023	Final electronic submission lodgement.
7 August 2023	Final hard copy submission lodgement.
7 August – 11 August 2023	Review of final submissions by proponent's technical advisors.
11 August 2023	Final submissions and technical briefing notes from structural, transport, wind, and heritage distributed to Jury.
11 August 2023	Gyde, Council, and the Jury notified by the proponent that the flood technical briefing notes would not be provided for any of the final competitor submissions.

Date	Milestone
14 August 2023	Town planning, QS, acoustic and services technical notes distributed to Jury.
14 August 2023	Lodgement of Competitor presentation material.
15 August 2023	Revised transport and town planning technical reports distributed to Jury.
17 August 2023	Arborist technical report distributed to Jury.
21 August 2023	Presentation Date At Gyde offices, presentations were given in the following order, as determined by the competitor preference: ▪ Koichi Takada Architects ▪ PBD Architects ▪ GroupGSA
21 August 2023	Jury decision to extend the competition after unanimously agreeing the potential for Design Excellence has yet to be achieved by all three (3) final submissions. Jury selection of PBD Architects and GroupGSA to undertake further design development based on the relative merits of their strategies.
25 August 2023	Jury letters to PBD Architects and Group GSA confirming 'Further Submission' requirements involving design revision and refinement.
6 September 2023	Mid-point proponent review of further submissions (PBD Architects and GroupGSA).
18 September 2023	Submission lodgement of further submissions (final design packages to Gyde).
19 September 2023	PBD and GroupGSA final design packages distributed to QS, wind, services, structural, and town planning technical advisors for review.
22 September 2023	PBD and GroupGSA final design packages distributed to the Jury for review.
22 September 2023	Town planning, services, structural, and wind technical briefing notes issued to Jury.
26 September 2023	Verbal Notification to Competitors of the competition outcome.
6 October 2023	Issue letter to PBD Architects confirming the winning Competitor's Scheme as the preferred scheme and specification of items requiring design refinement.
11 October 2023	Competition Jury Report prepared by Gyde and distributed to all Jury members for endorsement.
16 October 2023	Completion of Jury Endorsed Report Endorsed Competition Jury Report distributed to Competitors, Council, Jury and Proponent.

The selection process was based on the design submissions supplied by the competition participants, the technical planning, cost and services briefing notes on each scheme, and presentations given to the Jury.

The competition participants presented their schemes to the Jury on 21 August 2023. The Jury deliberated and agreed that two of the three schemes be shortlisted (PBD and GroupGSA), with a requirement to address certain design matters. The revised schemes were presented to the Jury on 26 September 2023.

Following a thorough assessment of the shortlisted schemes, the Jury concluded that one submission had the greatest potential to achieve design excellence and was recommended as the preferred design of the competition. The preferred scheme was that presented by PBD Architects.

A copy of the Competition Report endorsed by the Jury is provided at **Appendix A**.

Section 4.1 provides a comparison between the winning scheme and the proposed SSDA scheme.

3. SSDA PROPOSAL

The project comprises a new SSDA which will seek development consent for the construction and operation of a mixed-use tower. The key components of the proposed development are listed in **Table 2** below.

Table 2 Project Details

Descriptor	Project Details
Project Area	4,294 sqm (excluding the parcel of land zoned SP2 Infrastructure)
Project Description	The SSDA project is described as follows: ▪ Bulk excavation to a depth of approximately RL88.2 to accommodate six (6) levels of basement. ▪ Construction of a 36-storey mixed-use tower (with a maximum height of 119.9m) comprising: ○ Retail uses at ground level ○ A child care centre ○ 308 x apartments (including affordable housing) ○ 24 x live / work studios ○ Storage areas and services ○ Communal open spaces.
Gross Floor Area	Total 33,493 sqm, comprising: ▪ 4,380 sqm – commercial (non-residential) GFA ▪ 29,113 sqm – residential GFA (including affordable housing)
Building Height	119.91 (within 36 storeys)
Apartment Mix	308 x residential apartments (mix of one-, two-, three-, and four-bedroom units)
Affordable Housing Provision	5,879 sqm affordable housing (mix of one-, two-, and three-bedroom units)
Live / Work Units	24 x live / work units (residential studio + commercial space)
Communal Open Space	1,074 sqm communal open space
Soft Landscaped Area	1,872 sqm landscaped area
Deep soil zone	306.1 sqm (7% of site area)
Basement and Car Parking	413 x car parking spaces (across 6 levels of basement)
Bicycle parking spaces	157 x bicycle parking spaces
Motorcycle parking spaces	12 x motorcycle parking spaces
Estimated Development Cost	Greater than \$75,000,000 (excluding GST)

4. DESIGN INTEGRITY

4.1. COMPETITION WINNING SCHEME

Of the three schemes presented, the scheme prepared by PBD Architects was determined by the Jury to be the most convincing response to the contextual fit, planning, design, and commercial objectives of the Brief.

