# How this project will be decided

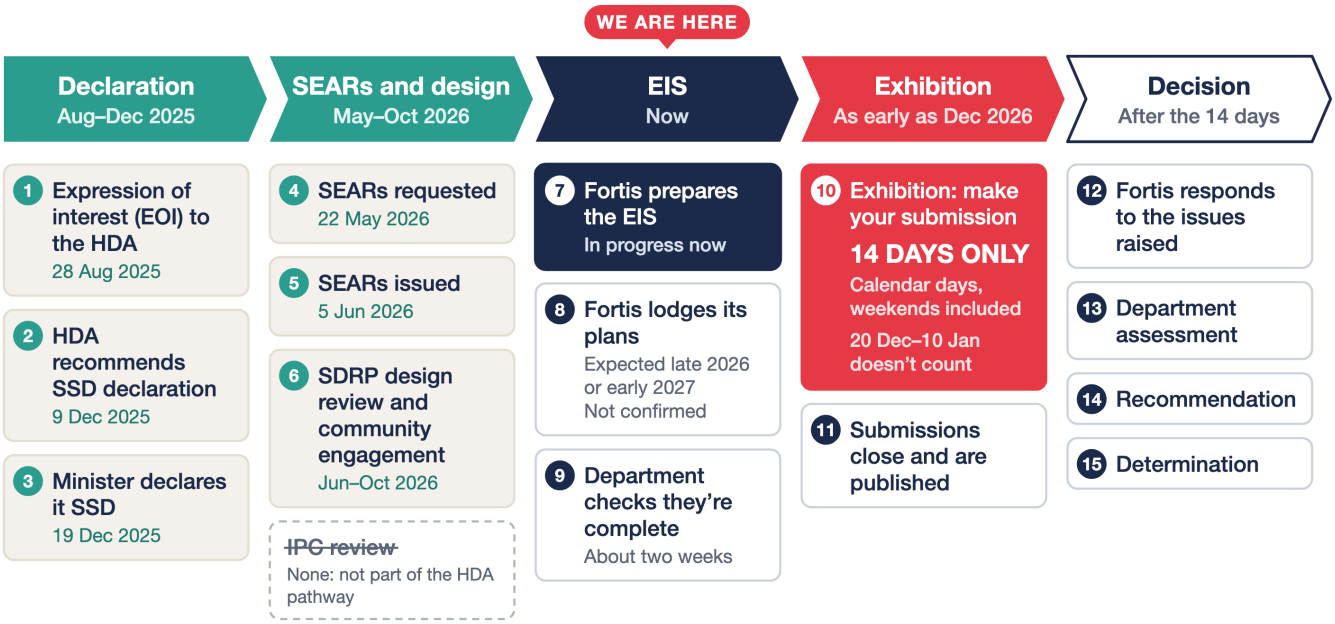
**The process and the language** · 122–128 Hewlett Street, Bronte · SSD-124072740

Fortis's plans will be assessed and decided by the NSW Government, not Waverley Council. This sheet shows each step, where we are now, and what the words mean.

**Your say comes in one window: the 14-day exhibition.**

Scan to prepare your submission

## 1 The process, step by step




## 2 How it works, phase by phase

**Declaration**
Done

Fortis put an expression of interest to the HDA in August 2025. The HDA recommended that the project be declared State significant, and the Minister declared it on 19 December 2025. From then on, the NSW Government assesses and decides it, not Waverley Council.

**SEARs and design**
Done

At Fortis's request, the Department issued the SEARs on 5 June 2026: what the EIS must cover. One says the proposed height and floor space ratio *"should be reconsidered"*, and another asks Fortis to address *"the potential precedent"*. The State Design Review Panel has reviewed the design, and the EIS must show how its feedback was used. Fortis has also run its own community engagement, which it must report on in the EIS.

**EIS**
Now

Fortis is preparing the EIS and its specialist reports. It is expected to lodge late this year or early next, but no date is confirmed. The Department then checks the plans are complete, which takes about two weeks.

