



8 April 2026

Mr. Anwar Yazbek
Senior Project Manager
TQMDC
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek, NSW 2205

Dear Anwar

DESIGN EXCELLENCE STATEMENT
105 Forest Road & 1A Hill Street, Hurstville

This Design Excellence Statement supports the development application for the proposed mixed-use project at 105 Forest Road and 1A Hill Street, Hurstville, demonstrating compliance with relevant standards.

This statement addresses Clause 6.10 (Design Excellence) of the Georges River LEP and demonstrates that the proposal meets a high standard of architectural, urban design, and environmental performance consistent with:

- The objectives of Clause 6.10
- The Hurstville City Centre Urban Design Strategy (HCCUDS), June 2018
- The strategic intent for intensification within the Hurstville City Centre

This statement should be read together with the architectural drawings and supporting technical documentation submitted with the SHDA application.

Design Approach and Method

- The proposal has been developed through an integrated, design-led process where:
- Built form has been tested against HCCUDS Built Form Strategy Principles, page 98.
- Building envelopes have been iteratively refined to reduce impacts on the public domain.
- Solar access and environmental performance have guided architectural decisions.
- Clear and measurable performance metrics support design outcomes.

This method demonstrates that design excellence is evidenced by results, not by broad assertions.

Assessment Against Clause 6.10

(i) Architectural Quality and Built Form Integration

The proposal establishes a clearly legible podium-and-recessed tower composition consistent with the HCCUDS.

Key outcomes are:

- Maintain the existing street wall as approved to reinforce the integrated High Street character. Keep active street frontages along Forest Road and Hill Street.
- The proposed additional floors strengthen the corner as an urban market for the eastern gateway. The curved façade responds to the corner, making it one of the most recognisable buildings within the Hurstville City Centre.
- The placement of the additional floors across the site follows the topography and aligns with proposals for the eastern boundary.
- The existing public open spaces continue to receive solar access and remain unaffected.
- Minimises overshadowing of nearby residential buildings, as shown in DA 5.01 - 5.05, where the extra shadow from the new floors mainly falls on the train line, Railway Parade, and the residential areas to the south. Notably, this additional shading ensures that the southern residential proposals maintain acceptable levels of solar access due to the Gnomon effect.

The built form is not derived through simple vertical repetition. Instead, it incorporates:

- Redistribution of the built form towards the Forest Road and Hill Street intersection, as well as the southern end of Hill Street near the railway line.
- Further Vertical façade modulation
- Material differentiation between podium and tower elements

The proposal demonstrates a high level of architectural quality and integrated design resolution.

(ii) Public Domain and Streetscape Quality

The development delivers a significant enhancement to the Forest Road public domain through:

- 882.9m² of retail and commercial floor space activating the frontage
- High levels of glazing transparency to the street for the Forest Road and Hill Street
- Continuous awning coverage for pedestrian protection
- Legible entries

Servicing and waste facilities are screened and located along Hill Street, acting as secondary frontages to reduce impacts on Forest Road, the primary street frontage.

The built form has been configured to:

- Ensure solar access to key pedestrian zones by positioning the additional floors near the Forest Road Hill Street intersection and the southern end of Hill Street close to the railway line.
- Avoid excessive overshadowing of public areas
- Enhance Forest Road as the main retail strip corridor by providing retail

The proposal leads to a clear and measurable enhancement of the public domain.

(iii) Contextual Response and Streetscape Integration

The proposal responds directly to the desired character of the eastern Gateway:

- Alignment with adjacent parapet heights
- Reinforcement of the street wall control

Streetscape elevations in the architectural set demonstrate a consistent connection to the surrounding development while enhancing the urban character.

The proposal is contextually appropriate and reinforces the intended built form framework.

