



Pre-Development Application

Date Submitted: 01/12/2025

Project Name: 410-432 and 147-183 Oxford Street, Bondi Junction
Case ID: PDA-99314972

Proponent Details

Project Owner Info

Title	Mr
First Name	Juey
Last name	Thanyakittikul
Role/Position	Development Director
Phone	0468527874
Email	juey.thanyakittikul@aptresidential.au
Address	Level 16, 56 Pitt Street
	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Apt Hold Trust 4
ABN	73986210437

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Adam	Coburn
Phone	Email	Role/Position
0286678668	info@mecone.com.au	Associate Director

Address

Level 12, 179 Elizabeth St
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	410-432 and 147-183 Oxford Street, Bondi Junction
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD160,000,000.00
Indicative Operation Jobs	150
Indicative Construction Jobs	320
Number of Occupants	1,042
Number of Dwellings	1,042
Gross Floor Area (GFA) sqm	83,534
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	101

Description of the Development/Infrastructure

The development will provide approximately 1,042 high-quality build-to-rent apartments, including 10% of the GFA allocated as affordable housing distributed across all three buildings, together with associated retail and commercial floor space.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Oxford Street Mall, Bondi Junction
Site Address (Street number and name)	147-183 Oxford Street, 410-432 Oxford Street, Bondi Junction
Site Co-ordinates - Latitude	-33.891876220703125
Site Co-ordinates - Longitude	151.248

Local Government Area

Local Government	District Name	Region Name	Primary Region
Waverley	Eastern City District	Sydney	

Lot and DP

Lot and DP
B/DP434650, Lot 1 DP211777, Lot 422 DP1031931, Lot 1 DP1238821, Lot 423 DP1031931, Lot 2 DP591104, Lot 1 DP90427, Lot B DP106202, Lot 10 DP594333, Lot 11 DP594333, Lot 2 DP915373, Lot 7 Section M DP145, Lot 8 Section M DP145, Lot 139 DP900317, Lot A DP436427, Lot B DP436427, Lot A DP447033, Lot A DP108442, Lot B DP108442, Lot C DP108442, Lot D DP108442, Lot A DP445735, Lot B DP445735

Site Area

What is the total site area for your development?

Site Area sqm

6,697

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

Whilst the proposed height and FSR exceed the current controls permitted under the Waverley LEP (WLEP), the SSD Declaration Order includes a concurrent rezoning to amend mapped height and FSR controls under Clause 4.3 Height of buildings and Clause 4.4 Floor space ratio of WLEP. The rezoning also includes a solar access protenctions under Clause 6.7 of the LEP

HDA EOI Number

269946

Are you proposing to rezone any land as part of your application?

Yes

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E2 Commercial Centre

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- (Housing) 2021 - Apartment Design Guide (ADG). A detailed ADG assessment will be provided as part of the EIS
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Housing) 2021
- Waverley Local Environmental Plan 2012

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

Yes

Describe the nature of variation.

The proposal seeks to amend the Waverley Local Environmental Plan 2012 (WLEP 2012) to increase the maximum permissible building height (HOB), floor space ratio (FSR), and introduce new sun access protection controls for parts of the site. Noting that the proposed Build-to-rent is permitted under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), this use is not proposed to be made permissible under WLEP 2012.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

Yes

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?^{*}

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?^{*}

Yes

A licence under the [Pipelines Act 1967](#)?^{*}

No

Attachments

File Name	Attachment A - Masterplan Concept
File Name	Scoping Report - Oxford and Spring Street Bondi Junction
File Name	Site Map