

Dear Brisbane City Council Assessment Team,

I am writing to express my strong support for the proposed development at 86 Peregrine Street, Rochedale, application reference A007024708, involving the reconfiguration of the land into 14 residential lots, one park lot, and a new road.

As a local resident of Peregrine Street, I believe this proposal is a positive and sensible outcome for the area.

The inclusion of a park within the development is fantastic. It provides a meaningful green space for nearby residents while still allowing the land to be used efficiently for much-needed housing. A local park of this scale would benefit the immediate community without overwhelming the area.

The additional residential lots are also very important. Brisbane is currently facing serious housing affordability and supply pressures, and well-located land like this should be used responsibly to create opportunities for new homeowners, families, and buyers wanting to enter the area. Rochedale is already a desirable and well-serviced suburb, and this proposal helps provide more housing in a location where people genuinely want to live.

The site is close to excellent amenities, including Rochedale Village, schools, shops, transport links, parks, and other community facilities. For that reason, it makes sense for this land to support housing rather than remain largely vacant or underutilised council land. The area already has the infrastructure and lifestyle benefits that make it suitable for residential growth.

Furthermore, the proposal allows the existing beautiful mango trees and landscaped outlook to be enjoyed by a greater number of local residents, rather than being limited to only a small portion of the area. By introducing additional homes around this green space, the development creates a more

connected and liveable neighbourhood, where more families can benefit from the natural amenity, shade, character and visual appeal these trees provide. This is a thoughtful outcome that balances housing needs with the preservation and enjoyment of the site's existing natural features.

I also believe this proposal is a better outcome than allowing only a small number of lots while reserving a much larger portion of the land for a district-level park. While parks are valuable, an overly large district park in this location would likely attract significant use from people outside the immediate local area. This could increase traffic, parking pressure, noise, loitering, and general activity in a street that is otherwise residential in character.

As someone who lives near the proposed park area, I am concerned that a larger district park would create more safety and amenity issues for residents. Even with the land in its current form, I have already contacted Policelink on three separate occasions regarding suspicious loitering behaviour near this area, and throughout the existing estate. It seems the loitering occurs in the empty areas rather than directly in front of homes. However those who loiter in the area end up coming further into the streets impacting the safety of the neighborhood.

Rochedale has also experienced its share of challenges with theft, youth crime, and antisocial behaviour, including concerning incidents reported in nearby estates like that of the Fisher St shooting last August where 2 people were wounded.

In my view, creating a large destination-style park would increase the risk of these issues rather than improve the area.

By contrast, this proposed development as per the signage creates a much better balance. It provides a park for local residents, while also introducing new homes that will increase passive surveillance, street activity, and a stronger sense of community ownership. More homes facing and surrounding the area would likely make the space feel safer, better monitored, and more integrated into the neighbourhood.

The success of surrounding subdivisions in Rochedale is also clear evidence that additional residential lots can bring significant benefit to the area. These subdivisions have helped create a stronger local community, supported local businesses, improved housing choice, and made better use of land close to existing amenities. This proposal continues that positive pattern.

I support this development because it delivers a practical balance between housing supply, local green space, community safety, and efficient land use. It is a far more appropriate outcome than leaving a large portion of land vacant or turning it into a larger district park that may not best serve the immediate residents. These thoughts have been well perceived by many residents in the area that I have had the chance to chat with on my walks. Particularly those looking for a place to build a home, and those who want to maintain security and peace in the neighbourhood.

For these reasons, I respectfully ask Council to support the proposed development.

Kind regards,

Peregrine Street resident

PROPOSED DEVELOPMENT HAVE YOUR SAY

RECONFIGURING A LOT (1 LOT INTO 14 LOTS AND 1 PARK LOT) AND NEW ROAD

86 Peregrine Street, Rochedale QLD 4123

Lot 904 on SP328504

Approval sought: Development Permit – Reconfiguring a Lot – 1 into 15 lots (14 lots and 1 park lot) and new road

Application reference: A007024708

Make a submission: 22 June to 10 July 2026

Lot size and frontage

Minimum lot size – 317m²

Minimum lot frontage – 10m

Proposed park lot – 3,438m²

For further information and to view a copy of the application, contact:

- Brisbane City Council
- <https://development.brisbane.qld.gov.au>
- (07) 3403 8888

Submissions can be made to:

- Brisbane City Council
- GPO Box 1434, Brisbane QLD 4001
- DALodgement@brisbane.qld.gov.au

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the Planning Act 2016

