

Letter of Objection

Jason Border
84 Unwins Bridge Rd,
St Peters NSW 2044

5 September 2025

To:

Department of Planning and Environment (NSW Planning Portal)
Re: **Objection – SSD-82639959 (“Precinct 75 Mixed-Use Development”)**

Dear Sir/Madam,

I write to lodge a formal objection regarding the **amended Precinct 75 Mixed-Use Development** currently on public exhibition.

1. Traffic and Parking Impacts

The proposed increase from 206 to 471 dwellings will more than double the number of residents, leading to a significant rise in private car ownership and daily vehicle movements. The local road network in St Peters is already constrained by narrow residential streets (Edith and Mary Streets).

The development proposal does not adequately address overflow parking impacts. On-street parking in neighbouring residential streets is already at or near capacity, and additional demand from residents and visitors will displace existing surrounding residents and reduce amenity for locals.

2. Increased Density and Infrastructure Strain

The modification seeks to raise dwelling numbers from 205 to 471—an increase of approximately 130% over the previously approved scheme. This represents a substantial escalation in density that will impact the surrounding area significantly.

The scale and intensity of the proposed development is inconsistent with the surrounding urban fabric of St Peters, which is characterised by low-to-medium density residential. The increased concentration of residents is not in keeping with the previously approved mixed-use development and will place disproportionate pressure on community facilities and local infrastructure.

3. Building Heights and Visual Impact

The proposed increase in building heights is excessive, unnecessary and out of scale with the established character of St Peters, which is predominantly low-rise residential buildings.

Taller buildings will create **overshadowing and loss of sunlight** for surrounding properties and public spaces. The proposal does not adequately demonstrate how these impacts will be mitigated.

4. Requested Outcomes

In light of the above, I respectfully request that the Department of Planning and Environment:

Require significant changes to reduce dwelling numbers, reduce the proposed height, retain commercial/creative uses, and provide adequate parking for future residents, visitors and businesses within the Precinct before any approval is granted.

Yours sincerely,
Jason Border and Lisa Reidy

Residents and Owners:
84 Unwins Bridge Rd, St Peters