

To the Assessment Manager,

RE: Objection to Development Application A006978377

- **Address:** 17 Arcoona Street, Sunnybank QLD 4109
- **Proposal:** Rooming Accommodation (6 Rooms)

Please accept this as a formally lodged objection regarding the development application referenced above. As a member of the local community, I request that the Brisbane City Council refuses a development permit based on the following planning grounds:

1. Conflict with Low-Density Residential Character:

The subject site sits within a Low-Density Residential zone. A commercial-style rooming accommodation facility with 6 independent rooms introduces an intensive occupancy layout that directly conflicts with the established low-density, family-focused character of Arcoona Street.

2. Traffic and Parking Overload:

Arcoona Street is a standard, narrow residential roadway. Increasing the occupancy to 6 separate households will generate a steep increase in daily transit movements and severe on-street parking competition. The street cannot safely absorb this overflow.

3. Overlay and Safety Hazards:

The property falls within local environmental hazard overlays, including localized flood overlay mappings. Greatly increasing the density of vulnerable occupants on a site constrained by active flooding hazards represents poor planning risk management.

4. Severe Infrastructure Strain:

Localized infrastructure, including neighborhood waste storage collection, stormwater drainage networks, and utilities, is designed for single domestic dwellings. A 6-room multi-tenancy model places excessive demand on these systems and undermines the quiet residential amenity of nearby properties.

I urge the Council to uphold the integrity of our local planning scheme and refuse this application.

Kindly confirm receipt of this submission and keep me updated on the application status.

Sincerely,