The scheme comprised four storeys of basement parking inclusive of waste and plant rooms, loading docks, and back-of-house areas. The four-storey podium comprised 2 x retail show rooms and 20 x live / work studios on each of the first two floors, a childcare centre and outdoor play area, and 14 x live / work studios and an outdoor communal area on Level 03. The two modulated 24-storey residential towers (Levels 04-27) comprised 14 x live / work studios, 39 x one-bedroom units, 93 x two-bedroom units, 93 x three-bedroom units, 1 x four-bedroom unit, and 1 x five-bedroom unit.

The proposal aligned with Council's strategic vision established in CBD Strategy. It created a vibrant mixed-use development with active pedestrian interfaces, retail premises at the lower podium levels, commercial and childcare uses at mid podium levels, and high amenity residential accommodation in the towers above.

Table 3 provides a numeric comparison between the competition winning scheme and the proposed SSDA.

Table 3 Numeric Overview of the Proposal

Descriptor	Winning Competition Scheme	Proposed SSDA Development
Yield	251 x residential units 3,829.4 sqm commercial GFA	308 x residential units 4,380 sqm commercial GFA
Building Height	92.31 metres	119.91 metres * * A Clause 4.6 Request will be submitted to vary the maximum building height control (90 metres) under LEP Clause 4.3.
Floor Space Ratio	6:1	Total 7.8:1
Gross Floor Area	Total: 25,764 sqm, comprising: 4,380 sqm non-residential 21,384 sqm residential	Total: 33,493 sqm, comprising: 4,380 sqm non-residential * 29,113 sqm residential * A Clause 4.6 Request will be submitted to vary the non-residential floor space control (17%) under LEP Clause 6.25.
Storeys	28 storeys	36 storeys
Basement Levels	Four-storey (+ mezzanine) basement	Six-storey basement
Car Parking	169 x car parking spaces 157 x bicycle parking spaces 12 x motorcycle parking spaces	413 x car parking spaces 157 x bicycle spaces 12 x motorcycle space
Communal Open Space	1,074 sqm private communal open space	1,074 sqm private communal open space
Deep Soil	359 sqm	306.1 sqm

The below photomontage (**Figure 2**) demonstrates how the design intent and design excellence will be maintained in the SSDA scheme, notwithstanding the additional 30% height and FSR uplift.

Understanding that the scheme would be refined and improved as it develops, the Jury identified elements that contributed to its success and elements that were to be reconsidered to achieve design excellence. These refinements are detailed in the Design Integrity Report prepared by PBD Architects (at **Appendix B**).

Figure 2 Design Excellence Scheme and SSDA Scheme



Picture 1 Competition Scheme

Source: PBD Architects



Picture 2 SSDA Affordable Housing Scheme

Source: PBD Architects

4.2. BRIDGING DESIGN INTEGRITY PROCESS

4.2.1. Design Integrity Panel

The Jury who will form the Design Integrity Panel (**DIP**) are to comprise three (3) of the following members:

- Chair (GANSW endorsed): Matthew Bennett
- Proponent nominated Juror: Robert Nation
- Proponent nominated Juror: Kim Crestani
- Council nominated Juror: Laura Harding
- Council nominated Juror: Digby Hall

All panel members have extensive experience in architecture, urban design, landscaping, planning, and development.

Technical advisors may be called upon on an 'as needed' basis, as occurred on the original DIP process.

4.2.2. Design Integrity Pathway

To ensure design continuity and excellence of the competition winning design is maintained throughout the development process, the following Design Integrity Pathway is proposed which steps out the various stages of the SSDA process where 'design excellence' is confirmed.