(iv) Bulk, Scale and Modulation

The perceived bulk of the development is mitigated through:

- Defining a 4-storey podium height in part to Forest Road and Hill Street.
- Upper-level setbacks on Forest Road and Hill Street corners effectively recess the built form to emphasise the corner.
- Where the upper floors are not stepped back, the architectural feature is a three-storey-high picture frame, as modelled and illustrated in the images from the sun, to create a “necktie” which demarcates the street wall from the floors above.
- Façade articulation through recessed balconies and vertical elements, along with horizontal picture frames, reduces building bulk and aligns with design excellence criteria.

Together, these architectural features shape and define the building facades, helping to reduce the perceived bulk.

Vertical articulation and recessed balconies break up the visual mass, ensuring the building appears proportionate to the street width.

Importantly, the building bulk is strategically placed at the northwest corner and the southern part of the site, rather than being evenly extruded, to minimise impacts on surrounding areas.

Bulk and scale are appropriately managed and consistent with design excellence.

(v) Environmental Performance (Clause 6.10 Context)

Environmental performance is embedded within the architectural design, including:

- Approximately 77,5% of apartments receive 2 hours of winter sunlight.
- Approximately 68.5% of dwellings receive cross-ventilation.

Solar modelling has informed built form configuration to ensure:

- Acceptable solar access to the public domain, as the additional solar access mainly falls on the railway corridor and the existing residential areas further south

- Consequently, there are no unreasonable overshadowing impacts

Environmental performance is integrated and demonstrably achieved.

(vi) Land Use and Activation

The proposal delivers:

- 187 residential apartments
- 882.9m² of retail/commercial space

This supports the strategic growth of the Hurstville City Centre and enhances its role as a metropolitan hub.

The land use mix is appropriate and strategically aligned.

(vii) Landscape and Public Domain Integration

- Landscape design contributes to mitigating the urban heat island effect through landscaped roof terraces on levels 2, 5, 7, 10 and 20.
- Use of awnings and street trees enhances pedestrian amenities, as shown in the architectural and landscape drawings.

Podium and rooftop planning, along with street-level planting, are integrated with the built form to provide shading and improve the amenity of the communal open space.

Landscape outcomes support both amenity and environmental performance.

(viii) Access, Safety and CPTED

The development incorporates:

- Clearly defined and accessible entry points
- Passive surveillance of all street frontages, as apartments up to three storeys and above overlook the street
- Safe and legible circulation

The proposal meets high standards of safety and accessibility.

(ix) Servicing and Waste Integration

Servicing is:

- Situated away from main pedestrian zones
- Fully enclosed
- Seamlessly incorporated into the building design

Servicing does not detract from the public domain.

(x) Residential Amenity

The proposal achieves a high level of residential amenity through:

- Strong solar access outcomes, with 77.5% of the apartments receiving 2 hours or more of sunlight. solar access
- Cross-ventilation was achieved in 68.5% of apartments up to 9 storeys.
- Functional and efficient layouts with minimised internal circulation within the proposed apartments.
- Proposed room sizes are consistent with the ADG Design Criteria.
- Equitable access to all communal open spaces via elevators.

Residential amenity is of a high standard.

(xi) Sustainability and Long-Term Performance

The development incorporates:

- Ceiling fans
- Energy-efficient systems
- Water-efficient fixtures
- Provision for photovoltaic infrastructure

Material selection prioritises durability and long-term performance.

The proposal demonstrates strong sustainability outcomes.

(xii–xv) Remaining Criteria

The proposal further demonstrates:

- Adaptability and durability of built form
- Positive contribution to the skyline
- A considered and iterative design process has been utilised to arrive at the proposed massing
- Public benefit through housing delivery and urban activation

Overall Design Excellence Outcome

The proposal has been developed through a process that:

- Links built from decisions directly to urban design outcomes and the HCCUDS, June 2018
- Avoids reliance on unsupported or generic assertions

Having regard to Clause 6.10 of the Georges River LEP and the HCCUDS, the proposed development:

- Achieves a high standard of architectural design
- Enhances the public domain and streetscape

- Demonstrates appropriate scale, bulk and environmental performance
- Delivers a strategically appropriate mixed-use outcome

The proposal exhibits design excellence and should be approved.

Sincerely

ae design partnership pty ltd



Rohan Dickson
Director