

Department of Planning, Housing and Infrastructure

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Artificial Intelligence Solutions Panel Supplier List

October 2024



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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1 Supplier guidance document

1.1 Panel background

In response to the National Housing Accord, the department is working towards improving local council assessment timeframes and streamlining assessments to enable faster delivery of housing supply.

As part of this initiative, the department has established a panel of suppliers of Artificial Intelligence (AI) solutions – the AI Solutions Panel – to enable councils to engage in innovative ways to enhance the local development application (DA) process and improve assessment timeframes. All NSW councils have access to solutions from the AI Solutions Panel.

The selection of solutions within the AI Solutions Panel will specifically target priority use cases (refer Section 1.3) and user archetypes, which were codesigned with councils through identification of key pain points in existing processes, to prioritise the highest impact on outcomes for both applicants and council staff.

This approach aims to enable efficient selection of innovative technologies for councils, addressing real-world challenges and optimising services to benefit local communities by focusing on practical solutions that address key pain points in existing processes.

1.2 Purpose of document

To guide councils through the selection of suppliers providing innovative technologies who have been approved under the AI Solution Panel.

1.3 Priority use cases

The following use cases have been identified as priorities by local government following a discovery phase.

Pathways and requirements finder

How might councils help prospective applicants identify site specific development requirements (for complying development and/or development applications), so that they can expedite their development process?

Material self-assessment health check

How might councils help applicants conduct a self-assessment before lodgement of their development application, so that that they can address any potential barriers or gaps in their documentation?

Risk-based triage

How might council staff quickly identify non-compliant elements within a submission (for development applications and/or complying development), so that the triage process is efficient and improves the council’s productivity?

Site-specific documentation support

How might council provide guidance on site specific development application documentation, so that the relevance and quality of documents improves, and the pre-lodgement process is more efficient?

1.4 Summary of suppliers and solutions

This table provides a list of the AI Solutions Panel suppliers and the solutions they provide.

Name of supplier	Use case(s)	Name of solution	Date joined panel	Panel membership expiry
ADAPTOVATE Consulting Pty Ltd	<ul style="list-style-type: none"> • Pathways and requirements finder • Material self-assessment health check 	DAISY	9 April 2024	9 April 2026
Archistar Pty Ltd	<ul style="list-style-type: none"> • Pathways and requirements finder 	Archistar Platform	9 April 2024	9 April 2026
PropCode Trading Pty Ltd	<ul style="list-style-type: none"> • Pathways and requirements finder • Risk-based triage 	PropCode CDC	9 April 2024	9 April 2026
Siena Planning Pty Ltd	<ul style="list-style-type: none"> • Site specific documentation support 	MyLot	17 October 2024	9 April 2026

Table 1: Summary of AI Solutions Panel suppliers and solutions

1.5 Access to supplier information

Council buyers can request access to supplier responses to the AI Solutions Panel Request for Proposal procurement by emailing ai.nsw@planning.nsw.gov.au.

2 Adaptovate DAISY

2.1 Supplier summary

Company Legal Name	ADAPTOVATE Consulting Pty Ltd
Company Trading Name	ADAPTOVATE Consulting Pty Ltd
ABN/ACN	43 629 861 294 / 629 861 294
Address	Simpson House, Level 5, 249 Pitt Street, Sydney, NSW 2000
Contact Person	David Gumley
Position	Managing Director, Growth
Phone No.	0474 721 851
Email	david.gumley@adaptovate.com

Table 2: ADAPTOVATE Consulting Pty Ltd supplier details

2.2 Relevant use case(s)

Pathways and requirements finder

How might councils help prospective applicants identify site specific development requirements (for complying development and/or development applications), so that they can expedite their development process?

Material self-assessment health check

How might councils help applicants conduct a self-assessment before lodgement of their development application, so that that they can address any potential barriers or gaps in their documentation?

2.3 Solution summary

DAISY, the Development Application Intelligence System, harnesses Natural Language Processing (NLP) to offer a configurable solution aiding both development applicants and council planners. Operating as an AI Software as a Service (SaaS) platform, DAISY functions akin to a council specialist, guiding applicants through the development application process.