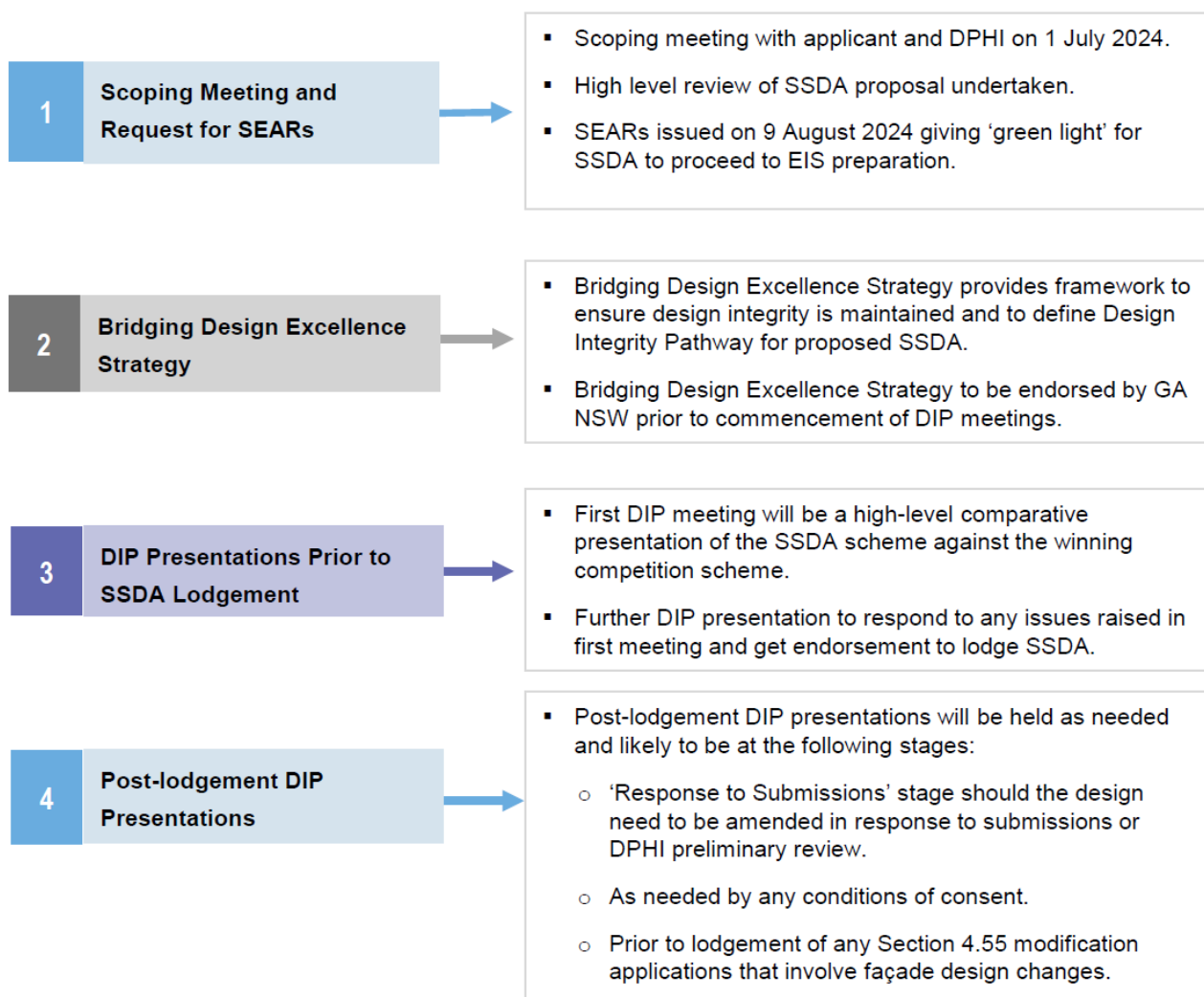
The panel will be required to review the proposal to ensure the key design excellence attributes identified in the final Competition Report (endorsed by the Jury) are retained or improved upon through development of the design and that areas noted as requiring further design refinement are appropriately addressed.

