

Dear Sir/Madam

Please accept my submission regarding the proposed development at 86 Peregrine Street, Rochedale 4123 (Reference: A007024708).

I support the present application on the following basis:

1. It supersedes the current approval by eight additional proposed lots or home sites, a modest number in the context of Rochedale's growth and planning, particularly near Miles Platting Rd.
2. It offers an ample 3,438m² local area park or green space, one that annexes the existing green corridor between Peregrine and Harrier Sts.
3. A district park is not necessarily the optimum outcome for local residents; it would include a public toilet block and attract out-of-area visitors. Land size is not the only measure of a park's value.
4. In this regard, one could argue that eight additional home owners represents less increased traffic than a district park.
5. The applicant has a proven track record of delivering low density in-fill projects in Bock St, Penfold Cr, Falcon St, Loredana St, and Lattanzio St, with successful owner occupier demand and support.
6. Each of these approved and now registered subdivisions illustrate a sensitivity to the existing neighbourhood and a willingness to forego maximum density in favour of lots which suit the surrounding area, with respect to increased lot size, frontage, and number.
7. It is consistent in density given its immediate proximity to Miles Platting Rd, Gardner Rd, and the commercial retail and medium density residential precinct therein.
8. The existing medium density approvals on Gardner Rd, Harrier St, and School Rd provide a reasonable prerequisite for the current application.
9. It makes a positive contribution to sustainable low-density urban living in Rochedale, without compromising on green reserves.
10. Given the demand for housing in Rochedale and the inner-south east, it is consistent with Brisbane's overall objective of a liveable and sustainable city.

My submission is made as a long-term rate payer and resident of south-east Brisbane.

Yours faithfully