

Our ref: SSD 61400212

Mr Andrew Mills

Chair

Office of the Independent Planning Commission NSW

Suite 15.02, Level 15

135 King Street

Sydney NSW 2000

25 February 2026

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**Subject:** Referral for Determination

Dear Mr Mills,

The Department has completed its assessment of the Crows Nest OSD Site B State significant development application (SSD-61400212).

In accordance with section 2.7(1)(a) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this application as Council made a submission by way of an objection.

Based on its assessment, the Department considers the project is approvable, subject to the recommended conditions of consent.

I have attached a copy of the Department's assessment report, recommended instrument of consent and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/crows-nest-osd-site-b>

Please contact Anthony Witherdin, Director Key Sites and TOD Assessments, on [REDACTED], if you would like to arrange a briefing or require any additional information.

Yours sincerely,



Ben Lusher

**Executive Director**

**Housing and Key Sites Assessments**