4.2.3. Design Integrity Process – Operational Aspects

The following operational parameters will apply to the proposed Design Integrity Process:

- The DIP is reconvened by the applicant with assistance from the competition manager.
- The presentation material will be circulated to the DIP and attendees at least five (5) working days prior to the DIP meeting.
- Prior to the first meeting, the DIP is to review and sign a 'term of reference'.
- Presentation material should provide a clear 'compare and contrast' between the proposed scheme and the developed scheme. Any additional height or floorspace should be clearly annotated on all drawings.
- Each meeting of the DIP will be documented in a Design Integrity Report. The Report will include a statement confirming that the design retains or improves upon the design excellence qualities exhibited in the competition winning submission and retains the potential to achieve design excellence.
- The Design Integrity Report will make specific reference to advice and recommendations from the competition report and earlier DIP sessions.
- The Design Integrity Report will specify if further DIP sessions are recommended.
- Design Integrity Reports will be prepared by the competition manager and endorsed by the DIP.
- Each Design Integrity Report will be submitted to the consent authority as part of the SSDA.
- Invited observers to DIP sessions will be DPHI assessments staff, Council representatives, and GANSW.

Figure 3 Design Integrity Pathway



Source: Urbis

4.2.4. Engagement of Winning Design Team

To ensure design continuity and excellence, PBD Architects is to be maintained as lead design consultant throughout the development process, which includes:

- Prepare an SSDA, transitioning the Regional DA;
- Coordinate with the architectural design with the appointed landscape architect (LandFX);
- Prepare the design drawings for a Construction Certificate;
- Prepare the design drawings for the tender documentation;
- Maintain continuity during the construction phases through to the completion of the project;
- Provide any documentation required by the consent authority verifying the design intent has been achieved at completion;
- Attend all meetings that pertain to design issues with the community, authorities, and stakeholders; and
- The design team may work in association with other architectural practices but is to retain a leadership role over design decisions.

4.2.5. Exemption Request

Following the DIP's advice to certify (in writing) that the proposal maintains the potential to achieve 'design excellence', the applicant may submit a formal exemption request to GANSW clearly explaining the relevant circumstances of the request. Following internal review and consultation with Council, GANSW will advise the applicant in writing whether a new competitive design process is not required, and if not, how the design review panel will be conducted. GANSW will ensure this process occurs in a timely and manner.

The exemption request is to be made in accordance with Clause 6.23(8) of the LEP which provides:

(8) Subclause (6)(b) does not apply if –

- (a) the consent authority certifies in writing that a competitive design process is not required, and*
- (b) a design review panel reviews the development, and*
- (c) the consent authority takes into account the findings of the design review panel.*

In accordance with Clause 6.23(8), it is anticipated that the DIP will be satisfied that design excellence can be maintained as the project 'transitions' from the competition winning scheme to the new SSDA scheme and that a new competitive design process is not required.

DISCLAIMER

This report is dated 24 September 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of BB WILSON PROPERTY PTY LTD (**Instructing Party**) for the purpose of State Significant Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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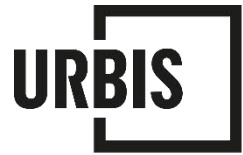
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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

DESIGN COMPETITION REPORT



APPENDIX B

DESIGN INTEGRITY PANEL REPORT

GOVERNMENT ARCHITECT NEW SOUTH WALES

01 October, 2024

Rob Battersby
Associate Director
Urbis
rbattersby@Urbis.com.au

CC:
Wil Robertson
Urban Design Specialist
Willoughby City Council
wil.robertson@willoughby.nsw.gov.au

**PROJECT: 849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood
Mixed use and Residential Development
Infill Affordable Housing**

RE: Bridging Design Excellence Strategy - GANSW endorsement

Dear Rob,

I am writing regarding the Bridging Design Excellence Strategy submitted for the above project. Throughout the development of the Strategy, we note that a consultation process has occurred including the Competition Managers, GANSW, DPHI and Willoughby City Council. We further confirm that comments from all stakeholders have been considered in developing the final endorsed Strategy.

Please accept this letter as confirmation of GANSW endorsement of the Design Excellence Strategy, version nominated below:

- 241001_BDES_Chatswood Grand Residences.pdf

Please note the endorsement of this Strategy does not fetter the consent authority in the assessment of any future development application.

We look forward to progressing the competitive design process with the project team in consultation with DPHI and Council. Feel free to contact me if you would like to discuss this further (guy.pinkerton@dpie.nsw.gov.au).

Sincerely,



Guy Pinkerton
A/Principal Design Advisor
GANSW

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