



URGENT: Safety Hazards and Outstanding Development Concerns - 105 Forest Road & 1A Hill Street, Hurstville MOD2024/0056

From Michael B <michael_batti@hotmail.com>

Date Fri 17/01/2025 5:00 PM

To mail@georgesriver.nsw.gov.au <mail@georgesriver.nsw.gov.au>

Cc Chris Minns MP <kogarah@parliament.nsw.gov.au>; May Zhu <zhumaywen@gmail.com>; dtuxford@georgesriver.nsw.gov.au <dtuxford@georgesriver.nsw.gov.au>; Alex Ching <alexching878@gmail.com>; Josephhill@georgesriver.nsw.gov.au <Josephhill@georgesriver.nsw.gov.au>

Dear Georges River Council,

I am writing as a deeply concerned father and resident regarding both immediate safety hazards and my unanswered objections to the development at 105 Forest Road & 1A Hill Street, Hurstville. This is my third attempt to communicate with the Council, following my detailed objection email dated August 12, 2024, and follow-up on September 6, 2024. To date, I have received no response whatsoever to any of my communications.

The current situation has created serious safety risks that need immediate attention. The footpath has deteriorated to a state where my partner cannot safely navigate it with our children's stroller, putting our family at risk daily. The road surface is also in poor condition with multiple unrepaired holes and bumps, creating additional hazards for all residents.

Furthermore, I still require responses to the significant concerns raised in my original objection email regarding:

- Excessive building height of 47.85 meters exceeding the 45m limit
- Significant overshadowing impacts on surrounding properties
- Severe traffic congestion concerns
- Inadequate parking provisions
- Infrastructure strain on local facilities
- Impact on property values and view corridors
- Long-term community planning considerations

As a father, I find it completely unacceptable that my family must navigate these dangerous conditions while our legitimate concerns about the development remain unanswered. The Council's continued silence on these matters is particularly concerning given both the immediate risks to young families and the long-term impacts on our community.

I demand:

1. A comprehensive response to my original development concerns
2. Immediate repairs to make the footpath and road surface safe
3. Implementation of proper safety measures

If these matters are not addressed promptly, I will have no choice but to escalate this to the NSW Department of Planning and Environment, the Minister for Planning, our local State MP, and the NSW Ombudsman.

Please provide an urgent response addressing both the immediate safety concerns and the development application issues.

Regards,
Michael Batti
0406 249 968

Owner of 301/103 Forest Road, & 1002/1 Treacy Street, Hurstville

From: Michael B <michael_batti@hotmail.com>

Sent: Friday, 6 September 2024 9:54 AM

To: May Zhu <zhumaywen@gmail.com>; mail@georgesriver.nsw.gov.au <mail@georgesriver.nsw.gov.au>; kogarah@parliament.nsw.gov.au <kogarah@parliament.nsw.gov.au>

Subject: Re: Objection to Development Application - 105 Forest Road & 1A Hill Street, Hurstville
MOD2024/0056

Dear Georges River Council,

I am writing to express my deep concern regarding two urgent matters:

1. Lack of Response to Previous Communication:

It has been over three weeks since my initial email regarding the above-mentioned development application, and I have yet to receive any response or acknowledgment. This lack of communication is disappointing and inconsistent with the council's commitment to community engagement.

2. Unacceptable Conditions on Hill Street:

The current state of Hill Street due to ongoing construction is causing significant disruption to residents:

- a. No prior notification has been given about roadworks or closures.
- b. Construction has extended onto the main road, severely impacting traffic flow.
- c. Accessing and exiting my building has become extremely time-consuming and difficult.
- d. It now takes up to ten minutes just to enter my garage due to the works.
- e. Noise and dust from the construction are negatively affecting the area's quality of life.

This situation is intolerable and requires immediate attention. I urge the council to:

1. Provide a prompt response to my initial objection email.
2. Address the ongoing construction issues on Hill Street, including proper resident notification, traffic management, and mitigation of noise and dust.
3. Review and enforce the construction management plan for this development.

I look forward to your urgent action on these matters and a timely response.

Sincerely,
Michael Batti

From: May Zhu <zhumaywen@gmail.com>

Sent: Monday, August 12, 2024 11:37:48 pm

To: mail@georgesriver.nsw.gov.au <mail@georgesriver.nsw.gov.au>
Cc: Michael Batti <michael_batti@hotmail.com>
Subject: Re: Objection to Development Application - 105 Forest Road & 1A Hill Street, Hurstville MOD2024/0056

Dear Georges River Council,

I am writing to express my strong support for the objections raised by my neighbor, Michael Batti, regarding the proposed development and modifications at 105 Forest Road & 1A Hill Street, Hurstville. As a resident and property owner in the immediate vicinity, I share many of the same concerns about the potential impact this development will have on our community.

One important consideration is the fact that this land has been vacant for over 15 years. In that time, and particularly following the COVID-19 pandemic, our community and neighborhood have undergone significant changes. The way we live, work, and interact with our surroundings has evolved, leading to new community needs and priorities. Given these changes, it is crucial that the council re-evaluates whether a high-density residential development is still the best use of this site. A thorough review should consider whether this proposal aligns with the current needs and future vision of our community.