**Exhibition**
Your say

The plans, with the rezoning they ask for, go on public exhibition on the NSW Planning Portal for **14 calendar days, weekends included**, which could start as early as December. Anyone can make a submission. 20 December to 10 January doesn't count, so the clock stops and restarts. Late submissions are at the Department's discretion, so don't count on one.

**Decision**
After the 14 days

Fortis answers the issues raised, and the Department can ask for changes. If the plans change, the Department decides whether to exhibit them again. The Department then assesses the application and makes a recommendation. The decision is made by the Minister for Planning, or a delegate: to approve, usually with conditions, or to refuse. The reasons must say how submissions were taken into account.

Over the page: your say in the 14 days, and what the words mean

## 3 Your say: the exhibition

The Department must consider every issue raised in submissions *"regardless of who the submitter is or the number of submissions received"*, and its reasons must say how submissions were taken into account. **Each unique submission is counted. A copied one adds nothing new.**

After the exhibition closes, the Department publishes every submission and asks Fortis to prepare a report responding to the issues raised. An issue you raise has to be answered. **Everything after the decision builds on what's on the record in the 14 days.**

**Prepare your submission now.** The guide, with questions to answer from where you live, is at **brontecommunityassociation.org.au/prepare**. **This week:** on the project page, click **"Notify me"**, so the Department emails you when the exhibition opens.

## 4 The language

### WHO'S WHO

**Fortis**
The developer, and the applicant for this project.

**HDA** · Housing Delivery Authority
NSW Government body that fast-tracks major housing projects. It recommends which proposals the Minister should declare State significant.

**Minister for Planning**
The consent authority for this project: the Minister, or a delegate, makes the final decision.

**DPHI** · Department of Planning, Housing and Infrastructure
The NSW Government department that assesses State significant applications, including this one. It checks the plans, runs the exhibition, assesses the application and makes a recommendation.

**SDRP** · State Design Review Panel
Independent design experts, convened by the NSW Government Architect, who review major projects. They have reviewed this design, and the EIS must show how their feedback was used.

**Waverley Council**
Our local council. It can make its own submission, but it does not decide this project.

**IPC** · Independent Planning Commission
Independent body that decides some major projects. It has no role in this one.

**NSWLEC** · NSW Land and Environment Court
The specialist court for planning and environment cases in NSW.

### PLANNING RULES AND MEASURES

**LEP** · Local Environmental Plan
Waverley's planning rules: what can be built where, and how high. This site's height limit today is 9.5 m.

**Rezoning**
A change to a site's planning rules. These plans ask for the limits to be raised. The rezoning is assessed with the application, and its details are exhibited at the same time.

**FSR** · Floor Space Ratio
Total floor area divided by the site area: a measure of a building's bulk. The higher the ratio, the more floor space on the same block.

### THE DOCUMENTS

**EOI** · Expression of Interest
The developer's initial proposal for the site, put to the HDA in August 2025, asking for the project to be declared State significant.

**SEARs** · Secretary's Environmental Assessment Requirements
The list of matters the developer's EIS must address, issued by the Planning Secretary. Issued for this project on 5 June 2026, and published on the project page.

**EIS** · Environmental Impact Statement
The developer's report on the project's impacts, with its drawings and specialist reports, put on public exhibition for comment.

**SSDA** · State Significant Development Application
The formal application lodged for an SSD project, with its EIS. This one is SSD-124072740.

**Response to submissions**
Fortis's report answering the issues raised in submissions.

### THE PROCESS

**SSD** · State Significant Development
A project assessed and decided by the State Government rather than the local council.

**Exhibition**
The period when the plans are public and anyone can make a submission. Here, 14 calendar days, weekends included. 20 December to 10 January doesn't count.

**Submission**
Your written comments on the plans, lodged during the exhibition. An email to the Department is not a submission. Your suburb and submission are published, and your name too unless you choose to withhold it.

**NSW Planning Portal**
The NSW Government website where the plans are published and submissions are lodged. You need a free account.

**Determination**
The final decision: approve, usually with conditions, or refuse.