

28 July 2026

Mr Ethan Whiteman
Planning Officer
NSW Department of Planning, Housing & Infrastructure
ethan.whiteman@dpie.nsw.gov.au

Dear Ethan,

**RE: DEMONSTRATION OF DESIGN EXCELLENCE
1A HILL ST & 105 FOREST ROAD, HURSTVILLE | SSD-84552728**

Reference is made to the NSW Department of Planning, Housing & Infrastructure's (DPHI) request for additional information and imagery for the purpose of confirming the proposal's design excellence.

Following discussions with DPHI in relation to the above topic, various amendments were made to the proposal to enhance its design excellence. We were of the view that the scheme as submitted already achieved design excellence. Given the site is already the subject of a Development Consent (2012/0132), works in relation to that consent had already consent, and the SSDA was an 'amending' application of the existing consent, our view is that further expectations in relation to design excellence were unnecessary.

Despite the above, we have considered DPHI's comments and made minor amendments to further enhance design excellence. These amendments and additional information include:

- Extending the copper 'fin' to the upper levels of the podium/street wall for additional articulation and visual interest.
- Extending darker colours at the lower levels of the podium so as to 'ground' the building further.
- Replace some glazed balustrades for balconies at the lower end of the corner feature with solid balustrades so as to 'ground' the building further.
- Make allowances for street trees along both frontages of the site.
- Amend specifications for some concrete panels such that they include deeper joints, thereby increasing shadow lines and creating further visual interest.
- Preparation of numerous perspective images which pictorially demonstrate the proposal's design and consistency with the surrounding context. These images are attached to this correspondence separately.
- Allowances for public art along sections of the ground floor which do not include glazing.

In light of these amendments, we are of the opinion that the proposal achieves design excellence for the following reasons:

- The overall built form is suitable in light of its location within Hurstville, which is a major suburban centre. It is particularly suitable given the site is within a precinct formed by Hill St, Forest Rd, Jack Brabham Drive and the T4 railway line which has undergone substantial redevelopment recently. In effect, the proposal will 'complete' the precinct as it is the last remaining development site within the precinct.
- Effective articulation and visual interest is achieved by emphasising massing at the corner of the site. This also emphasises the proposal's verticality and offsetting horizontal scale. Focusing mass within this corner inevitably places most dwellings within this area. Such dwellings subsequently have access to views, increased separation and ventilation.
- Adopting an appropriate street wall height which integrates effectively with a similar street wall at 103-124 Forest Road. Not only does this achieve integration with adjoining built form, but it achieves effective definition of the adjoining public domain.
- Adoption of suitable variation of colours, materials and finishes throughout the envelope. Such materials, colours and finishes achieve effective visual interest but will also enable sustainable ongoing building management.
- Maximising a continuous footpath by consolidating utility spaces (services, driveways etc...) as much as possible).



Figure 1: Perspective image highlighting proposal and its integration with broader precinct (Source: Involve Studios)

- Maximising glazing at ground level to achieve vitality and street level activation.
- Maximising street facing balconies to achieve activation of the public space.
- Substantial quantity of communal open space throughout various locations within the proposal.



Figure 2: Perspective image demonstrating proposal's integration with existing street wall and definition of public domain (Source: Ivolve Studios)

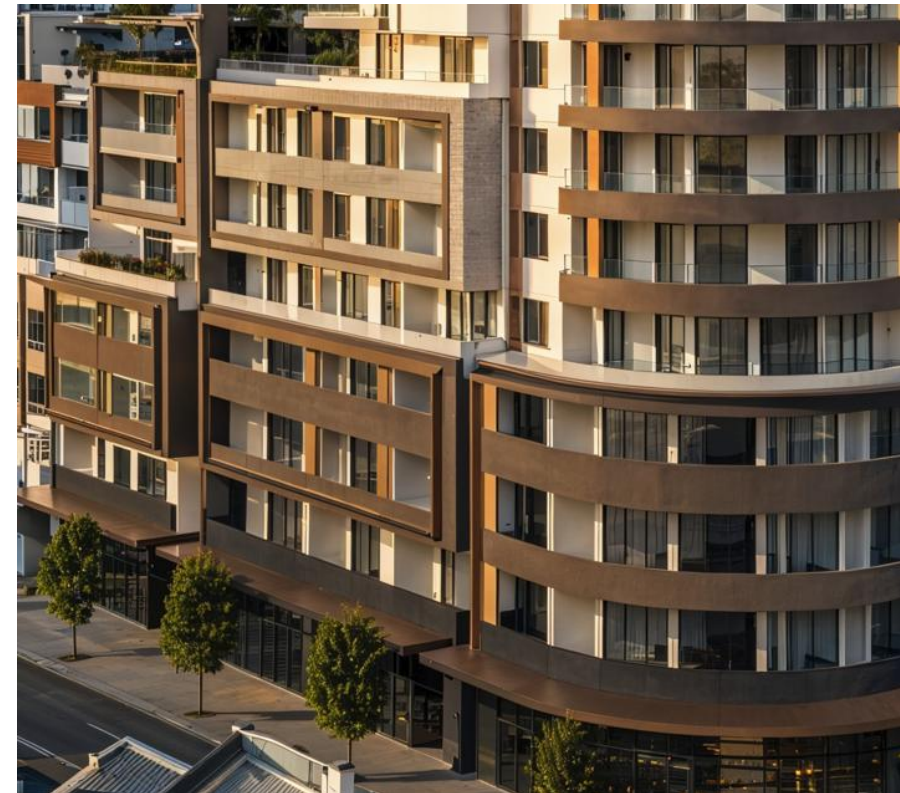


Figure 4: Extract of perspective imagery highlighting variation in material use and depth (Source: Ivolve Studios)



Figure 3: Perspective image demonstrating a 'strong' base, street level glazing, street trees and opportunities for public art (Source: Ivolve Studios)



Figure 5: Extract of Forest Rd podium demonstrating copper 'fin' feature as well as various material depth (Source: Ivolve Studios)

In light of the above, and the accompanying perspective images prepared by Ivolve Studios, we are of the view that the proposal achieves design excellence and satisfies the relevant provisions in Clause 6.10 of the Georges River Local Environmental Plan 2021.

We trust this correspondence is of assistance. Should further information be required, however, please contact the undersigned on 0421285782 or carlo@principleplanning.com.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'C. Di Giulio', with a small dot at the end.

C. Di Giulio

Director – (BTP, MUDD - UNSW, REAP)