Moreover, one of the growing needs in our community is for more parking spaces and charging stations for electric vehicles. The demand for these facilities is increasing, and many residents would be more than happy to see this vacant land used for a paid parking lot and a charging station, rather than another large residential complex. This type of development would not only address a current shortfall in infrastructure but also contribute to the sustainability and convenience of our neighborhood.

The pandemic has highlighted the importance of open spaces, community facilities, and infrastructure that supports health and well-being. The development as currently proposed may not adequately address these aspects, and I believe it is the council's responsibility to ensure that any new projects truly benefit the existing community.

In addition to the points raised by Michael, I urge the council to take into account the significant transformation our neighborhood has experienced, the pressing need for additional parking and charging facilities, and the potential for this project to either positively or negatively impact the community's future.

Thank you for your attention to this matter. I respectfully request that you take these concerns into serious consideration and provide comments on the points raised.

Sincerely,
May

0430 248 376
1201a 1 Jack Brabham Drive Hurstville

From: Michael B <michael_batti@hotmail.com>
Sent: 12 August 2024 17:18
To: mail@georgesriver.nsw.gov.au <mail@georgesriver.nsw.gov.au>
Subject: Objection to Development Application - 105 Forest Road & 1A Hill Street, Hurstville MOD2024/0056

Dear Georges River Council,

I am writing to express my strong objection to the proposed development and modifications at 105 Forest Road & 1A Hill Street, Hurstville. As a long-time resident and property owner in the immediate vicinity, I have serious concerns about the impact this development will have on our community.

Below are points that I would like addressed and commented on based on my assessment of the approved and proposed plans:

1. **Excessive Height and Bulk:** The proposed 14-story building, with a height of approximately 47.85 meters (RL 106.650 at lift overrun, from Lower Ground FFL 58.800), appears to exceed the 45m height limit indicated on the plans. This excessive height is incompatible with our neighborhood's character and will create an overbearing presence in our predominantly low-rise community.
2. **Overshadowing and Loss of Amenity:** As an owner of Unit 301/103 Forest Road, I am particularly concerned about the shadows this development will cast on surrounding properties from 2 PM onwards. This will significantly reduce natural light and negatively impact living conditions for numerous residents.
3. **Traffic Congestion:** Traffic in the area has increased significantly over the years. The underpass on the train line (The Avenue) only supports one lane of traffic each way. An additional 126 residential units and 6 retail/commercial spaces will exacerbate this problem to further unmanageable levels, particularly affecting access to and from my properties at 301/103 Forest Road and 1002/1 Treacy Street.
4. **Parking Issues:** The provision of 169 residential and 27 non-residential parking spaces is inadequate for a development of this scale, especially given the existing parking shortages in the area.
5. **Pedestrian Safety:** The current footpaths and crossings in the vicinity are already unsafe. This development will significantly increase foot traffic without addressing these existing safety concerns.
6. **Environmental Impact:** The BASIX certificate shows minimal commitment to sustainability. A development of this scale should be setting new standards for environmental performance, not merely meeting minimum requirements.
7. **Long-term Land Vacancy:** This parcel of land has been dormant for **over 15 years**. After such an extended period, it's crucial to reassess whether high-density residential development is the best use of this site. The community could benefit more from public spaces or facilities that address the current lack of amenities in our area.
8. **Infrastructure Strain:** There appears to be a lack of comprehensive infrastructure planning to support this development. The strain on local roads, public transport, schools, and medical facilities will be substantial and detrimental to the existing community. With 126 new units, there will be a substantial increase in local population. Have studies been conducted to ensure that local schools, medical facilities, and other social infrastructure can accommodate this influx? Our community resources are already stretched thin.
9. **View Corridors and Property Values:** The proposed 47.85-meter tall building will significantly obstruct existing view corridors, particularly affecting properties like my own at 301/103 Forest Road. This loss of views not only diminishes our quality of life but could also substantially decrease property values in the area. Research indicates that properties with views can command up to 20% higher prices. The council should require a comprehensive view impact assessment and economic study to quantify these potential losses, ensuring that the financial

interests and living standards of current residents are not unfairly compromised by this development.

10. Compliance with Local Planning Strategies: It's crucial to ensure that this development aligns with Hurstville's long-term planning strategies. From my understanding of our local planning documents, this proposal seems at odds with the vision for our area's future. Can you please clarify how this development fits into the broader strategic plan for Hurstville?

Given these significant concerns, I strongly urge the council to reject this development application. At the very least, a comprehensive review should be conducted, including:

- A (Current) detailed traffic impact study
- A shadow analysis showing year-round impacts
- An infrastructure capacity assessment
- A pedestrian safety audit
- An urban design review to ensure compatibility with the area's character
- A community consultation to determine the best use of this long-dormant land

I believe this development, as proposed, will be detrimental to the quality of life, safety, and character of our community. It does not align with the area's long-term planning strategy and fails to address crucial community needs.

Thank you for your attention to this matter. I respectfully request that you take these concerns into serious consideration and please provide comments to my points raised.

Sincerely,

Michael Batti

0406249968