To ensure precise responses, DAISY relies on high-quality, relevant data, enhancing document metadata through proprietary tools. By combining pertinent legislation with site-specific details, DAISY delivers personalised guidance to applicants. It continually retrieves various digital data types, including structured, unstructured, and visual, from existing systems, ensuring up-to-date information.

Through integration with council systems, DAISY utilises both AI and Generative AI to furnish explicit site-targeted information and next steps. Applicants can securely upload submissions to a designated space tied to their council account or a specifically created secure area, allowing for pre-evaluation for completeness.

DAISY streamlines the process for first-time applicants, enabling them to generate and submit comprehensive documentation correctly the first time. Operating in any browser-based environment, DAISY keeps data within New South Wales borders, complementing existing council digital systems. It is largely ready for use, necessitating only configuration of resources on Microsoft Azure located in Australia.

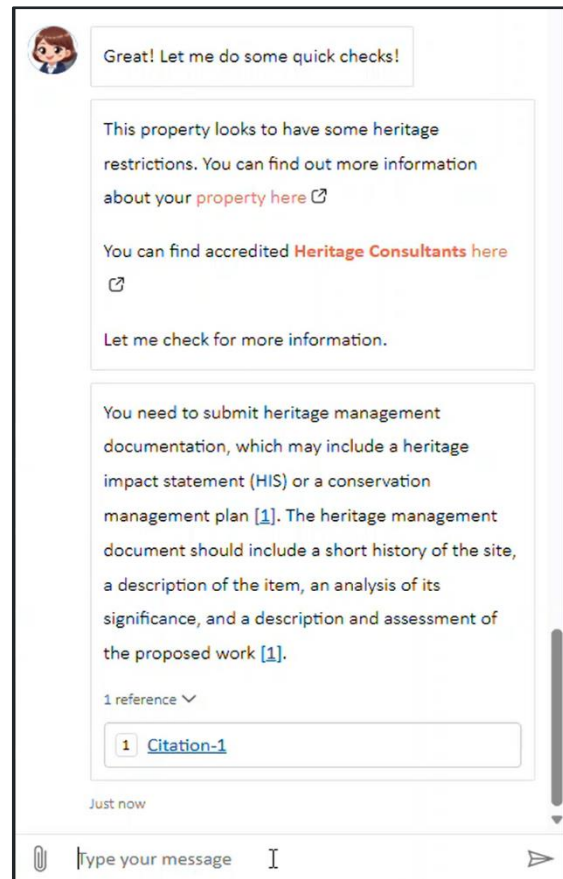


Figure 1: DAISY – pathways and requirements finder example

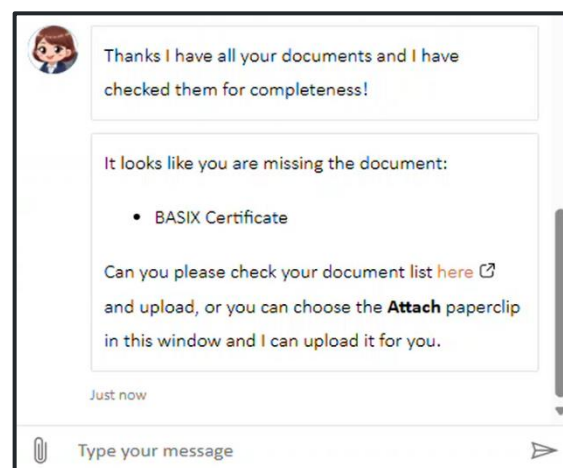


Figure 2: DAISY – material self-assessment health check example

3 Archistar Platform

3.1 Supplier summary

Company Legal Name	Archistar Pty Ltd
Company Trading Name	Archistar Pty Ltd
ABN/ACN	62 143 137 115
Address	Mezzanine, Levels 1-3, 388 George St, Sydney NSW 2000
Contact Person	Richard Crnek
Position	Head of Sales – Australia
Phone No.	0416 229 224
Email	richardc@archistar.ai

Table 3: Archistar Pty Ltd details

3.2 Relevant use case(s)

Pathways and requirements finder

How might councils help prospective applicants identify site specific development requirements (for complying development and/or development applications), so that they can expedite their development process?

