

I am writing to express my objection to the proposed development at the corner of Pearce Street and Player Street.

My concerns are as follows:

Traffic congestion

The majority of local traffic exits via Player Street onto Kessels Road. Residents from the surrounding streets already rely on a single set of traffic lights, creating significant congestion during peak periods. It can currently take up to 15 minutes to access Kessels Road. With two additional unit developments already under construction nearby, adding more than 80 new residents, the local road network is already under increasing pressure. This part of Upper Mount Gravatt does not have the capacity to support further high-density residential development.

Parking

Street parking in the surrounding area is already extremely limited. The narrow streets make on-street parking difficult and they also provide access to the Upper Mt Gravatt State School and school grounds. Unless sufficient on-site parking is provided, additional residents and visitors will inevitably overflow into surrounding streets, further reducing parking availability and creating safety concerns.

Overdevelopment of the site

The proposed number of units is excessive for the size of the lot. The development represents an overdevelopment of the site and is inconsistent with the character and capacity of the surrounding neighbourhood.

For these reasons, I respectfully ask that the proposed development not be approved.

Regards,