

21 July 2022

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Adam Mewing

Dear Mr Mewing,

**SUBMISSION OBJECTING TO THE DEVELOPMENT APPLICATION FOR SHOP AND FOOD AND DRINK OUTLET
AT 82 COLMSLIE ROAD, MORNINGSID. APPLICATION NO. A005804996**

This submission is made by:

Name: GUILLERMO MARBAL
Address:
Email:

This submission relates to a development application (Application No. A005804996) lodged with Brisbane City Council (Council) for a Shop and Food and Drink Outlet at 82 Colmslie Road, Morningside, formally described as Lot 1 on RP126491 and Lot 6 on RP201432 (the site).

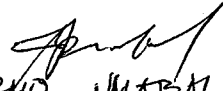
I/we object to the development application as the proposed Shop and Food and Drink Outlet:

- **Will not benefit the workers in the industry area.** It will not serve the local industrial workforce or industry businesses from the surrounding industry area. Instead, it will attract customers from far beyond the surrounding industry area.
- **Will not support industrial businesses.** The development does not have a nexus with industrial businesses. The development is for a retail butcher and BBQing business that has no need to be in the industrial area.
- **Will expose people to industrial activities.** The development includes outdoor seating / dining area which is not contemplated in this industrial area.
- **Will result in the loss of significant industrial land.** The proposed development is in close proximity to other Shops and Food and Drink Outlets, so will contribute to the creation of a cluster of non-industrial uses on strategic industrial land.
- **Will affect the operation of existing and future industrial businesses.** The development will not support economic growth and advancement of the surrounding industry area but will rather compromise the intended industrial function of the area by introducing incompatible non-industrial uses.
- **Will increase traffic within the industry area.** The development will result in significant detrimental impacts on the function and efficiency of the road network through the introduction of non-industrial traffic.

The proposed development forms part of a wider redevelopment of strategic industrial land which will create a major retail and commercial hub. Such a development is incompatible with industrial activities and will compromise a number of industrial businesses and the overall economic growth of the industry area.

The proposed development is inconsistent with City Plan 2014 including the Strategic Framework, Industry Zone Code, River Gateway Neighbourhood Plan Code, Industry Code of City Plan 2014. The proposed development is also inconsistent with the Temporary Local Planning Instrument 02.21- Colmslie Road Industry Precinct. The application should be refused.

Regards,


GUILLERMO MARBAL 22/7/22

Name, Date and Signature of Submitter

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