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I write with regard to the proposed development at 101, 105, 109 & 111 Mt Gravatt-Capalaba Road and 30-34 Mascar Street, Upper Mount Gravatt.

There are a number of issues which are of concern.

Firstly, I believe the proposed height of the building in Mascar Street is 10 stories. The apartment buildings on adjacent blocks are 7 stories. This proposed building will cast shadows over the nearby buildings, making them cold in winter. There will also be a canyon effect with high rise buildings across the street from each other in Mascar Street.

My biggest concern, however, is the amount of traffic which will be funnelled into Mascar Street.

The two existing high rise buildings in Mascar Street at 31 and 40 have approximately 60 parking spaces per building and it is already difficult to drive along Mascar and Everett Streets without pulling in behind parked vehicles to allow a vehicle from the other direction to pass.

There is a new tower currently under construction in Mt Gravatt-Capalaba Road, named The Collective, which will have 79 car spaces. **Access for the Collective will be through the driveway of the building at 40 Mascar Street!**

Plans indicate that the 3 new towers in Application A007074136 will have 314 car spaces with the only access being onto Mascar Street.

It is already difficult to drive down Mascar and Everett Streets. With an additional 400 cars, it will be impossible.

Could the developer of this new complex be required to provide a slip lane for residents of the two towers to ease safely onto Mt Gravatt-Capalaba Road.

Yours faithfully

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