3.3 Solution summary

The foundation of the Archistar platform is a unique solution that combines GIS mapping with digitised planning/building codes to correctly identify which rules or criteria apply to specific parcels of land. The system can accept any GIS layer that the cities use and standardise and only display the relevant rules by building types allowed.

The rules engine is unique and allows rules to be displayed conditionally according to building type and property characteristics, allowing the use of formulas and conditional statements to handle the most complex planning, and building codes.

This platform has been used to ingest digital rules globally with clients in Australia, United States, Canada, United Kingdom, Saudi Arabia, UAE and New Zealand.

4 PropCode CDC

4.1 Supplier summary

Company Legal Name	PropCode Trading Pty Ltd
Company Trading Name	PropCode
ABN/ACN	93 664 294 160
Address	Level 1, 608-614 Harris St, Ultimo NSW 2007
Contact Person	Will Sullivan
Position	CEO
Phone No.	0415 351 735
Email	will@propcode.com.au

Table 4: PropCode Trading Pty Ltd supplier details

4.2 Relevant use case(s)

Pathways and requirements finder

How might councils help prospective applicants identify site specific development requirements (for complying development and/or development applications), so that they can expedite their development process?

Risk-based triage

How might council staff quickly identify non-compliant elements within a submission (for development applications and/or complying development), so that the triage process is efficient and improves the council's productivity?

4.3 Solution summary

Complying development potential

32 Holden Street, Maroubra NSW 2035

Share CDC guide Download report

Based on the lot size, width, and other relevant conditions, PropCode has determined these development types as allowed under CDC.

Housing type	Dwelling count	Max total GFA	Max bldg height
✓ Secondary dwelling where not within principal dwelling	1	322.3m ²	8.5m
✓ Dwelling house (Housing Code) including attached and semi-detached dwellings	1	335.0m ²	8.5m
✓ Dual occupancy (attached) where no part of a dwelling is above another dwelling	2	461.1m ²	8.5m
Minimum subdivision size: 275 m ²			
✓ Dual occupancy (attached) where part or all of a dwelling is above another dwelling	2	311.1m ²	8.5m
✓ Group home	1	See LEP	8.5m
✓ Housing Alterations Code minor alterations only		See LEP	See LEP

Figure 3: PropCode CDC

PropCode CDC is an easy-to-use analysis tool that provides an instant, detailed, and traceable eligibility check of a property against the NSW CDC Codes for residential development. PropCode CDC is implemented as a web-based tool with a simple and intuitive user interface, requiring no special installation. PropCode CDC was launched to the public over a year ago and has been extensively used and carefully maintained.

The product takes in a property address; gathers current property and planning data for the property; assesses CDC site eligibility rules; and provides outputs per Code and building type. No other user info needs to be supplied beyond the property address. Results are calculated almost instantly with extensive transparency in the analysis results.

PropCode CDC's web interface can optionally include a virtual assistant to help answer deeper questions about the property's CDC analysis results and relevant rules.

With PropCode CDC, a council could better assist applicants and conserve resources by:

- Supporting duty planners to answer resident enquiries about CDC rules and approvals
- Confirming in pre-DA conversations whether CDC is an eligible and potentially preferable pathway
- Conducting screening checks to reject ineligible projects before or upon CDC submission to council certifiers.

5 Siena Planning MyLot

5.1 Supplier summary

Company Legal Name	Siena Planning Pty Ltd
Company Trading Name	MyLot
ABN/ACN	99 658 324 988 / 658 324 988
Address	20 Dickinson Ave, Croydon, NSW 2132
Contact Person	Timothy Golsby-Smith
Position	CEO
Phone No.	0416 133 123
Email	tim@mylot.ai

Table 5: Siena Planning Pty Ltd supplier details

5.2 Relevant use case(s)

Site specific documentation support

How might council provide guidance on site specific development application documentation, so that the relevance and quality of documents improves, and the pre-lodgement process is more efficient?

5.3 Solution summary

MyLot is a generative AI planning assistant co-designed by local government to reduce planning assessment times through a more efficient and personal enquiry approach.

MyLot includes two interfaces. One for the applicant exploring what they can and can't do on a lot, and the other for council staff to monitor how people are using MyLot and to review its outputs.

