

Dear Assessment Manager,

I am writing to respectfully lodge a late submission objecting to Development Application **A007024708** for **86 Peregrine Street, Rochedale**. I understand that the public submission period has now closed, and I sincerely apologise for submitting this after the deadline. I respectfully request that Council accept and consider this submission if the application has not yet been determined.

As a resident of the Arbor community, I strongly oppose the proposal to further reduce the dedicated public park from approximately **7,415m²** to **3,438m²** in order to create additional residential lots.

My objection is based on the following reasons:

1. The proposed park is no longer adequate for the existing community.

The Arbor estate is a high-density residential community with many young families. Most homes have very limited private open space, making a functional neighbourhood park an essential piece of community infrastructure rather than a luxury.

The community has already accepted a significant reduction from the originally planned park area of more than 10,000m² to approximately 7,415m². Asking residents to accept another reduction of more than half is unreasonable and would leave the estate without sufficient green space for recreation, children's play, walking, exercise, and community interaction.

A park should be planned according to the needs of the existing and future residents, not reduced simply to maximise the number of residential lots.

2. Additional housing will worsen existing traffic and parking problems.

The surrounding streets, including Peregrine Street, Marino Court and Lattanzio Street, already experience frequent congestion and heavy on-street parking.

Adding further residential lots will inevitably increase vehicle movements, placing additional pressure on roads that are already constrained. This will reduce safety for pedestrians, particularly children who will need to cross these streets to access the park.

The applicant's claim that the proposal represents only a modest increase in housing does not change the reality that every additional dwelling contributes to cumulative traffic impacts on a local road network that was never designed for substantially higher density.

3. The supporting submissions do not outweigh the importance of preserving local public open space.

Several supporting submissions argue that Brisbane needs more housing. While housing supply is an important issue, it should not come at the expense of essential neighbourhood infrastructure that was intended to serve current and future residents.

The choice is not between housing and no housing. Housing has already been approved on this site. The current application simply seeks to replace a substantial portion of public parkland with additional private lots.

Similarly, claims that a smaller park is preferable because it attracts fewer visitors are not persuasive. Public parks exist to provide recreational opportunities for the community. Increased use by local residents is a benefit, not a disadvantage.

Concerns about crime or anti-social behaviour associated with larger parks are speculative and should not justify permanently removing public open space from a growing neighbourhood.

4. Community expectations should be respected.

Many families purchased homes in this estate based on the expectation that a meaningful neighbourhood park would be delivered. Residents have already compromised once when the park area was reduced.

Approving another significant reduction would undermine community confidence in the planning process and further diminish the liveability of the Arbor estate.

For these reasons, I respectfully request that Brisbane City Council:

- Refuse the application to reduce the dedicated parkland to 3,438m²;
- Reject the additional residential lots proposed under this application; and
- Preserve a functional neighbourhood park that appropriately serves the current and future residents of the Arbor community.

Thank you for your time and for considering this late submission.

Yours faithfully,