

Our ref: Build to Rent at 410-414, 416-418 and 420 Oxford Street, Bondi Junction (SSD-100907461)

Mr Juey Thanyakittikul
Development Director
The Trustee for Apt Hold Trust 5
Level 16, 56 Pitt Street
Sydney NSW 2000

24 June 2026

Subject: Planning Secretary's Environmental Assessment Requirements - Project Specific

Dear Mr Thanyakittikul

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for your project, Build to Rent at 410-414, 416-418 and 420 Oxford Street, Bondi Junction (SSD-100907461).

The SEARs have been prepared in consultation with relevant public authorities, based on the information you have provided. A copy of the advice from the public authorities is attached for your information.

The Planning Secretary may amend the SEARs to ensure the environmental assessment addresses all relevant matters and aligns with current assessment practice.

Expiry of SEARs

The SEARs are valid for nine (9) months from the date of issue. If you require an extension, please contact the Department prior to the expiry date.

Concurrent Rezoning Proposal

You have indicated in your application that a concurrent rezoning proposal will be submitted to the Department for assessment. The Department has enclosed the requirements for the preparation of the rezoning proposal.

Additional assessment requirements

The department has identified assessment requirements additional to those attached. These requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project.

Building Height

- The indicative building height as outlined in the Scoping Report should be reviewed to more closely align with the EOI declaration. Consider the existing and likely future strategic context of the surrounding and immediate locality.

Economic Feasibility Assessment

- Consider the impacts of the proposed commercial floor space on the existing and likely future commercial precinct.

Social Impact Assessment

- As part of the *Social Impact* requirements, a Social Impact assessment of the proposed development is to be undertaken and submitted with the Environmental Impact Statement.

Preparing your Environmental Impact Statement (EIS)

Your EIS must be prepared having regard to the Department's *State Significant Development Guidelines* – including the *Preparing an Environmental Impact Statement Guideline*. All relevant guides for State significant projects that are referenced in the SEARs are available at:

<https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>.

You are also required to consult with the Department and relevant agencies during the preparation of your EIS, in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*. For more information, please visit the [Prepare EIS page](#) on the NSW planning portal. Agency contact details can be found at:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

Before submission, a Registered Environmental Assessment Practitioner (REAP) must declare that your EIS meets the required standards for completeness, accuracy, quality and clarity, as outlined in Division 5 of Part 8 of the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation). A pro forma declaration can be found in [Appendix B of the *Preparing an Environmental Impact Statement Guideline*](#).

Biodiversity Development Assessment Report

Any development application that is required to be submitted with a Biodiversity Development Assessment Report must use the template available at: <https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template>.

Lodging your development application

To ensure your application is ready for lodgement, please complete the following steps at least **two weeks** in advance:

- **Submit the Payer Detail Form** to the email address provided on the form. This allows sufficient time for fee determination and payment arrangements to be finalised. The form is available at: <https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development/ssd-process/prepare-eis>

- **Contact our team** to confirm that all lodgement requirements have been met, including whether hard copies, electronic copies, or both will be required for the public exhibition of the EIS.

Upon submission of your application and EIS, the Department will review it for completeness under Part 8 of the EP&A Regulation. At this time, you will also be advised of the applicable DA fee for your project.

Please note that your DA is not taken to be lodged until the DA fee has been paid.

Matters of National Environmental Significance

Any development likely to have a significant impact on matters of National Environmental Significance will require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to approvals required under NSW legislation.

It is your responsibility to contact the Australian Government Department of Climate Change, Energy, the Environment and Water to determine if you need approval under the EPBC Act (<https://www.dcceew.gov.au/> or 6274 1111).

If you have any questions, please contact Bonnie Hale on 02 82751998 or via email at bonnie.hale@dphi.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "K T" followed by a horizontal line.

Keiran Thomas

Director Housing Delivery Assessments

as delegate for the Planning Secretary