

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

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.

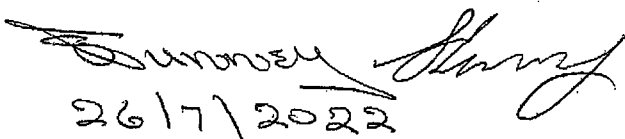
The proposed development forms part of a wider redevelopment of strategic industrial land which will create a major retail and commercial hub. Such a development is incompatible with industrial activities and will compromise a number of industrial businesses and the overall economic growth of the industry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

This submission is made by:

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