

Our ref: Mixed-use development Pitt St / Macquarie Pl (SSD-110430488)

Mr Rustom Kudinar-Kwee
Director
Suite 3, Level 2
2 Rowe Street
Eastwood New South Wales 2122

8 May 2026

Subject: Planning Secretary's Environmental Assessment Requirements

Dear Mr Kudinar-Kwee

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for your project, Mixed-use development Pitt St / Macquarie Pl (SSD-110430488).

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.

Additional assessment requirements

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

1. The Department has concerns with the proposed 20-storey tower in the context of the surrounding built form. Further discussion with the Department prior to lodgement is recommended. It must be demonstrated how other height scenarios were explored to inform the proposed development.
2. The rezoning report, environmental impact statement, design report and accompanying technical documents and plans must have regard to PP/2026/001 (Mortdale Master Plan Implementation – Planning Proposal). Consider as part of this:
 - Matter (2) from Georges River Council response to SEARs dated 2 April 2026.
 - The development's relationship with the envisaged 4-storey street wall along Pitt Street.
 - Opportunities to widen footpaths along The Strand frontage.

- The relationship between the proposed porte-cochere, water feature, memorial elements and other structures which encroach the site boundaries and the opportunities for broader public domain upgrades along Macquarie Place.

Note: The masterplan envisages a 2.1m footpath along the north-western boundary.

- Rezoning the site to be entirely E1.
3. The rezoning report must address Georges River Council's reasons for not supporting PP/2020/001.
 4. The environmental impact statement and staging plan should:
 - Demonstrate that a significant portion of the proposed residential yield will be delivered within the first stage.
 - Explain how the Mortdale RSL will continue to operate between stages, as proposed.
 5. Prepare a services and infrastructure report which satisfies the requirements of section 6.9 of the Georges River LEP (2021).
 6. The environmental impact statement must demonstrate that the unit mix has been informed through current and future market demand analysis, with particular regard to the Georges River LGA.
 7. Address comments raised by Georges River Council (**appendix A**) and external agencies (**appendix B**)

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.

Expiry of SEARs

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

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 (DA)

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 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 application fee for your project.

Information needed to determine the application fee

Your application must include an Estimated Development Cost (EDC) Report that supports the estimated development cost and aligns with the information in your DA form. The Department will review the report for completeness in accordance with the EP&A Regulation and relevant Planning Circular.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your report includes a breakdown of estimated costs for any other component of 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 Lachlan Hutton on (02) 8289 6814 or via email at lachlan.hutton@dpie.nsw.gov.au.

Yours sincerely,

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

Keiran Thomas

Director Housing Delivery Assessments

as delegate for the Planning Secretary