



## Pre-Development Application

Date Submitted: 21/05/2025

Project Name: 1A Hill Street and 105 Forest Road, Hurstville  
Case ID: PDA-83709210

### Proponent Details

#### Project Owner Info

Title	Mr
First Name	Carlo
Last name	Giulio
Role/Position	Director
Phone	0421285782
Email	carlo@principleplanning.com.au
Address	174 EBLEY STREET BONDI JUNCTION , 2022 , AUS

#### Company Info

Are you applying as a company/business?  
Yes

Company Name	PRINCIPLE PLANNING AND URBAN DESIGN SOLUTIONS PTY LTD
ABN	18685876386

#### Primary Contact Info

Are you the primary contact?  
Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Carlo	Giulio
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0421285782	carlo@principleplanning.com.au	Director

#### Address

174  
EBLEY STREET  
BONDI JUNCTION,  
New South Wales  
2022  
AUS

### Development Details

#### Engagement with the Department

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

#### Project Info

Project Name	1A Hill Street and 105 Forest Road, Hurstville
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD97,350,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	150
Number of Occupants	354
Number of Dwellings	177
Gross Floor Area (GFA) sqm	14,853
% of In-fill Affordable Housing	11
Number of In-fill Affordable Dwellings	20

#### Description of the Development/Infrastructure

Shop top housing development with a total of approximately 177 dwellings. Approximately 245 car parking spaces in 4 basement level. Approximately 901.1sqm commercial/retail area. Approximately 20 levels.

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Hill Street and Forest Road, Hursville
Site Address (Street number and name)	1A Hill Street & 105 Forest Road, Hursville
Site Co-ordinates - Latitude	-33.96750008239565
Site Co-ordinates - Longitude	151.109

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Georges River	South District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot A and B in Deposit Plan 421265

### Site Area

What is the total site area for your development?

Site Area sqm

2,634

## 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?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

### Section under selected Schedule

Section 26A - In-fill Affordable Housing

### Permissibility of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

The subject site is zoned MU1, the proposal is shop-top housing development, which is permissible in the zone.

### Biodiversity Development Assessment Report Waiver Request

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

Yes

### Attachments

File Name BDAR WAIVER REQUEST\_hill and forest Rd

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

## Statutory Context 2

### Legislation and EPIs

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

Georges River LEP 2021. Housing SEPP 2021. Sustainable Buildings SEPP 2022. Planning Systems SEPP 2021. Transport and Infrastructure SEPP 2021.

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

Development Consent 12/DA-132. MOD2017/0026. MOD2017/0033. MOD2021/0067.

Would the project vary any development standard?

Yes

Describe the nature of variation.

Vary height of building standard and FSR standard.

## 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

No

## 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](#)?\*

Yes

## 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 Site and Regional Aerial Views