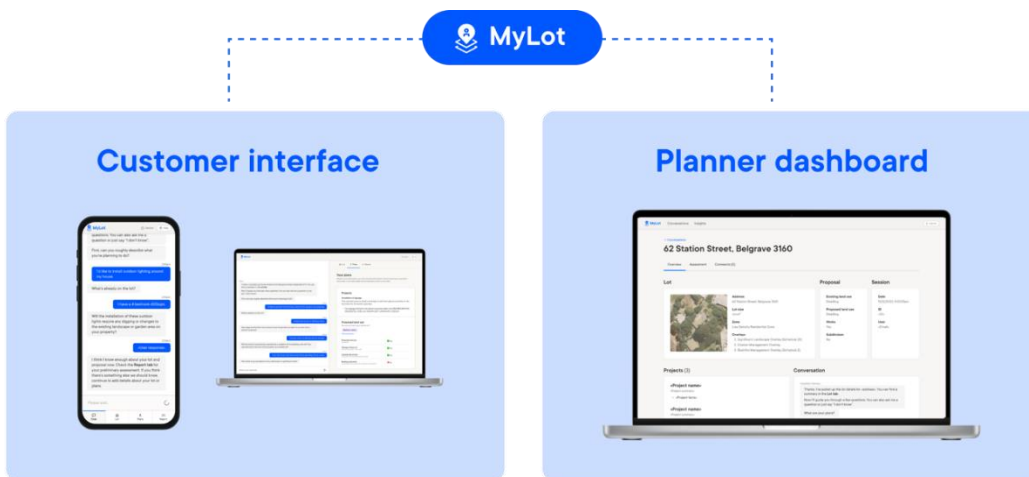


Figure 4: MyLot interface

There are three steps:

1. Customer inputs project address to find site-specific controls and details.
2. A guided voice or text conversation helps users articulate their project and translates this into planning terms.
3. Generation of a detailed, project-and-site-specific report outlining the required assessment pathway and a checklist of lodgement materials.

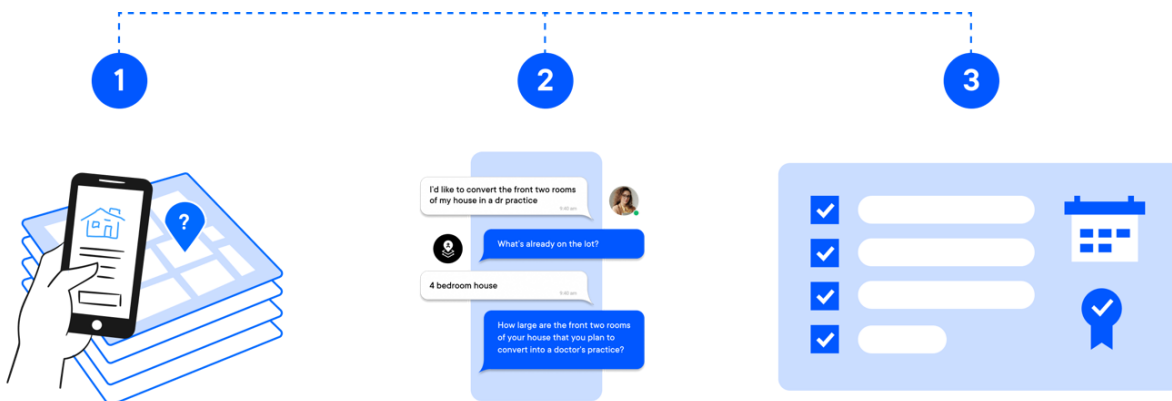


Figure 5: MyLot steps

Critically, users have the flexibility to seek clarifications during the conversation, share results with a third-party and use the reference number to continue the conversation with Council. Council staff have access to a secure dashboard which records all interactions, allowing review of the results, and enabling any required actions to be undertaken by council staff.

Unlike solutions relying on complex implementation and maintenance of codified 'rules,' MyLot leverages a proprietary implementation of large language models, integrated with mapping and legislative databases. This approach ensures up-to-date accuracy with minimal effort from Council whilst also minimising the setup and maintenance required.