



New South Wales

State Environmental Planning Policy (Planning Systems) Amendment (Alternative Design Excellence Pathway) 2025

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

State Environmental Planning Policy (Planning Systems) Amendment (Alternative Design Excellence Pathway) 2025

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Environmental Planning and Assessment Act 1979

1 Name of policy

This policy is *State Environmental Planning Policy (Planning Systems) Amendment (Alternative Design Excellence Pathway) 2025*.

2 Commencement

This policy commences on the day on which it is published on the NSW legislation website.

3 Repeal of policy

This policy is repealed at the beginning of the day following the day on which this policy commences.

Schedule 1 Amendment of State Environmental Planning Policy (Planning Systems) 2021

[1] **Part 2.2, Division 1, heading**
Insert before section 2.6—

Division 1 General

[2] **Part 2.2, Division 2**
Insert after section 2.12—

Division 2 Alternative design excellence pathway

Subdivision 2.1 Preliminary

2.12A Definitions

In this division—
ADE pathway means an alternative design excellence pathway.
residential SSD means State significant development that is—
(a) development for the purposes of residential accommodation, or
(b) a mixed use development that includes development for the purposes of residential accommodation.

2.12B Application of division

- (1) This division applies to residential SSD.
- (2) This division is repealed on 30 November 2027.

2.12C Relationship with other environmental planning instruments

This division prevails over another environmental planning instrument, whether made before or after this section, to the extent of an inconsistency.

Subdivision 2.2 ADE pathway for residential SSD

2.12D Application of subdivision

This subdivision applies to residential SSD that is required to hold a competitive design process or an architectural design competition under a provision of an environmental planning instrument specified in the table to this section.

Column 1	Column 2
<i>Bayside Local Environmental Plan 2021</i>	Clause 6.10(5)
<i>Canada Bay Local Environmental Plan 2013</i>	Clauses 6.14(5) and 7.2(4)
<i>Newcastle Local Environmental Plan 2012</i>	Clause 7.5(4)
<i>Parramatta Local Environmental Plan 2023</i>	Clauses 6.13(5), 7.14(2), 7.33(2)(a) and 9.3(5)
<i>Penrith Local Environmental Plan 2010</i>	Clause 8.4(3)
<i>Randwick Local Environmental Plan 2012</i>	Clause 6.21(5)

Column 1	Column 2
<i>Ryde Local Environmental Plan 2014</i>	Clause 6.13(5)
<i>State Environmental Planning Policy (Precincts—Central River City) 2021</i>	Appendix 4, section 30(3)
<i>State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021</i>	Appendix 5, section 19(3)
<i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i>	Section 4.32(2)(a)
<i>Strathfield Local Environmental Plan 2012</i>	Clause 6.7(5)
<i>Sydney Local Environmental Plan 2012</i>	Clause 6.21D
<i>Sydney Local Environmental Plan (Green Square Town Centre) 2013</i>	Clause 6.9(5)
<i>Sydney Local Environmental Plan (Green Square Town Centre—Stage 2) 2013</i>	Clause 6.9(5)
<i>The Hills Local Environmental Plan 2019</i>	Clauses 8.6(5)(b) and 9.5(5)(b)
<i>Tweed City Centre Local Environmental Plan 2012</i>	Clause 6.10(4)
<i>Waverley Local Environmental Plan 2012</i>	Clause 6.10(3)
<i>Willoughby Local Environmental Plan 2012</i>	Clause 6.23(6)(b)

2.12E ADE pathway for certain State significant development

- (1) Despite any requirement to hold a competitive design process or architectural design competition in relation to residential SSD to which this subdivision applies, development consent may be granted to residential SSD if—
 - (a) the applicant has made an application to the Government Architect NSW for an ADE pathway, and
 - (b) the Government Architect NSW has approved the application, and
 - (c) a design review panel nominated in the application has reviewed the design of the development, and
 - (d) the consent authority has considered the advice of the design review panel.
- (2) An application under subsection (1)(a) for an ADE pathway must be prepared in accordance with the requirements set out in the *State Significant Development: Housing Design Competition Exemption Pathway Advisory Note* published by the Department in November 2025.
- (3) In this section—

design review panel means a panel of at least 3 persons—

 - (a) nominated by the applicant and approved by the Government Architect NSW, or
 - (b) established by the consent authority.

Subdivision 2.3 Other

2.12F Design competition process not required for certain residential SSD in Sydney

- (1) This section applies to land to which *Sydney Local Environmental Plan 2005* applies.

- (2) Despite *Sydney Local Environmental Plan 2005*, subclause 26(4), where a development plan is in force for a site that is residential SSD, the consent authority is not required to consider whether the design of the new or altered building is the result of a competitive process.