

Our ref: Mixed Use Development 1A Hill Street & 105 Forest Road, Hurstville (SSD-84552728)

Mr Mark Taouk

Director

FOREST ROAD HOLDINGS PTY LTD

Level 10, 6 Mount Olympus Boulevard

Wolli Creek New South Wales 2205

20 May 2026

Subject: Request for Additional Information

Dear Mr Taouk

I refer to the assessment of the Mixed Use Development 1A Hill Street & 105 Forest Road, Hurstville (SSD-84552728). After careful consideration, the Department is requesting that you provide additional information. You are requested to submit additional information that effectively addresses the issues identified below:

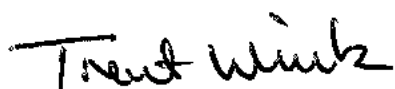
1. Concurrent rezoning report – submit an amended concurrent rezoning report which addresses Clause 4.4B of the *Georges River Local Environmental Plan 2021* including justification for the proposed development not complying with this clause.
2. Building Height- submit revised architectural plans demonstrating that the height of the proposed development does not breach the Sydney Obstacle Limitation Surface (OLS).
3. Design quality/privacy - submit additional analysis to the ADG separation distances with respect to separation of balconies and windows between buildings. The analysis must clearly demonstrate where ADG guidance is not achieved and where privacy mitigation elements are proposed these are to be clearly shown on plans including elevations and example perspectives are to be provided.
4. Waste Management – submit written confirmation of the waste collection vehicle used by Georges River Council for this type of development, including dimensions of the vehicle.

You are requested to provide the information, or notification that the information will not be provided, to the department by Tuesday 9 June 2026. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Ethan Whiteman on 0249042725 or via email at ethan.whiteman@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "Trent Wink".

Manager, HDA Assessments